



Committee of the Whole  
Tuesday, October 30, 2018 - 4:15 PM  
City Council Chambers

**1. AUDITORIUM MAIN ARENA FLOOR REPLACEMENT - FINAL PAYMENTS**

The new arena flooring system will finish the Auditorium updates and give the building a better playing surface for recreational activities and also improve the aesthetics of the arena during other events. The flooring system project was completed on September 17, 2018.

1. **Request Final Payment to Dynamic Sports Construction in the amount of \$194,365.00 for Resurfacing of the Main Auditorium Arena Floor.**
2. **Request Final Payment to EAPC Architects in the amount of \$1,733.17 for Architecture Design and Construction Administration of the Main Arena Floor.**

Documents:

[Main Arena Flooring Replacement Memo - 2018 - Final Payment.pdf](#)  
[20182500 Bid Recommendation Letter 6.21.18\\_with bid tabulation.pdf](#)  
[Minot Municipal Auditorium Layout 4.pdf](#)

**2. CONFERENCE ROOM SMART BOARD EQUIPMENT PURCHASE (FIN004)**

Staff is requesting the Council authorize the purchase of a SMART board for the Finance Conference Room. The SMART board will allow meetings to be able to capture information and produce handouts to all in attendance. It will also allow for images to be projected onto the writing screen and meetings to be more efficient and productive.

Funding for this project will come from the General and Administration budget in the amount of \$4,858 and cost savings from the Council Chamber upgrades project in the amount of \$3,142.

**Recommend the City Council approve the purchase of a SMART board for the Finance Conference Room and pass an ordinance on first reading amending the 2018 annual budget.**

Documents:

[2018 Memo - Finance Conference Room SMART Board \(FIN004\).pdf](#)  
[34. 2018 BA - Finance Conference Room SMART Board \(FIN004\).pdf](#)

**3. PROFESSIONAL CONSULTING SERVICES FOR ACDBE PROGRAM DEVELOPMENT (AIR075)**

As a component of accepting grant money from the FAA for Capital Projects, the Airport is required to have in place a compliant Airport Concession Disadvantaged Business Enterprise (ACDBE) Program. As outlined in the Sponsor's Grant Assurances, this program has very specific requirements for leveling the playing field for small businesses who wish to participate in contracting opportunities at the Airport. Recent updates to these requirements necessitate review of current policies and an update of the Airport's plan and legal commitments to these enterprises.

Along with this, a review and update of lease agreements relating to privately owned hangars and business' on Airport property is also appropriate. To the extent possible, a template will be developed which ensures consistency and compliance, which is currently lacking in many current agreements. These updated leases will help the Airport and City avoid disputes and legal action that may arise from use of outdated agreements.

- 1. Recommend approval of the Statement of Work from Trillion Aviation to develop an ACDBE program and lease template; and**
- 2. Authorize the Mayor to sign any applicable documentation.**

Documents:

[MEMO Trillion ACDBE SOW \(AIR075\) \(3\).pdf](#)  
[MOT SOW 14 ACDBE and lease template.pdf](#)

#### **4. RETAIL LIQUOR & BEER LICENSE – ICE TIME, LLC DBA ACES**

Paperwork was submitted to transfer the retail liquor and beer license from Gary Huber, owner of H O Entertainment, LLP dba dae Udder Place Lounge & Casino, to Ice Time, LLC.

The City received a request from Ice Time, LLC dba Aces, for a retail liquor and beer license operating at 1524 S. Broadway. All documentation has been submitted and is being reviewed by the appropriate departments.

- 1. It is recommended the Committee and Council approve the transfer of the retail liquor and beer license from H O Entertainment LLP (dba dae Udder Place Lounge & Casino) to Ice Time, LLC.**
- 2. It is also recommended the Committee and Council approve the request by Ice Time, LLC dba Aces for the retail liquor and beer license to operate at 1524 S. Broadway, subject to approval by the Police Chief, Fire Marshal and Building Official.**

Documents:

[Memo- Aces.pdf](#)  
[Transfer Form.PDF](#)

#### **5. APPROVAL OF CDBG-NDR NON-SUBSTANTIAL AMENDMENT**

In the past several months, we have completed a comprehensive assessment and review of the City's HUD approved CDBG-NDR Action Plan. The primary focuses of the assessment have been to align activities and uses of funds in the Action Plan with the current and projected private sector housing and business markets as well as incorporate needs for which awareness was not complete at the time the Action Plan was developed three years ago.

**It is recommended the City Council approve the CDBG-NDR Non-Substantial Amendment.**

Documents:

[CDBG-NDRTechnicalAmendmentCouncilmemo.pdf](#)  
[NDRC Technical Amendment Clarificationsa.pdf](#)

#### **6. APPROVE CHANGE ORDER # 2 REDUCING TOTAL CONTRACT PRICE FOR 2017 DEMO CONTRACT (3755.4)**

This is the 2017 contract which has been completed but remains in effect for the warranty period. Change Order #2 is essentially a pro forma ministerial action but it does eliminate

a punitive situation which arose in which we were made aware by the contractor that the insurance company that provides their performance bond is holding them to the total contract price and not the actual amount spent. By reducing the contract total to the actual amount spent, it eliminates this unfair situation.

It is recommended the City Council approve Change Order #2 reducing total contract price for the completed 2017 CDBG-DR/CDBG-NDR demolition contract.

Documents:

[ChangeOrder2for2017DemocontractCouncilmemo.pdf](#)  
[CDMSmithChangeOrder2memo2017democontract.pdf](#)

## **7. APPROVE ACQUISITION POLICIES AND PROCEDURES TO CEASE USE OF APPEALS COMMITTEES**

When the city first began undertaking acquisitions, it was felt by City personnel that an Appeals Committee process inserted into the acquisition and relocation negotiation procedure might mitigate property owners concerns regarding the entire process and the need to proceed to eminent domain. As the program has progressed, it has become evident that even with the best of intentions at the beginning in creating the Appeals Committee process, this added layer of bureaucracy has increasingly become misunderstood by affected property owners and has increased rather than diminished difficulties in negotiating a purchase price to avoid eminent domain.

**It is recommended the City Council approve amending the Involuntary Acquisition Policies and Procedures to cease use of Appeals Committees as being inconsistent with the federal law and causing confusion about the federal required acquisition procedures.**

Documents:

[AppealsCommitteecessationCouncilmemo.pdf](#)

## **8. APPROVAL ADDING FOUR ACQUIRED BUYOUT STRUCTURES TO CITY'S AUCTION PROGRAM**

To reduce demolition costs and add funds for property acquisition in support of the flood mitigation buyout program under the CDBG-NDR Action Plan, all properties upon being acquired are reviewed for soundness of the structures with a determination made on viability of offer for auction to be moved off site and out of flood inundation area by successful bidder. In the most recent round of acquisitions, there have been four structures which meet the standards to be offered for auction.

**It is recommended the City Council add four structures, located at 710 12th Street SW, 601 2nd Ave NE, 821 2nd Ave NE, and 201 6th Street NE, to the City's auction initiative to make available additional funds for other needed property acquisitions.**

Documents:

[AddstructuresforauctionCouncilmemo.pdf](#)

## **9. AUTHORIZE EMINENT DOMAIN PROCESS FOR INVOLUNTARY BUYOUT PROPERTIES**

These three properties are located in what is identified as Buyout Area #4 in the HUD approved CDBG-NDR Action Plan. The city has carried out the due diligence with the owners of these properties as set forth in HUD's involuntary acquisition guidelines and the requirements of the federal Uniform Relocation Act.

**It is recommended the City Council authorize Eminent Domain process to**

**commence for acquisition of 404 4th Ave NE, 805 2nd Ave NE, and 612 2nd Ave NE.**

Documents:

[Eminentdomainauthorizationcouncilmemo10-23-18.pdf](#)

#### **10. CITY COUNCIL GUIDANCE ON PURSUING NATIONAL MAIN STREET ACCREDITED STATUS**

The National Trust for Historic Preservation began the national Main Street program in 1980 to promote revitalization and sustainability of downtowns. In 2013, the National Main Street Center was spun off as a subsidiary of the National Trust with a distinct and defined focus on downtowns. A City Council policy statement supporting the pursuit of becoming an accredited Main Street through the Main Street Center encouraging city staff within available resources and expertise to support such an effort can serve as a baseline for the Technical Committees and Stakeholders involved in the Downtown in their planning and needs assessment efforts.

**City staff is requesting the City Council offer guidance on whether to pursue Main Street accredited status with the national Main Street Center for the downtown.**

Documents:

[MainStreetCenterCouncilmemo.pdf](#)  
[Accreditation\\_StandardsMainStreet.pdf](#)  
[2018\\_Coordinating\\_Program\\_ListMainStreet.pdf](#)

#### **11. LANDFILL EXPANSION (PROJECT NUMBER 4264)**

The City of Minot has been seeking land to expand the landfill dating back to 2002. The current landfill, as permitted, has capacity until about 2025. In 2017, after years of negotiations, two quarter sections of land were successfully purchased adjacent to the existing facility. The newly acquired land would provide about 50 plus years of capacity.

When the City proceeded to the next step to expand our key infrastructure by rezoning the land for public use, residents in the area of the landfill opposed the expansion plan. In an effort to ensure all comments and concerns were addressed, the City engaged the services of a consultant to perform a siting and cost analysis for relocation of the landfill as well as formed a focus group to talk through issues and concerns. Both of those efforts have come to their conclusions and a public input meeting was held to present the results. Attached to this memo are comments received during the input meeting along with explanations or clarifications.

**It is recommended the City Council select the landfill expansion option and direct staff to proceed.**

Documents:

[Landfill Expansion memo to council.pdf](#)  
[Landfill Study public input responses.pdf](#)  
[Emailed and FB comments.pdf](#)

#### **12. DEPARTMENT PRESENTATION: ASSESSOR'S OFFICE**

The City Assessor will present an update on current activities, opportunities, and obstacles encountered within the Assessor's Office.





**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Scott Collins – Recreation/Auditorium Director

**DATE:** October 1, 2018

**SUBJECT: RECREATION/AUDITORIUM ARENA FLOOR – FINAL PAYMENTS**

**I. RECOMMENDED ACTION**

1. Request Final Payment to Dynamic Sports Construction in the amount of \$194,365.00 for Resurfacing of the Main Auditorium Arena Floor. Request Final Payment to EAPC Architects in the amount of \$1,733.17 for Architecture Design and Construction Administration of the Main Arena Floor.

**II. DEPARTMENT CONTACT PERSONS**

Scott Collins, Recreation/Auditorium Director 857-4730

**III. DESCRIPTION**

A. Background

The Main Arena Floor was installed in 1992 during the last remodel. The floor surface had deteriorated over the past 26 years. To ensure safety of all Recreation activities and give the Main Arena a very nice Aesthetic look, the floor surface needed replacement. There were two bids received from Dynamic Sports Construction \$201,865 and a bid from Haldeman-Homme, Inc. in the amount of \$204,805.

**IV. IMPACT:**

A. Strategic Impact:

The new arena flooring system will finish the Auditorium updates and give the building a better playing surface for recreational activities and also improve the aesthetics of the arena during other events.

B. Service/Delivery Impact:

The flooring system project was completed on September 17, 2018. The new flooring system's life expectancy has a 25 year warranty.

C. Fiscal Impact:

The Base Bid included \$7,500 in contingency and there was also \$10,000 contingency for other expenses (testing). Neither of contingency amounts were used during the project.

Project Costs

Replacing Main Arena Tartan Flooring – Base Bid	\$196,690.00
Alternate #1 – upgrade floor from 90series to 110 series	5,175.00
Contingency included in Base Bid - Unused	<u>(7,500.00)</u>
Total Floor Costs:	\$194,365.00

Other Expenses:

Petrographic testing of existing concrete	\$ 6,129.00
Asbestos Surveying	375.00
Mercury Testing	375.00
Contingency (unused for project)	(10,000.00)
A/E Fees – EAPC	<u>9,562.50</u>
Total Other Costs:	\$ 16,566.50

**Total Project Costs: \$210,931.50**

Project Funding

City of Minot Sales Community Facilities Fund \$235,000.00  
(ST2P31) 276-9400-451.27-00

**V. LIST OF ATTACHMENTS**

1. Final Bill from EAPC Architects
2. Final Bill from Dynamic Sports Construction.

June 21, 2018

City of Minot  
 Scott Collins  
 420 3<sup>rd</sup> Ave SW  
 Minot, ND 58701

Re: Minot Municipal Auditorium  
 Flooring Replacement

Subject: Bid Recommendation

Dear Scott,

Bids on the above referenced project were opened on June 21, 2018 at 11:00 AM. A total of 2 bids were received: both being Single Combined Prime Bids. The bids were checked for mathematical accuracy and no discrepancies were found. A complete tabulation of the bids received is attached.

Haldeman-Homme, Inc.

Base Bid	\$198,305
Alternate #1	\$ 6,500
Alternate #2	\$ 94,800

Dynamic Sports Construction, Inc

Base Bid	\$196,690
Alternate #1	\$ 5,175
Alternate #2	\$ 49,457

The Current project budget is **\$235,000**.

The project expenses to date are as follows:

Petrographic Testing	\$ 6,129
Asbestos surveying	\$ 375
Mercury testing (estimate)	\$ 500
A/E Fees	\$ 9,562.50
Reimbursables to Date	\$ 0.00
<b>Total Expenses</b>	<b>\$ 16,566.50</b>

We recommend a Construction Contingency of 5% and no less than \$10,000 for unforeseen conditions under construction.

Based upon the bid and the expenses to date, the project is within budget and awardable.



We will prepare a Notice of Award once the City Council has approved the bid and is ready to proceed.

Please contact me at 701-839-4547 with any questions.

Sincerely,

Gloria Larsgaard

Enclosure(s): Bid Tabulation




300 3rd Ave SW Suite A  
Minot, ND 58701  
(701) 839-4547

## BID TABULATION FORM

PROJECT: Minot Municipal Auditorium Flooring Replacement  
LOCATION: Minot, ND  
PROJ. NO: 20182500  
BID DATE: Thursday, June 21, 2018  
BID TIME: 11:00 a.m. local time

ALTERNATES														
					1		2		3				4	
	LICENSE NO.	BID SECURITY	ADDENDUM #	BASE BID	ROBBINS PULASTIC CLASSIC 110 ECO		ROBBINS PULASTIC CLASSIC 140 SP		DYNAMIC SPORT CONSTRUCTION, DYNAFORCE 11mm		DYNAMIC SPORT CONSTRUCTION, DYNAFORCE 14mm		CHAMPION FLOORING, MONOFLEX HD	
General Prime Bid					Price	Days	Price	Days	Price	Days	Price	Days	Price	Days
Haldeman-Homme, Inc.	A3067	✓	✓	\$198,305.00	\$6,500.00	0	\$94,800.00	84	no bid	-	no bid	-	no bid	-
Dynamic Sports Construction, Inc.	A34999	✓	✓	\$196,690.00	no bid	-	no bid	-	\$5,175.00	-	\$49,457.00	-	no bid	-

The undersigned certifies this Bid Tabulation.

Signed:   
Gloria Larsgaard, AIA

DR BY:	JOHN
CK BY:	
APP BY:	

DATE:	ISSUED FOR:
8/08/18	APPROVAL

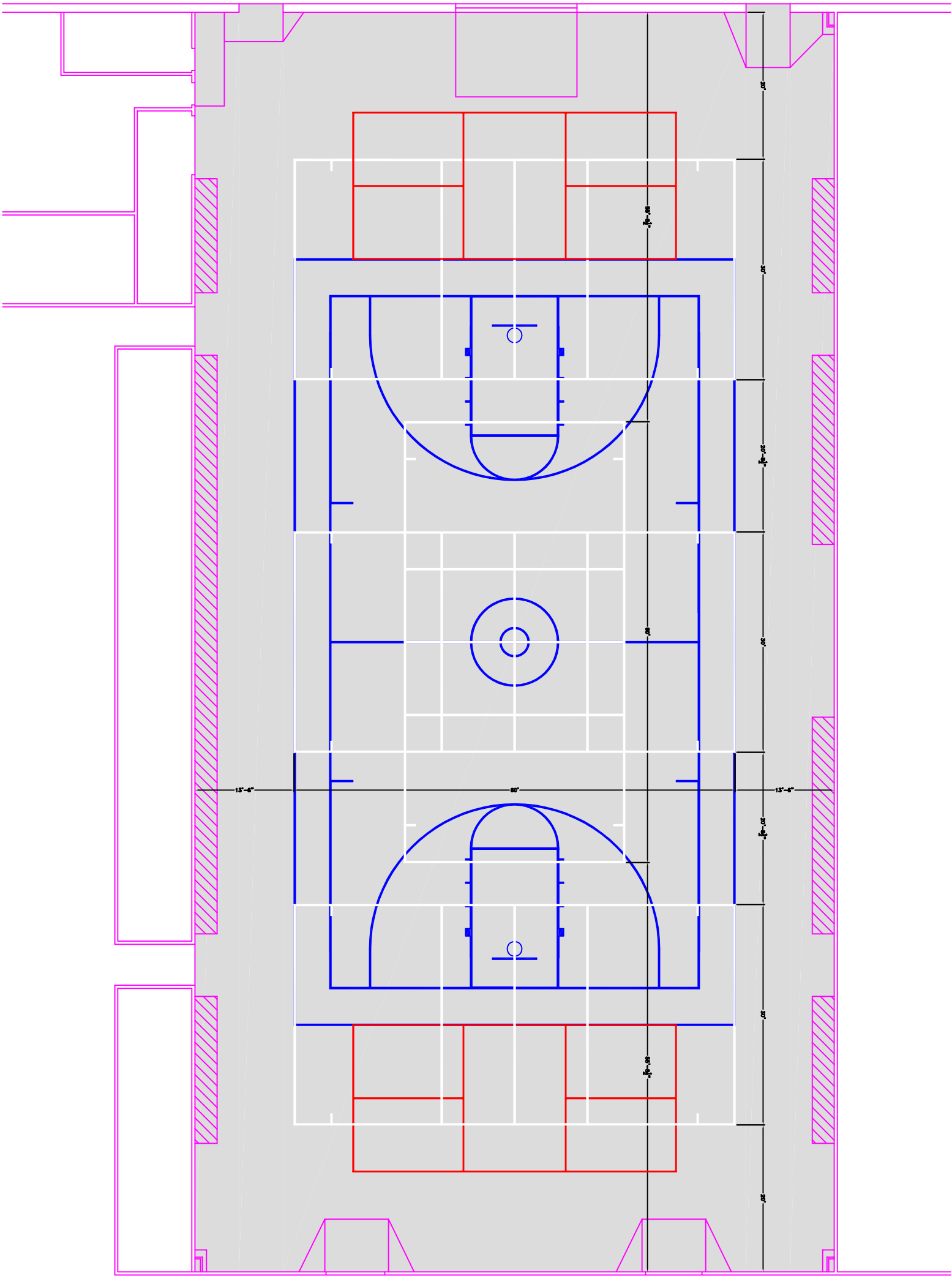


MINOT MUNICIPAL AUDITORIUM  
SYNTHETIC FLOORING LAYOUT  
MINOT,ND

THESE DRAWINGS ARE THE PROPERTY OF DYNAMIC SPORTS CONSTRUCTION, INC. AND ARE TO BE USED BY AUTHORIZED PERSONNEL IN THE INTEREST OF DYNAMIC SPORTS CONSTRUCTION, INC. THEY SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF DYNAMIC SPORTS CONSTRUCTION, INC. THEY MUST BE RETURNED AT COMPLETION OF THE WORK AND THE INFORMATION MUST REMAIN CONFIDENTIAL AND BE MADE AVAILABLE ONLY TO THOSE PERSONS WHO REQUIRE THE INFORMATION FOR THEIR WORK ON THIS PROJECT.

SHEET  
NUMBER

1



**GYM 100**

DYNAFORCE 9+2

COLOR

GRAY

MAIN BASKETBALL

BLUE (1)

COLOR

WHITE (1)

MAIN VOLLEYBALL

WHITE (1)

COLOR

WHITE (3)

CROSS VOLLEYBALL

WHITE (3)

COLOR

RED (2)

PICKLE COURT

COLOR

RED (2)

APPROXIMATELY 14,952 SQ. FT.

VERIFY ALL DIMENSIONS IN FIELD

1. ALL LINES SHALL BE 2" WIDE U.N.O.
2. STRIPING COLORS AS NOTED ABOVE
3. BASE FLOOR COLOR TBD, OR AS NOTED
4. INSERTS, FLOOR PLATES, BASE MOLDINGS, THRESHOLDS, BASKETBALL GOALS, ETC, ARE NOT BY D.S.C., INC. UNO.



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** David Lakefield, Finance Director

**DATE:** October 25, 2018

**SUBJECT: CONFERENCE ROOM SMART BOARD EQUIPMENT PURCHASE**

**I. RECOMMENDED ACTION**

1. Recommended the City Council approve the purchase of a SMART board for Finance conference room and pass an ordinance on first reading amending the 2018 annual budget.

**II. DEPARTMENT CONTACT PERSONS**

David Lakefield, Finance Director 701-857-4784

**III. DESCRIPTION**

A. Background

The SMART board is going to be located in the finance conference room. The SMART board will allow meetings to be able to capture the information and produce handouts to all in attendance. It will also allow for images to be projected onto the writing screen and meeting to be more efficient and productive.

B. Proposed Project

The City would like the Council to approve the purchase of a SMART board.

C. Consultant Selection

N/A

**IV. IMPACT:**

A. Strategic Impact:

The SMART board will make meetings more efficient and productive.

B. Service/Delivery Impact:

N/A

C. Fiscal Impact:

Purchase up to \$8,000.00 for a SMART board. Funding for this project will come from the General and Administration budget in the amount of \$4,858. and cost savings from the Council Chamber upgrades project in the amount of \$3,142.

**V. ALTERNATIVES**



The purchase could be denied by council.

The council could approve a smaller amount but it would not allow for all the processes for a SMART board to make the meetings more efficient.

**VI. TIME CONSTRAINTS**

Budgeted funds are available in 2018.

**VII. LIST OF ATTACHMENTS**

1. Proposed ordinance amending the 2018 annual budget.

**ORDINANCE NO:**

**AN ORDINANCE AMENDING THE 2018 ANNUAL BUDGET TO INCREASE  
FINANCE EQUIPMENT PURCHASE REVENUES AND EXPENDITURES AND  
DECREASE GENERAL FUND ADMINISTRATION AND GENERAL AND SALES TAX  
COMMUNITY FACILITIES REVENUES AND EXPENDITURES AND APPROVE THE  
TRANSFER OF FUNDS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINOT:**

- §1: Amend the 2018 annual budget to increase Finance equipment purchase revenues and expenditures and decrease General Fund Administration and General and Sales Tax Community Facilities revenues and expenditures:

429-7300-415.07-93		\$8,000
429-0000-311.00-00		4,858
001-0000-311.00-00		(4,858)
001-0600-419.06-50		(4,858)
276-9400-451.27-00		(3,142)
276-9400-491.30-00		3,142
001-0000-391.32-20		3,142
001-0000-491.34-19		3,142
429-0000-391.30-00		3,142

- §2: Approve the transfer of funds:

276-9400-491.30-00	ST2P33	\$3,142.53
001-0000-391.32-20		(3,142.53)
001-0000-491.34-19		3,142.53
429-0000-391.30-00	FIN004	(3,142.53)
001-0000-311.00-00		4,857.47
429-0000-311.00-00	FIN004	(4,857.47)

- §3: This ordinance shall be in effect from and after its passage and approval.

PASSED FIRST READING:

PASSED SECOND READING:

APPROVED:

ATTEST:

\_\_\_\_\_  
Shaun Sipma, Mayor

\_\_\_\_\_  
Kelly Matalka, City Clerk



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Rick Feltner, Airport Director

**DATE:** October 23, 2018

**SUBJECT: PROFESSIONAL CONSULTING SERVICES FOR ACDBE PROGRAM  
DEVELOPMENT (AIR075)**

**I. RECOMMENDED ACTION**

1. Recommend approval of the Statement of Work from Trillion Aviation to develop an ACDBE program and lease template; and
2. Authorize the Mayor to sign any applicable documentation.

**II. DEPARTMENT CONTACT PERSONS**

Rick Feltner, Airport Director 857-4724

**III. DESCRIPTION**

**A. Background**

As a component of accepting grant money from the FAA for Capital Projects, the Airport is required to have in place a compliant Airport Concession Disadvantaged Business Enterprise (ACDBE) Program. As outlined in the Sponsor's Grant Assurances, this program has very specific requirements for leveling the playing field for small businesses who wish to participate in contracting opportunities at the Airport. Recent updates to these requirements necessitate review of current policies and an update of the Airport's plan and legal commitments to these enterprises.

Along with this, a review and update of lease agreements relating to privately owned hangars and business' on Airport property is also appropriate. To the extent possible, a template will be developed which ensures consistency and compliance, which is currently lacking in many current agreements. These updated leases will help the Airport and City avoid disputes and legal action that may arise from use of outdated agreements.

**B. Proposed Project**

This project is to ensure compliance with current FAA requirements and will help the City and Airport continue to qualify for much needed federal funding for capital projects.

**C. Consultant Selection**

Trillion Aviation is the Airport's consultant of record for business programs of this type and has a current master service agreement with the Airport.

**IV. IMPACT:**

**A. Strategic Impact:**

Ensure compliance with Federal Regulations related to ACDBE and land lease agreements.

B. Service/Delivery Impact:

Implementation will improve access to airport business by small enterprises. Consistent and transparent lease agreements with aviation hangar owners will improve overall airport business relationships.

C. Fiscal Impact:

Service will be provided on a time and material basis not to exceed \$15,000.00. The hourly billing rate will be \$195.00 per hour. Direct travel related expenses will be reimbursable separately at cost without markup.

To be paid for with Airport revenues using the Professional Service Contracts Account (100-5000-501.03-22).

**V. ALTERNATIVES**

The Airport Director in conjunction with legal counsel could update these legal requirements in-house, however the use of a third party who has done many similar projects will help ensure timeliness, accuracy, and cost effectiveness.

**VI. TIME CONSTRAINTS**

Approval by Committee and Council will allow the Airport to begin immediately.

**VII. LIST OF ATTACHMENTS**

- A. MOT SOW 14 ACDBE and Lease Template

### **STATEMENT OF WORK**

This Statement of Work No. 14 between Trillion Av, LLC ("Trillion Aviation") and the City of Minot, Minot North Dakota ("City") is governed by the Master Services Agreement ("MSA") in effect between the parties and, upon execution of this Statement of Work by both parties, is incorporated therein pursuant to MSA Section 1. All terms and conditions of the MSA shall apply to this Statement of Work unless clearly stated to the contrary herein.

<b><u>CONTACT</u></b>	
TRILLION AVIATION:	John DeCoster
CITY:	Rick Feltner

<b><u>TITLE</u></b>	<b><u>DESCRIPTION</u></b>
SERVICES TO BE PERFORMED:	Aviation consulting services to develop an ACDBE program and to review and develop a consistent tenant lease document.
PERFORMANCE STANDARDS:	Provide timely service in accordance with industry standards and develop documents that meet the requirements of the City.
PRICING:	Service will be provided on a time and material basis not to exceed \$15,000. The hourly billing rate will be \$195 per hour. Direct travel related expenses will be reimbursable separately at cost without mark up.  Payment is due and payable Net 30.
COMMENCEMENT DATE:	November 1, 2018
DURATION:	Services to be performed through March 31, 2019

The parties hereto accepted and approved this Statement of Work as of the latest date written below and this Statement of Work may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Any signature delivered by facsimile shall be treated for all purposes as an original.

**TRILLION AV, LLC**

**City of Minot, ND**



By: \_\_\_\_\_  
Name: Daniel Benz on  
Title: L&B EVP  
Date: 10/24/2018

By: \_\_\_\_\_  
Name: Shaun Sipma  
Title: Mayor- City of Minot, ND  
Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Kelly Matalka, City Clerk

**DATE:** October 30, 2018

**SUBJECT: RETAIL LIQUOR & BEER LICENSE – ICE TIME, LLC DBA ACES**

**I. RECOMMENDED ACTION**

It is recommended the Committee and Council approve the transfer of the retail liquor and beer license from H O Entertainment LLP (dba dae Udder Place Lounge & Casino) to Ice Time, LLC.

It is also recommended the Committee and Council approve the request by Ice Time, LLC dba Aces for the retail liquor and beer license to operate at 1524 S. Broadway, subject to approval by the Police Chief, Fire Marshal and Building Official.

**II. DEPARTMENT CONTACT PERSONS**

Kelly Matalka, City Clerk 857-4752

**III. DESCRIPTION**

Under the City of Minot Code of Ordinances, Sec. 5-25. - City clerk to submit application to the committee of the whole; approval.

- a. The city clerk shall submit the application to the committee of the whole for its recommendation.
- b. Upon receiving the recommendation of the committee of the whole, the city clerk shall then submit the application to the city council for its consideration.
- c. Every application for a license required by this article shall be approved by the city council before the license shall be issued.

Paperwork was submitted to transfer the retail liquor and beer license from Gary Huber, owner of H O Entertainment, LLP dba dae Udder Place Lounge & Casino, to Ice Time, LLC.

The City received a request from Ice Time, LLC dba Aces, for a retail liquor and beer license operating at 1524 S. Broadway. All documentation has been submitted and is being reviewed by the appropriate departments.

**IV. IMPACT:**

Strategic Impact: N/A

Service/Delivery Impact: N/A

Fiscal Impact:

Alcoholic beverage license applications are processed by the City Clerk. The transfer fee for a liquor license is \$250 and has been collected from the applicant.

**V. ALTERNATIVES**

The Committee of the Whole and City Council could deny this application if there is reasonable cause to do so and the establishment would not be permitted to sell alcohol.

**VI. TIME CONSTRAINTS**

Once the City license is approved, the organization must also apply for a State license. A timely approval is necessary if their business wishes to proceed with the sale of alcohol.

There is another factor of urgency in this case because the license being transferred has not conducted activity for which the license was issued for almost 12 months. According to Section 5-32 of the City of Minot Code of Ordinances, the Committee of the Whole has the power to revoke a license if the licensee does not conduct the activity for which the license was issued at the licensed premises for a period of twelve (12) consecutive months.

**VII. LIST OF ATTACHMENTS**

- A. Alcoholic Beverage License Transfer Form



**CITY OF MINOT  
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE  
TRANSFER**

The following statement to be completed for a transfer request only:

I, GARY HUBER, the holder of the alcoholic beverage  
license known as H O ENTERTAINMENT LLP D/B/A DAE LODGE PLACE LOUNGE & CASINO  
hereby request the license be transferred to ICE TIME, LLC D/B/A  
\_\_\_\_\_ subject to the approval by the City of Minot Council.

This transfer will be effective the 5<sup>TH</sup> day of NOVEMBER, 2018 subject to the  
approval of the applicant's documentation.

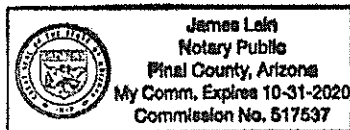
Detailed description or documentation of any consideration received in exchange for  
the license transfer:

\$150,000.00

Signed: Gary J. Huber

ARIZONA  
State of North Dakota )  
County of Ward Pinal ) SS

Gary Huber, being first duly sworn, deposes and  
says that he/she is the present license holder of the above named premises, and does  
request that the license be transferred by the City of Minot Council to Ice Time LLC  
\_\_\_\_\_. Subscribed and sworn to before me this  
23 day of OCTOBER, 2018.



Signed: James Lahn

Notary Public

My commission expires:  
10-31-2020



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 20, 2018

**SUBJECT:** **Approve CDBG-NDR Non-Substantial Amendment**

## **I. RECOMMENDED ACTION**

Approve CDBG-NDR Non-Substantial Amendment

## **II. DEPARTMENT CONTACT PERSONS**

John R. Zakian, DR Grant Program Manager & Chief Resilience Officer, 423-4528

## **III. DESCRIPTION**

### **A. Background**

In the past several months, we have completed a comprehensive assessment and review of the city's HUD approved CDBG-NDR Action Plan. The primary focuses of the assessment have been to align activities and uses of funds in the Action Plan with the current and projected private sector housing and business markets as well as incorporate needs for which awareness was not complete at the time the Action Plan was developed three years ago. There are three triggers under HUD rules requiring a Substantial Amendment which are a) movement of a defined percentage of the total grant among activities, b) creating or deleting an activity, and/or c) creating, changing, or deleting beneficiaries for an existing activity. With this review complete, all necessary changes to assure that the CDBG-NDR Action Plan remains relevant and productive fit under the non-substantial (technical) amendment rules set forth by HUD.

### **B. Proposed Project**

Among the key adjustments reflected in the non-substantial amendment

- Adding to current limitation of non-profit developers, multi-family private property owners as well as for profit developers for multi-family projects
- Adding to current limitation of non-profit developers, for profit developers for single family housing
- Adding to current focus on new single family and multi-family projects use of funds to purchase existing single family and rehabilitation of multi-family
- Adding Minot Housing Authority for multi-family rehabilitation
- Defining uses of greenway and flood storage areas to include specific types of recreation uses which have been the subject of ongoing discussions between the city and the Park District
- Add clarifying language for the single family and multi-family activities that while a priority focus will be for those property owners in the buyout program these activities will seek to assist and support any Minot resident who was affected by the flood

There are other language changes mostly for clarification to vague terminology in the original Action Plan to avoid any misunderstand and confusion.

Non-substantial amendment under HUD rules does not require public comment or public hearing. It will be posted on the city website. In terms of HUD, the rule requires that the Non-Substantial Amendment be provide to the HUD representative with the opportunity for review for 5 business days after which it will become effective.

**IV. IMPACT:**

A. Strategic Impact:

Positions the city to have maximum flexibility going forward in deploying the funds in support of local housing and economic trends

B. Service/Delivery Impact:

Brings clarity to language throughout the Action Plan to eliminate potential hurdles in carrying out goals and objectives.

C. Fiscal Impact:

No CDBG-NDR funds are being moved or changed.

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

N/A

**VII. LIST OF ATTACHMENTS**

- i. Draft Non-Substantial Amendment Details

The proposed technical amendments seek to enhance the ability to achieve and not alter the goals and objectives of the three key projects in the approved Action Plan. Below is a summary of the planned adjustments as well as a description of the factors beyond the control of the City of Minot which have necessitated many of these planned adjustments.

## **Project 1: Reduce Flood Risk and Improve Water Management**

### **Project Goal and Objectives**

- 1. Combine flood storage, water management strategies, and buyouts with the planned long-term flood protection system to provide co-benefits including converting and preserving open space along the river to restore habitat and offer recreational opportunities**
- 2. Deliver flood protection as soon as practical in low-lying areas most prone to flooding**
- 3. Work to reduce overall cost of the proposed infrastructure-based flood protection plans**

The City of Minot, in addition to promoting natural habitat initiatives, may use open space created through the NDR Acquisition program consistent with flood control measures for the following:

- Walking/jogging paths/bicycle racks
- Landscaping
- Needed Bathroom Facilities
- Open Air Park shelter
- Playgrounds
- Picnic tables
- Horse shoe pits
- Baseball/softball/soccer fields (just fields)
- Parking Lots

All activities will be in accordance with FEMA, Army Corps of Engineers and CDBG requirements related to flood mitigation and prevention, and approved by the City of Minot Flood Plain Manager. The beneficiaries and national objective remain unchanged. The Minot Parks District, which is an independent public agency, is envisioned to operate and maintain the properties and fund any recreational projects identified in this section through a sub-recipient agreement.

## **Project 2: Build Affordable Housing in Resilient Neighborhoods**

### **Project Goal and Objectives**

- 1. Increase the supply of quality affordable housing for vulnerable residents in a manner that fosters livability and long-term viability and sustainability of neighborhoods**
- 2. Recovery that results in increased resilience and reduced risks**

The NDRC Phase II Application was submitted in October 2015 reflecting a housing market that had changed dramatically over the preceding five-year period.

- 2011 flood destroyed or significantly damaged some of the city's most affordable housing disproportionately affecting LMI residents and vulnerable populations in the city

- multifamily vacancy rates were near zero and average rent for a 2-bedroom apartment had increased 118 percent to \$1,313
- the average price of a single-family home in 2015 was \$348,185 making the dream of homeownership unattainable for LMI residents

From 2011 through 2016, the total number of housing units available in Minot increased nearly 29 percent, from 15,854 to 20,394 units. There were 1,316 new single family residences and 3,234 new multifamily apartments constructed and 617 additional manufactured homes located in Minot from 2010 to 2015. The total number of multifamily apartments increased by 77percent during this period. The pace of new housing construction after the flood and because of the oil boom was historic. When the oil sector began to decline in Minot and the region in late 2015, employees in the oil industry migrated out of northwest North Dakota. Population growth stagnated quickly with housing vacancy rates rising to significantly high levels in an over-built housing market. Housing costs and rents have significantly moderated since the extremely high rates experienced from 2011 through 2015 with current 2018 data showing:

- Average Single Family Home price has dropped to \$209,000
- It has been more than 2 years since a permit was issued for new multi-family housing
- New Single Family housing permits are being issued at a rate less than 30% of 2011-2015
- Existing residential multi-family housing vacancy rate is estimated to be 10%
- Average rent for a two-bedroom apartment has fallen below \$1,000

While the housing market in 2018 has contracted, the needs identified in the Action Plan for the LMI and other vulnerable populations has not changed as evidenced by the Minot Housing Authority's wait list for affordable housing still in the hundreds.

The City of Minot remains committed to the original NDR affordable housing program; the project's goals and objectives, beneficiaries, impacted and distressed areas, and leverage has not changed. However, with the dramatic changes in Minot's housing market it is no longer prudent to focus solely on the construction of new affordable housing. Therefore, Minot intends to modify the affordable housing delivery method to include the preservation of existing multifamily units to substantially extend its useful life and create affordable rent restricted units, and include existing quality housing in our resilient homeownership program.

The city will continue to focus on increasing the inventory of quality affordable housing that is resilient and sustainable, but more strategically to not adversely affect the stability of a weakened existing housing market. Minot does not propose to reduce the total number of beneficiaries or affordable housing units (333 units of affordable multifamily rental, single family rental, and single family homeownership) committed in the city's scaled and scoped Phase II NDRC Application and will monitor housing market conditions and carefully analyze niche demands for new construction where appropriate

In adjusting its focus to accomplish its goals and serve its beneficiaries, the city will also expand the options available to it to include for profit developers, multi-family building owners, other applicable for profit corporations, and the Minot Housing Authority to complement non-profit developers identified in the Action Plan as partners.

### **Project 3: Foster Economic Resilience and Diversification**

#### **Project Goal and Objectives**

- 1. Foster a robust, diverse and healthy economy that enables the region to weather disruptions from physical as well as economic disasters**
- 2. Recovery in Minot that results in increased resilience and reduced risks in a vibrant community**

Minot faced an historic natural disaster coupled with the economic shock of an oil boom making recovery far more complicated and improved resilience more imperative for a stronger future. A skilled and well-training workforce is an essential foundation for a more resilient and diversified economy and a safe and secure disaster communications and collaborative social services location helps to ensure expeditious responses to disasters and hazards in the future.

Through engagement with identified partners in the Action Plan, it has become evident that available resources within the Action Plan identified need to be more strategically coordinated.

***The table that follows shows the proposed clarifications/changes to the activities included in Minot's Phase II NDRC Application and compares those activity changes to the substantial amendment modification requirements identified in the August 7, 2017 federal register.***

Project 1: Reduce Flood Risk and Improve Water Management	Project Clarification/Modification	#1. Change in Grantee's Capacity	#2. Undermine Grantee's Soundness of Approach	#3. Change to Most Impacted and Distressed Target Area	#4. Change in Program Benefits, Beneficiaries, or Eligibility Criteria, Reallocation of >10% of Grant Award	#5. Change to Leverage	#6. Addition or Deletion of Eligible Activity
Project 1 Activities							
1. The State of ND has committed funds to buy out and relocate 290 homes and 380 mobile homes (scaled numbers) in six areas. Page 41	Properties in three areas are being acquired at this time. As additional State funding becomes available, the City will purchase the additional areas; however, all areas may not be completely acquired prior to the end of the NDR grant due to the timing of the State fund allocation. <b><i>This may need to be a substantial amendment in 2019, depending upon the amount of State funding that becomes available to use for buyouts.</i></b>	No Change	No Change	<b><i>Change</i></b>	<b><i>Change</i></b>	No Change	No Change
Project Activity - Clarification							
2. Prioritization filters were used to identify areas for the proposed buyout program to determine the low-lying areas within the flood inundation area at greatest risk for flooding, and to review the construction timeline for the planned flood protection system. (page 42)	The design of the flood protection project is being completed in phases. The City proceeded expeditiously with the buyouts in the areas affected by the first phases of the floodwall to remove properties that were in the way of the floodwall construction. Buyouts will continue as the flood protection design is completed in other areas and sources of funds are identified for construction. <b><i>This may need a substantial amendm ent in 2019, depending upon amount of State funding appropriated in 2019 to use for buyouts.</i></b>	No Change	No Change	<b><i>Change</i></b>	No Change	No Change	No Change
3. "We will link the buy-out program to the affordable housing buy-in program included in Project 2."	This language will be clarified to read, "We will link the buy-out program to the affordable housing buy-in program included in Project 2 to be sure these affected Minot residents are a priority focus in addressing vulnerable population needs by being provided every possible opportunity to remain living inside the city limits."	No Change	No Change	No Change	No Change	No Change	No Change
4. Develop open space and restoration for flood storage. One such area will restore 1.2 acres of forest and 10 acres of prairie to create habitat while contributing significantly to flood storage (pg. 43 & 44).	Buyouts in the first three areas resulted in the creation of open space flood storage areas which helped to reduce the overall cost of the City's floodwall and levee system. The open space/floodwall storage areas will be used for recreational activities in accordance with what FEMA allows and approved by the City's Floodplain Manager, and will include natural habitat restoration and new growth where feasible and applicable.	No Change	No Change	No Change	No Change	No Change	No Change



Project 2: Build Affordable Housing in Resilient Neighborhoods	Project Clarification/Modification	#1. Change in Grantee's Capacity	#2. Undermine Grantee's Soundness of Approach	#3. Change to Most Impacted and Distressed Target Area	#4. Change in Program Benefits, Beneficiaries, or Eligibility Criteria, Reallocation of >10% of Grant Award	#5. Change to Leverage	#6. Addition or Deletion of Eligible Activity
Project 2 Activities							
1. Multifamily affordable rental housing (pg. 47-62) Provide at least 183 affordable multifamily housing units	<p>Due to changes in housing market conditions after application submission, clarify activity to allow rehabilitation and new construction as appropriate given existing housing inventory and housing market conditions. Rehabilitation of affordable multifamily rental housing will improve housing resilience, preserve affordable rental housing that will remain affordable for 20+ years and extend the useful life of the property. These actions will safeguard long term rental affordability for current and future tenants and improve the resilience, safety and security of affordable housing for residents.</p> <p>Among opportunities for multi-family rehabilitation is multi-family property owned and operated by the Minot Housing Authority. Funds used in support of rehabilitation of property of the Minot Housing Authority will be capital expenses connected to resilience measures.</p> <p>Affordable rental housing units may include affordable rental townhomes, duplexes, or twin homes as well as housing defined as multifamily.</p>	No Change	No Change	No Change	No Change	No Change	No Change
2. Single family affordable homeownership program. Pages 52-55	Due to changes in housing market conditions after submission of the application, expand the focus to include affordable existing homes as well as affordable newly constructed homes as appropriate given existing housing inventory and housing market conditions within resilient neighborhoods based on established criteria as envisioned in the Action Plan.	No Change	No Change	No Change	No Change	No Change	No Change
3. Family Homeless Shelter, to build the shelter and a commercial kitchen. Facility will be owned and managed by the Minot Housing Authority (page 57)	Build or rehabilitate (includes acquisition of site or site and buildings) a structure(s) suitable for a family homeless shelter, commercial kitchen, and a community food pantry as funds are available. Facility ownership, management, and performance measures will be detailed in a sub-recipient agreement which may be with the Minot Housing Authority or another qualified non-profit corporation, and may include a collaborative consortium of community agencies working to provide shelter and delivery needed services to homeless families in Minot.	No Change	No Change	No Change	No Change	No Change	No Change
DRGR Clarification							
4. Single family affordable homeownership program. Support 150 affordable single-family homes for homeownership.	The phase 2 amended action plan states, "NDRC funds will benefit LMI households with incomes at or below 80% to 120% AMI." DRGR will be revised to match the phase 2 amended action plan.	No Change	No Change	No Change	No Change	No Change	No Change
Project Activity - Clarification							

5. Rely on Nonprofit developers for multi and single family projects (pg. 54)	City of Minot may utilize experienced nonprofit and private, for profit developers, for profit multi- family building owners, and Minot Housing Authority. Competitive RFP process will be employed to engage for profit entities.	No Change	No Change	No Change	No Change	No Change	No Change
6. Use NDRC funds to acquire land and develop three new neighborhoods (pg. 52)	There is a significant inventory of existing, resilient vacant residential subdivision lots located outside the flood plain that can accommodate affordable newly constructed homes. Therefore, it is not necessary to use NDR funds to acquire greenfield property and develop 3 new neighborhoods as there is an adequate inventory of available residential lots in Minot in resilient neighborhoods.	No Change	No Change	No Change	No Change	No Change	No Change

<b>Project 3: Foster Economic Resilience and Diversification</b>	<b>Project Clarification/Modification</b>	<b>#1. Change in Grantee's Capacity</b>	<b>#2. Undermine Grantee's Soundness of Approach</b>	<b>#3. Change to Most Impacted and Distressed Target Area</b>	<b>#4. Change in Program Benefits, Beneficiaries, or Eligibility Criteria, Reallocation of &gt;10% of Grant Award</b>	<b>#5. Change to Leverage</b>	<b>#6. Addition or Deletion of Eligible Activity</b>
Project 3 Activities							
1. Create a Center for Technical Education (page 59)	See below	No Change	No Change	No Change	No Change	No Change	No Change
Project Activity - Clarification							
2. Dakota College will work with school to develop post-secondary training options for targeting career programs in aviation, biomedical science, and diesel technologies. (page 60)	The Activities to Create Center for Technical Education and Dakota College develop post-secondary training options will be consolidated with the city working jointly with Minot State University and Dakota college as part of an operating agreement for the Center for Technical Education and include the option of the Center for Technical Education being co-located in same building as City Hall should City Hall waiver be approved.	No Change	No Change	No Change	No Change	No Change	No Change



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 22, 2018

**SUBJECT:** **Approve Change Order #2 for Demolition Contract with Berger Enterprises LLC**

**I. RECOMMENDED ACTION**

City Council approval for Change Order #2 for the CDBG-DR-NDR Demolition Contract with Berger Enterprises LLC Reducing Total Contract to \$1,399,556.90 (No. 3755.4)

**II. DEPARTMENT CONTACT PERSONS**

John R. Zakian, DR Grant Program Manager & Chief Resilience Officer, 423-4528

**III. DESCRIPTION**

A. Background

This is the 2017 contract which has been completed but remains in effect for the warranty period. The contract was originally increased in Change Order #1 by \$500,000 in anticipation of unanticipated added work during the contract period. When all work was completed, only \$174,121.90 of the \$500,000 was needed. The reduction to the actual spent amount which is \$1,399,556.90 does not affect the warranty period.

B. Proposed Project

Change Order #2 is essentially a pro forma ministerial action but it does eliminate a punitive situation which arose and which we were made aware by the contractor which is that insurance company which provides their performance bond is holding them to the total contract price and not the actual amount spent. By reducing the contract total to the actual amount spent, it eliminates this unfair situation.

**IV. IMPACT:**

A. Strategic Impact:

Alleviates unfair cost impact to contract will preserving city warranty protection.

B. Service/Delivery Impact:

None

C. Fiscal Impact:

N/A

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

N/A

**VII. LIST OF ATTACHMENTS**

- i. Copy of CDM Smith Letter Requesting Change Order #2





1600 2<sup>nd</sup> Avenue SW, Suite 27  
Minot, ND 58703  
tel: 701 837-5813

September 19, 2018

Chris Owen, Federal Compliance Officer  
City of Minot  
515 2<sup>nd</sup> Ave SW  
Minot, ND 58701

Subject: 2017 City of Minot Structure Demolition and Site Restoration Project No. 3755.4  
Minot, North Dakota  
CDM Smith PN: 117508-99273/114629  
Change Order No. 2

Dear Mr. Owen:

Attached please find Change Order No. 2 to Berger Enterprises, LLC. for:

- Zero-balancing

The original contract price for this contract was \$1,225,435.00 and was executed on April 3, 2017. On September 15, 2017, Change Order No. 1 was executed adding 60 days to the contract and increasing the upper limit by \$500,000.00 to a revised contract amount of \$1,725,435.00. Change Order No. 1 was recommended due to an increase in the expected acquisitions late in the demo season and a push to get them completed before winter for safety reasons and to be better prepared for the planned floodwall projects in the Spring of 2018.

This Change Order (No. 2) will be a zero-balancing change order reducing the contract amount to the actual amount of work completed. The total amount the contractor completed is \$1,399,556.90. CDM Smith recommends that the contract amount be decreased by \$325,878.10 bringing the new contract amount to \$1,399,556.90. All other terms and conditions of the original contract are to remain valid and enforceable.

CDM Smith recommends approval of this change order by the Owner. If approved, please return two executed sets to this office for distribution. Should you have any questions or need further assistance regarding this matter, please contact me at 701-837-5813.

Sincerely,

Wesley Hall  
CDM Smith Inc.

Attachment



CHANGE ORDER

No. Two

PROJECT: 2017 City of Minot Structure Demolition and Site Restoration Project No. 3755.4  
DATE OF ISSUANCE: September 19, 2018

CONTRACTOR: Berger Enterprises, LLC

CONTRACT FOR: City of Minot  
2017 Structure Demolition and Site Restoration Project  
Minot, North Dakota

ENGINEER: CDM Smith Inc.

ENGINEER's Project No. 117508-99273/114629

You are directed to make the following changes in the Contract Documents:  
Description: \$325,878.10 reduction in contract amount.

Purpose of Change Order: This is a zero-balancing change order reducing the contract amount by  
\$325,878.10 to equal the amount of approved work eligible for payment,

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIME:

Original Contract Price

Original Contract Time

\$ 1,225,435.00

175  
days

Previous Change Orders

Net change from Change Orders

\$ \$500,000.00

60  
days

Contract Price Prior to this Change Order

Contract Time Prior to this Change Order

\$ 1,725,435.00

235  
days

Net Decrease of this Change Order

\$ 325,878.10

Net Increase of this Change Order

0  
days

Contract Price with all approved Change Orders

\$ 1,399,556.90


Contract Time with all approved Change Orders

235  
days

---

This change order includes not only all direct costs of Contractor such as labor, material, job overhead, and profit markup but also includes any costs for modifications or changes in sequence of work to be performed, delays, rescheduling, disruptions, extended direct or general overhead, acceleration, material or other escalation which includes wages, and other impact costs.

RECOMMENDED:

by   
Engineer

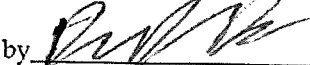
9/19/2018  
Date

APPROVED:

by \_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

APPROVED:

by   
Contractor

9/20/18  
Date





**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 20, 2018

**SUBJECT:** **Amend Involuntary Acquisition Policies & Procedures to End Appeals Committee Role**

## **I. RECOMMENDED ACTION**

Approval of amendment to Involuntary Acquisition Policies and Procedures to cease use of the Appeals Committee role in the acquisition process both relocation and purchase

## **II. DEPARTMENT CONTACT PERSONS**

John R. Zakian, DR Grant Program Manager & Chief Resilience Officer, 423-4528

## **III. DESCRIPTION**

### **A. Background**

The federal Uniform Relocation Assistance and Real Property Acquisition Act commonly known as the URA governs the city's use of CDBG and CDBG-DR funds for property acquisitions. There is no provision or requirement in the URA for a Grantee to have an Appeals Committee and, in fact, Grantees throughout the US with similar acquisition programs do not have Appeals Committees. It is reported that when the city first began undertaking acquisitions, it was felt by city personnel that an Appeals Committee process inserted into the acquisition and relocation negotiation procedure might mitigate property owners concerns regarding the entire process and the need to proceed to Eminent Domain. During the years since acquisition commenced, there has been extensive communication on the part of the city to affected property owners to familiarize them with the process and their rights. Also, as the volume of acquisitions has grown the familiarity among remaining affected property owners has also significantly improved. As the program has progressed, it has also become evident that even with the best of intentions at the beginning in creating the Appeals Committee process, this added layer of bureaucracy has increasingly become misunderstood by affected property owners and has increased rather than diminished difficulties in negotiating a purchase price to avoid Eminent Domain. Key misunderstandings and/or misinterpretations of the Appeals Committee role have included:

- It is a quasi-judicial body which it is not
- The Committee can overrule the two separate independent appraisers' value determination used by the city to set a price absent similar independent verifiable independent appraiser data provided by the property owner, which it cannot
- The Committee can supersede the requirements imposed by the city by the URA which it cannot

As a result of these misunderstandings and/or misinterpretations of the Appeals Committee role, several trends have been noticed in the past 12 months:

- Property owners are now retaining attorneys to appear before the Appeals Committee... at present, there are 16 properties now represented by attorneys versus a year ago when there were 2 properties represented by attorneys
- Caused by misunderstanding and misinformation about the scope and role of the Appeals Committee, there has been increasingly unjustified acrimonious views expressed by property owners not happy with Committee Outcomes even when a modest increase in the offer was recommend

Since January, 2017, there have been 21 property owners who have gone to the Appeals Committee. There was no change in the offer by the city with 11 of the property owners, and with the other 10 property owners none of the proposed increased offer amounts by the Appeals Committee were the amounts requested by the property owners with 9 of the 10 proposed increased amounts being less than 10% of city initial offer. The city has not yet been able to reach a purchase conclusion with 7 of these property owners which went through the Appeals Committee process.

A reality of the URA requirements which highlights the rationale for ceasing to use the Appeals Committee process is that since it is not recognized in the federal law as a part of the acquisition process the city, being the DR Grant Program Manager, is put in the position of rejecting Appeals Committee recommendations if they fall outside the parameters of the URA stipulations. I have not yet faced such a circumstance but this reality does expose the frailty and weakness of inserting the Appeals Committee in the purchase negotiation process.

The applicable provision of the URA states, “The purchase price for the property may exceed the amount offered as just compensation when reasonable efforts to negotiate an agreement at that amount have failed and an authorized Agency official approves such administrative settlement as reasonable. When federal funds pay for or participate in acquisition costs, a written justification shall be prepared which states what available information, including trial risks, supports such a settlement.” This is in the city’s Policies and Procedures and the DR Grant Program Manager is designated as the “Agency official.”

The two acceptable justifications to go above the city offer price which are comfortably defensible if such to an audit is an estimate of legal costs if an Eminent Domain case went through trial (I have received that estimate from our outside counsel) and/or a separate independent appraiser engaged by a property owner using the same basis and data as the city’s two appraisers presented a higher value.

**B. Proposed Project**

The removal of the Appeals Committee from the Policies and Procedures acquisition process does not alter the city’s continued compliance with HUD rules or the requirements of the federal Uniform Relocation Act, and eliminates any risk of being place in a position of not being compliant with the necessary and reasonable standards of acquisition prices.

**IV. IMPACT:**

**A. Strategic Impact:**

Eliminates confusion and misunderstanding by property owners which has become evident with the insertion of the Appeals Committee in the acquisition process which is not a provision or requirement of the federal Uniform Relocation Act.

**B. Service/Delivery Impact:**

Streamline and minimize timelines and bureaucracy in working with property owners to reach agreement on purchase price.

**C. Fiscal Impact:**

N/A

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

N/A

**VII. LIST OF ATTACHMENTS**

None



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 22, 2018

**SUBJECT:** **Approve Adding Recently Acquired Flood Buyout Structures to the Auction**

**I. RECOMMENDED ACTION**

Approval of the City Council to add 4 structures acquired through the flood mitigation buyout program to the city's Auction initiative

**II. DEPARTMENT CONTACT PERSONS**

John R. Zakian, DR Grant Program Manager & Chief Resilience Officer, 423-4528

**III. DESCRIPTION**

A. Background

To reduce demolition costs and add funds for property acquisition in support of the flood mitigation buyout program under the CDBG-NDR Action Plan, all properties upon being acquired are reviewed for soundness of the structures with a determination made on viability of offer for auction to be moved off site and out of flood inundation area by successful bidder. In the most recent round of acquisitions, there have been four structures which meet the standards to be offered for auction.

B. Proposed Project

Add structures located at 710 12<sup>th</sup> Street SW, 601 2<sup>nd</sup> Ave. NE, 821 2<sup>nd</sup> Ave. NE, and 201 6<sup>th</sup> Street NE to the list for the next city auction of such structures. These structures are inspected for asbestos and lead based paint and those found to contain either or both conditions are fully disclosed as part of the auction and it will be up to the successful bidder to address any such issues.

**IV. IMPACT:**

A. Strategic Impact:

Structure sales are program income which increases amount of funds available for acquisition of needed properties

B. Service/Delivery Impact:

All structures successfully auctioned reduces costs for demolition of structures and such savings can also be applied as additional funds for acquisition of needed properties.

C. Fiscal Impact:

N/A

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

N/A

**VII. LIST OF ATTACHMENTS**

None



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 23, 2018

**SUBJECT: AUTHORIZE EMINENT DOMAIN FOR THREE CDBG-NDR ACQUISITIONS**

**I. RECOMMENDED ACTION**

City Council authorize the Eminent Domain Process to commence for acquisition of 404 4<sup>th</sup> Ave. NE, 805 2<sup>nd</sup> Ave. NE, and 612 2<sup>nd</sup> Ave. NE

**II. DEPARTMENT CONTACT PERSONS**

John R. Zakian, DR Program Manager & Chief Resilience Officer, 423-4528

**III. DESCRIPTION**

**A. Background**

These three properties are located in what is identified as Buyout Area #4 in the HUD approved CDBG-NDR Action Plan. The city has carried out the due diligence with the owners of these properties as set forth in HUD's involuntary acquisition guidelines and the requirements of the federal Uniform Relocation Act including undertaking an independent appraisal, an independent review appraisal, administrative conformation of the appraisal, making an initial offer to the property owner based on the value established through the independent appraisal process, allowing sufficient time for the property owner to make a counter offer, city response to the counter offer, and a minimum 30 day opportunity for the property owner to accept final offer made by the city. The use of involuntary acquisition which may include Eminent Domain is predicated on the HUD and URA requirement that acquisition is for an acceptable public purpose (flood mitigation and control measures are acceptable), there is a defined boundary for such public purpose projects for which there is no discretion in the properties to be acquired, there is a defined project, and there is a known timeline necessary to acquire the property. The timeline for flood mitigation projects is communicated through the Joint Souris Water Board and coordinated with the city of Minot Public Works Department. Because of the wide variation experienced in North Dakota courts in terms of scheduling and reaching conclusion in Eminent Domain cases, there is need now to authorize commencement of the Eminent Domain process. The requirement for City Council authorization is set forth in the policies and procedures established for the involuntary acquisition program. There is currently one Eminent Domain case now in the courts.

**B. Proposed Project**

Letters have been sent to the affected property owners advising them of this step of recommending commencement of Eminent Domain proceedings but informing them that the opportunity continues for them to avoid legal proceedings by accepting the final offer made. Authorizing Eminent Domain proceedings by the City Council does not mean we will not continue to seek a resolution of the acquisition outside of a court decision. It does trigger the city's use of the outside counsel under contract for Eminent Domain proceedings. If you

will recall, both Home Sweet Home and Open Gate Church had advanced to Eminent Domain authorization but were resolved prior to pursuing a court decision.

**IV. IMPACT:**

A. Strategic Impact:

Provides all necessary options for city to acquire the properties on a timely basis consistent with flood control projects' timelines.

B. Service/Delivery Impact:

Properties need to be acquired in support of flood control projects.

C. Fiscal Impact:

All costs including outside counsel fees will be charged to CDBG-NDR acquisition allocation.

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

Property acquisition according to current flood projects' timelines need to be completed before end of summer, 2019.

**VII. LIST OF ATTACHMENTS**



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

**DATE:** October 22, 2018

**SUBJECT:** **City Council Guidance on Pursuing National Main Street Accredited Status**

## **I. RECOMMENDED ACTION**

City Council offer guidance on whether to pursue Main Street accredited status with the national Main Street Center for the downtown

## **II. DEPARTMENT CONTACT PERSONS**

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## **III. DESCRIPTION**

### **A. Background**

The National Trust for Historic Preservation began the national Main Street program in 1980 to promote revitalization and sustainability of downtowns. In 2013, the National Main Street Center was spun off as a subsidiary of the National Trust with a distinct and defined focus on downtowns. There are currently 1600 members many of which represent accredited Main Streets. The accreditation is a nationally recognized standard which is used by those communities which have attained it as a key marketing tool for additional private investment and small business growth for their downtowns. The Main Street Center, itself, for its participants offers a wide range of technical assistance and resource assistance covering all aspects of Main Street revitalization and growth. While the organization, itself, does not provide grants, it does partner with other governmental and foundation sources such as there is a current \$2 million competitive grant program for accredited Main Streets being offered by American Express in conjunction with the Main Street Center. In the intense competitive grant atmosphere among federal agencies, a designation is an added value. To become accredited, there is a distinct set of standards which must be met some of which the downtown does not meet but could be useful in serving as a guide as to what needs to be done. Also, to be able to be fully accredited, the Main Street Center since its inception has required that in a state there be an affiliated coordination program formally connected with Main Street Center. North Dakota is one of the few states which does not have such an approved coordinating program with Main Street Center.

Key requirements of becoming accredited which could be a policy baseline for the city and the Stakeholders to pursue include:

- Comprehensive Main Street Work Plan
- Active Board of Directors and Committees supporting and overseeing the Work Plan
- Have an adequate budget to support the Work Plan
- Have a paid professional manager
- Has a vision and mission statement supporting sustainable Main Street viability



B. Proposed Project

A City Council policy statement supporting the pursuit of becoming an accredited Main Street through the Main Street Center encouraging city staff within available resources and expertise to support such an effort can serve as a baseline for the Technical Committees and Stakeholders involved in the Downtown in their planning and needs assessment efforts. It would also serve to present a clear framework for efforts underway by the city through the CDBG-DR and CDBG-NDR grants such as the Gathering Place and creating a small business revolving loan fund to be coordinated and committed to supporting and helping to accomplish a Main Street designation. It would also be in sync with the Governor's efforts to shine brighter light on the need for cities to focus on downtown sustainability perhaps serving as means for the city of Minot to provide support and encouragement to the North Dakota Department of Commerce to take the steps necessary to establish a statewide coordinated program with the National Main Street Center.

**IV. IMPACT:**

A. Strategic Impact:

Creates a vision and framework set of goals for the Technical Committees and Stakeholders involved in Downtown planning and needs assessment efforts as well as advancing the city's commitment to making important connections at the national level for technical resources

B. Service/Delivery Impact:

Clearly articulates the coordinated intent by the city with its CDBG-DR and CDBG-NDR investments in the downtown area to advance sustainable measures for growth in the downtown in sync with downtown stakeholders

C. Fiscal Impact:

N/A

**V. ALTERNATIVES**

N/A

**VI. TIME CONSTRAINTS**

N/A

**VII. LIST OF ATTACHMENTS**

- i. List of Main Street Center coordinate programs with states and regions
- ii. Complete set of requirements to become accredited as a Main Street



## National Accreditation Standards of Performance

The Main Street America™ standards of performance—used for designating programs as Main Street America™ Accredited members—were developed by the National Main Street Center and our Coordinating Program partners. Main Street America™ designation at the Accredited level is available to programs affiliated with a Coordinating Program. In areas where there is no Coordinating Program in operation, communities may seek Accreditation directly from the National Main Street Center. Contact us here for more information.

### The 10 Standards of Performance

Click on a link for detailed information about each requirement:

1. [Has broad-based community support for the commercial district revitalization process, with strong support from both the public and private sectors](#)
2. [Has developed vision and mission statements relevant to community conditions and to the local Main Street program's organizational stage](#)
3. [Has a comprehensive Main Street work plan](#)
4. [Possesses an historic preservation ethic](#)
5. [Has an active board of directors and committees](#)
6. [Has an adequate operating budget](#)
7. [Has a paid professional program manager](#)
8. [Conducts a program of ongoing training for staff and volunteers](#)
9. [Reports key statistics](#)
10. [Is a current member of the Main Street America™ Network](#)

### **1. Has broad-based community support for the commercial district revitalization process, with strong support from both the public and private sectors.**

At its best, a local Main Street program represents and involves organizations, agencies, businesses, and individuals from throughout the community—not just those who own property or businesses in the commercial district or who have a direct economic tie to it, but all members of the community who are interested in the district's overall health. By actively involving a broad range of interests and perspectives from the public and private sectors in the revitalization process, the Main Street program leverages the community's collective skills and resources to maximum advantage.

#### *Guidelines:*

- The Main Street organization should have the active participation of various stakeholders at the committee and board levels, including such constituents as:

*Main Street America is a program of the nonprofit National Main Street Center, a subsidiary of the National Trust for Historic Preservation.*

## AMERICA'S MAIN STREETS

*local government*

*civic groups*

*regional planning groups*

*community development organizations*

*real estate agents*

*consumers*

*property owners*

*religious institutions*

*business owners*

*historic preservation organizations*

*local industries*

*school groups and students*

*financial institutions*

*architects and building contractors*

*transportation authorities*

*parking authorities*

*developers*

*district/neighborhood resident*

- Participants should contribute financial, in-kind, and volunteer support for the revitalization program.
- Participants should also look for, and act on, opportunities to make connections between other programs with which they are involved and the Main Street revitalization effort so that, by doing their own work a little smarter, or in a more integrated way, other programs help further the revitalization process.
- The program should include an ongoing process for volunteer recruitment, orientation, and recognition, constantly refreshing its pool of volunteers and involving new people each year.
- The revitalization program has broad-based philosophical support from the community.
- Municipal government demonstrates a philosophical commitment to commercial district revitalization.

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## **2. Has developed vision and mission statements relevant to community conditions and to the local Main Street program's organizational stage.**

A *mission statement* communicates the Main Street organization's sense of purpose and overall direction.

A *vision statement* communicates the organization's long-term hopes and intentions for the commercial district.

Both should be developed with broad participation by the board, committees, volunteers, and community input. *At a minimum*, the Main Street organization should have a mission statement in place, reviewed annually (and updated, if appropriate). If the organization does not have a vision statement at the beginning of the revitalization process, it should develop one prior to the organization's transition from the catalyst phase to the growth phase.

*Guidelines:*

- The organization has an appropriate written mission statement.
- The mission statement is reviewed annually and updated as appropriate.
- The organization has an appropriate written vision statement.

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### **3. Has a comprehensive Main Street work plan.**

A comprehensive annual work plan provides a detailed blueprint for the Main Street program's activities; reinforces the program's accountability both within the organization and also in the broader community; and provides measurable objectives by which the program can track its progress.

#### *Guidelines:*

- The work plan should contain a balance of activities in each of the four broad program areas that comprise the Main Street approach — design, organization, promotion, and economic restructuring.
- The work plan should contain measurable objectives, including timelines, budgets, desired outcomes, and specific responsibilities.
- The work plan should be reviewed, and a new one should be developed annually.
- Ideally, the full board and committees will be involved in developing the annual work plan. At a minimum, the full board should adopt/approve the annual work plan.
- The work plan should distribute work activities and tasks to a broad range of volunteers and program participants.
- There has been significant progress in each of the four points based on the work plan submitted for the previous year.

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### **4. Possesses an historic preservation ethic.**

Historic preservation is central to the Main Street program's purpose and is what makes historic and traditional commercial districts authentic places. Historic preservation involves saving, rehabilitating, and finding new uses for existing buildings, as well as intensifying the uses of the existing buildings, through building improvement projects and policy and regulatory changes that make it easier to develop property within the commercial district.

#### *Guidelines:*

- The program has, or is working toward putting in place, an active and effective design management program (which may include financial incentives, design assistance, regulatory relief, design review, education, and other forms of management).
- The program encourages appropriate building renovation, restoration, and rehabilitation projects.
- When faced with a potential demolition or substantial structural alteration of a significant, historic, or traditional building in the Main Street district, the program actively works to prevent the demolition or alteration, including working with appropriate partners at the state, local, or national level to attempt to stay or alter the proposed activity; developing alternative strategies for the building's use; and/or educating local leaders about the importance of retaining existing buildings and maintaining their architectural integrity.
- The program works to find creative adaptive use, financing, and physical rehabilitation solutions for preserving old buildings.
- The program recognizes the importance of planning and land-use policies that support the revitalization of existing commercial centers and works toward putting planning and land-use policies in place that make it as easy (if not easier) to develop property within the commercial district as it is outside the commercial district.

Similarly, it ensures that financing, technical assistance, and other incentives are available to facilitate the process of attracting investment to the historic commercial district.

- The program builds public awareness for the commercial district's historic buildings and for good design.

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## **5. Has an active board of directors and committees.**

Main Street revitalization by nature is a community-driven process. Therefore, community members must take an active role in leading and implementing positive change. While the executive director is responsible for facilitating the work of volunteers, this staff member is not tasked with single-handedly revitalizing the commercial district. The direct involvement of an active board of directors and committees are keys to success.

If a Main Street organization is housed within another entity (e.g., a community development corporation), it is still important to have its own board of directors and committee structure.

### *Guidelines:*

- The board is a working, functional board that understands its roles and responsibilities and is willing to put forth the effort to make the program succeed.
- Committee members assume responsibility for the implementation of the work plan.
- The program has a dedicated governing body, its own rules of operation, its own budget, and its own bylaws, and is empowered to carry out Main Street's mission, even if the Main Street program is a part of a larger organization.
- The board has well-managed, regular monthly meetings, with an advance agenda and regular distribution of minutes.
- Committees have regularly scheduled monthly meetings with an advance agenda that addresses the committee work plan.

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## **6. Has an adequate operating budget.**

A sustainable Main Street program has financial resources to carry out its annual and evolving program of work. The size of a program's budget will change as the program matures (in its early years, it may need less money than in its growth years).

### *Guidelines:*

- The Main Street program's budget should be adequate to achieve the program's goals. The dollar amount that is "adequate" for a program budget may vary from region to region, depending on local costs of living, and may be different for small town, midsize, and urban Main Street programs. General guidelines for *minimum* operating budgets are:
  - *small town programs*: \$40,000+ annually (populations of less than 5,000 people)
  - *midsize community programs*: \$60,000+ annually (populations between 5,000 - 50,000)
  - *large town or urban neighborhood programs*: \$100,000+ annually (community or neighborhood population greater than 50,000 people)
- The budget should be specifically dedicated for the purpose of revitalizing the commercial district.

- The Main Street program's budget should contain funds adequate to cover the salary and benefits of staff; office expenses; travel; professional development; and committee activities.
- Revenue sources are varied and broad-based, including appropriate support from the municipal government.
- There is a strategy in place to help maintain stable funding.
- There is a process in place for financial oversight and management.
- Regular monthly financial reports are made by the treasurer to the board.

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## **7. Has a paid, professional executive director.**

Coordinating a Main Street program requires a trained, professional staff person. Ideally, the Main Street executive director's position is full time (generally 40+ hours per week). In small towns without the resources to hire a full-time executive director, a part-time director may be acceptable (generally 20+ hours per week).

*Guidelines:*

- The Main Street executive director should be paid a salary consistent with those of other community development professionals within the city, state, or region in which the program operates.
- The minimum amount of time the Main Street executive director works each week should be consistent with comparable Main Street programs in the city, state, or region.
- The executive director should be adequately trained—and should continue learning about revitalization techniques and about issues affecting traditional commercial districts.
- The executive director has a written job description that correlates with the roles and responsibilities of a Main Street director.
- There is a formal system in place for evaluating the performance of the executive director on an annual basis.
- Adequate staff management policies and procedures are in place.

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## **8. Conducts program of ongoing training for staff and volunteers.**

As the Main Street program evolves, staff and volunteers will need to sharpen their skills to meet new challenges. In the catalyst phase, new staff and volunteers will need basic training. This is true as well as throughout the life of the organization because there will be turnover. As the program matures, new skills will need to be cultivated to tackle more complex projects. Program staff and volunteers should stay current on issues that affect traditional commercial districts and on new revitalization techniques and models.

*Guidelines:*

The local Main Street program develops leadership capacity through such mechanisms as:

- taking advantage of citywide, state, regional, and national training opportunities;

- making reference and training materials available locally—and using them; and
- providing/conducting training when appropriate, including annual Main Street 101 training, annual orientation for board members, and annual committee training.

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## **9. Reports key statistics.**

Tracking statistics — reinvestment, job and business creation, and so on — provides a tangible measurement of the local Main Street program's progress and is crucial to garnering financial and programmatic support for the revitalization effort. Statistics must be collected on a regular, ongoing basis.

### *Guidelines:*

- The program collects and tallies statistics related to the revitalization movement, using the baseline criteria listed below. It should keep this data from year to year, providing an economic record of the program's impact over the course of its history. This information is distributed regularly to constituents and in the annual report.
- The program submits regular reports to the statewide, countywide, or citywide Main Street coordinating program (either monthly or quarterly, as specified by the coordinating program).
- Baseline data should include:
  - Community population;
  - Net of all gains and losses in jobs;
  - Net of all gains and losses in new businesses;
  - Number of building rehabilitation projects;
  - Number of public improvement projects;
  - Number of new construction projects;
  - Number of housing units created: upper floor or other;
  - Monetary value of private investment spent in above projects: *i.e., individuals or private sources of money spent on building rehabs, public improvements, or new construction.*;
  - Monetary value of public investment spent in above projects: *i.e., city, county, state, or federal money spent on building rehabs, public improvements, or new construction.*;
  - Monetary value total of all investment and public and private investment;
  - Ground-floor vacancy rate when your program started;
  - Ground-floor vacancy rate now;
  - Rental rate per square foot when program started;
  - Rental rate per square foot now; and
  - Your program's annual operating budget.

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## **10. Current member of the Main Street America Network.**

Participation in the Main Street America Network membership program connects local programs to their counterparts throughout the nation, providing them with valuable information resources and creating a sense of community.

*Guideline:*

- The organization is a current member of the Main Street America Network Membership program.

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### **Main Street America™ Coordinating Programs**

*Organized at the state, county, and city level, coordinating programs partner with the National Main Street Center to provide support and training to Main Street America communities across the country.*

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**Pennsylvania Downtown Center**

Bill Fontana, Executive Director  
1230 North Third Street  
Harrisburg, Pennsylvania 17102  
Phone: 717.233.4675  
Fax: 717.233.4690  
Email: [padowntown@padowntown.org](mailto:padowntown@padowntown.org)  
Website: [www.padowntown.org](http://www.padowntown.org)

**Main Street South Carolina, Municipal Association of South Carolina**

Beppie LeGrand, Main Street South Carolina Manager  
1411 Gervais Street  
Columbia, South Carolina 29211  
Phone: 803.933.1231  
Fax: 803.933.1282  
Email: [blegrand@masc.sc](mailto:blegrand@masc.sc)  
Website: [www.masc.sc/programs/knowledge/Pages/Main-Street-SC.aspx](http://www.masc.sc/programs/knowledge/Pages/Main-Street-SC.aspx)

**Tennessee Main Street Program, Department of Economic & Community Development**

Nancy Williams, Program Director  
312 Rosa L. Parks Avenue  
Nashville, Tennessee 37243  
Phone: 615.532.3595 or 877.768-6374  
Fax: 615.532.8715  
Email: [Nancy.Williams@tn.gov](mailto:Nancy.Williams@tn.gov)  
Website: [www.tennesseemainstreet.org/](http://www.tennesseemainstreet.org/)

**Texas Main Street Program, Texas Historical Commission**

Debra Drescher, State Coordinator  
P.O. Box 12276  
Austin, Texas 78711-2276  
Phone: 512.463.5758  
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Email: [debra.drescher@thc.state.tx.us](mailto:debra.drescher@thc.state.tx.us)  
Website: [www.thc.state.tx.us/mainstreet/msabout.shtml](http://www.thc.state.tx.us/mainstreet/msabout.shtml)

**Virginia Main Street Program, Department of Housing & Community Development**

Rebecca Rowe, Community Development Program Manager  
600 East Main Street, Suite 300  
Richmond, Virginia 23219  
Phone: 804.371.7040  
Fax: 804.371.7093  
Email: [Rebecca.Rowe@dhcd.virginia.gov](mailto:Rebecca.Rowe@dhcd.virginia.gov)  
Website: [www.dhcd.virginia.gov/mainstreet](http://www.dhcd.virginia.gov/mainstreet)

**Washington Main Street Program, Washington Trust for Historic Preservation**

Breanne Durham  
1204 Minor Avenue  
Seattle, Washington 98101  
Phone: 206.624.9449  
Fax: 206.624.2410  
Email: [bdurham@preservewa.org](mailto:bdurham@preservewa.org)  
Website: <http://preservewa.org/Main-Street.aspx>

**Main Street West Virginia, West Virginia Department of Commerce**

Nikki Martin, State Coordinator  
Capitol Complex, Building 6  
Charleston, West Virginia 25305  
Phone: 304.957.2028  
Fax: 304.558.2246  
Email: [Nikki.M.Martin@wv.gov](mailto:Nikki.M.Martin@wv.gov)  
Website: [www.wvmainstreet.org](http://www.wvmainstreet.org)

**Wisconsin Main Street Program, Wisconsin Economic Development Corporation**

Darrin Wasniewski, Manager  
201 W. Washington Avenue  
Madison, Wisconsin 53703  
Phone: 608.210.6852  
Fax: 608.266.8969  
Email: [darrin.wasniewski@wedc.org](mailto:darrin.wasniewski@wedc.org)  
Website: [wedc.org/mainstreet](http://wedc.org/mainstreet)

**Wyoming Main Street, Wyoming Business Council**

Linda Klinck, Executive Director  
214 West 15th Street  
Cheyenne, Wyoming 82002-0240  
Phone: 307.777.6430  
Fax: 307.777.2935  
Email: [linda.klinck@wyo.gov](mailto:linda.klinck@wyo.gov)  
Website: [www.wyomingmainstreet.org](http://www.wyomingmainstreet.org)





**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Jason Sorenson, Asst. Director of Public Works

**DATE:** October 23, 2018

**SUBJECT:** LANDFILL EXPANSION (PROJECT NUMBER 4264)

---

## **I. RECOMMENDED ACTION**

1. Recommend council select the landfill expansion option and direct staff to proceed.

## **II. DEPARTMENT CONTACT PERSONS**

Dan Jonasson, Public Works Director	857-4140
Jason Sorenson, Assistant Public Works Director	857-4140

## **III. DESCRIPTION**

### **A. Background**

The City of Minot has been seeking land to expand the landfill dating back to 2002. The current landfill, as permitted, has capacity until about 2025. In 2017, after years of negotiations, two quarter sections of land were successfully purchased adjacent to the existing facility. The newly acquired land would provide about 50 plus years of capacity.

When the City proceeded to the next step to expand our key infrastructure by rezoning the land for public use, residents in the area of the landfill opposed the expansion plan. In an effort to ensure all comments and concerns were addressed, the City engaged the services of a consultant to perform a siting and cost analysis for relocation of the landfill as well as formed a focus group to talk through issues and concerns. Both of those efforts have come to their conclusions and a public input meeting was held to present the results. Attached to this memo are comments received during the input meeting along with explanations or clarifications. Also included are all comments submitted via the City webpage and Facebook. Below is a categorized table of all comments received:

	<u>Total</u>	<u>Expand Landfill</u>	<u>Move Landfill</u>	<u>Unrelated</u>
Emailed Comments	37	30	7	
Social Media	207	59	20	90

\*\*Also about 40 comments related to recycling, which will be discussed in detail at a later date.

The cost analysis compared costs of the expansion versus relocation to two sites that were identified in the site selection process. The analysis took into account capital expenditures and operation costs and extrapolated those costs over a 20 year period. The 20 year estimated cost to expand at the current facility was \$75 million while the estimated cost to relocate was \$111 million or \$114 million for the two relocation sites. In response to

criticism, projections have been extended out to 40 years, but did not change the overall outcome. Due to timing, the 40 year analysis will be included in a presentation to the committee.

**B. Proposed Project**

Staff recommends that expansion of the landfill be pursued. The expansion would consist of continuing to build solid waste disposal cells south of the existing seven cells and eventually east of the existing cells. The scale house and scales would be moved south to a new entrance off county road 14. This would alleviate the truck traffic that currently runs through a residential development by moving it to a new five lane arterial roadway more appropriate for higher traffic volumes and truck loads.

**C. Consultant Selection**

CPS Engineering was originally hired to submit the permit application for the landfill expansion. When the decision was made to perform a site selection and cost analysis, the scope of work was modified to keep the project moving forward.

**IV. IMPACT:**

**A. Strategic Impact:**

Expanding at the current facility provides approximately 50 years of landfill capacity. While the two alternate sites offer capacity potentially beyond 50 years, they come at a much higher cost to residents and regional users.

**B. Service/Delivery Impact:**

Total relocation would create many inconveniences and inefficiencies with our utility. Residents would still need to be provided a local solution for dropping off trash. Expecting residents to drive 12 miles to a remote site for a small load of trash would become extremely inconvenient to our City residents. Additionally, services such as compost, trees, lime sludge, tire disposal and appliances would become much more costly to operate due to additional trucking distance required. The sanitation department would also need to add additional trucks and employees due to the increased haul distance in order to continue providing the service we currently provide.

**C. Fiscal Impact:**

Currently City residents pay a fee for collection, but nothing for disposal at the landfill. This is a benefit provided to the citizens of Minot. If the facility were to be relocated, Minot residents would be expected to pay disposal costs for the remote facility. The additional charge for increased costs in collection operation would be about \$1.07 per resident and \$5.97 per resident per month for disposal charges. Monthly sanitation bills on average would increase from \$16.22 per month to \$23.26 per month or about a 43% increase.

**V. ALTERNATIVES**

Alt 1. The City Council could elect to reject the staff recommendation and start the process of relocating the landfill. In this case, council would need to select a preferred site to focus staff's efforts on acquiring and developing.

Alt 2. The City Council could elect to further study the idea of privatizing the landfill or all sanitation services. There currently is no evidence locally of significant cost savings or gained efficiencies. Council will need to specify what components of the project need further study.

**VI. TIME CONSTRAINTS**

Time is of the essence. MSW capacity is only about seven years from being full. The permitting for the expansion alone is estimated to take about 18 months, while permitting and construction of a new site could take up to 5 years to bring into operation. It is imperative that the City has a solution to solid waste disposal in place within the next three years. With all of the unknowns associated with relocation it is doubtful a solution could be put in place that quickly.

## **VII. LIST OF ATTACHMENTS**

- A. Public Input Comments with responses and clarifications
- B. Submitted comments

Landfill Study Results  
Public Input meeting  
October 11, 2018

What are the biggest drivers causing the difference in the three options?

The largest contributor to the difference between the existing site and two new comparison sites is the cost of labor to operate the facilities. In each case, salaries comprise approximately 25 percent of the total estimated cost.

Bond holders report states a \$500,000 loss in the sanitation budget. So the difference in operating costs should be more like \$1.3 million and not \$1.9 million.

The sanitation budget includes other items besides landfill disposal operations. The existing landfill operation does not operate at a loss. See attached page from CAFR with explanation of landfill financials.

Twice a week garbage collection is expensive. Once a week collection would decrease costs.

Switching from collection twice per week to once per week would decrease costs. However, it was the City's intent in recently choosing to maintain twice per week collection so that the second collection would eventually switch to be the weekly recycling collection event.

Has there been any consideration on aesthetics? For example, building anything to screen the expansion.

Consideration has been given to aesthetics for both the potential expansion and the potential new landfill sites. Some of the options considered include vegetative screening such as trees, phased landfill construction to produce a finished appearance nearest the adjacent roadway as soon as possible, and other items.

What are the projected life spans of the other landfill sites?

The projected life of a new site would depend on how much land was purchased and how each site was developed. For comparative purposes, construction of disposal cells and associated items was based on the amount of waste disposal anticipated within the duration of the outlook period.

Study was presented to pay costs over 20 years. Why aren't they paid off over the life span of the new sites? If the life span was 40 years and only one facility was used, staffing costs would be less.

The study was not presented to pay costs over 20 years; the 20-year cost outlook was based on what anticipated expenditures would be for each site for each year for the next 20 years. All costs were calculated back to present-day value. Any bonding, extension of costs, etc., could be applied to each site, but to keep the cost comparisons direct, present value was used.

If the life span was 40 years and only one facility was used, staffing costs would be less. This holds true for only the potential expansion. For any new site, the existing site would remain in use for other waste operations, such as composting, appliances and tires, inert waste, and other items.

Hire out waste disposal.

The City of Minot is committed to providing the essential service of waste disposal.

The City used to contract with a private waste hauler for compost collection. When activity in Western ND started to pick up due to the oil boom, the private waste hauler stopped bidding our compost collection. This resulted in the City spending over \$300,000 on trucks, roll-off tanks and the need to hire additional employees to continue to provide this service to the residents.

When the new hospital is operating, and there is a bird strike, helicopter goes down, who will take responsibility for killing patient and staff?

Bird strike accidents most commonly involve waterfowl and migratory birds, which are prevalent in wetland areas such as exist in the vicinity of the new hospital site. These birds, as well as any birds present at the landfill, were present prior to the construction of the new hospital facility.

Does the projected \$111 million include money that will have to be paid back for the land that was already purchased?

No. It has not yet been determined whether or not the money spent on the land will have to be paid back.

Recycling would extend the life expectancy of the new facility.

Recycling would extend the life expectancy of any MSW disposal facility option selected. However, recyclables in the waste stream comprise a relatively small percentage of the total amount of MSW disposed. In addition, only a portion of the recyclables would actually be removed from the waste stream due to participation and efficiency considerations. Minot residential garbage is approximately 20 percent of the total waste stream. To have a measurable impact, recycling will need to be looked at with commercial haulers hauling from businesses and other communities.

What are other cities in the region kicking in when the current facility closes?

All waste generators bringing waste to the facility will continue to pay disposal fees. These disposal fees are set based on facility costs.

There is some liability in taking in other counties garbage.

Wastes brought to the facility are monitored for content. The liability for waste composition rests with the generator of the waste.

Implementing recycling? Where is the city at on that?

The City has implemented a cart-based collection system with twice per week collection. The City is currently undertaking a study to determine the best way to collect and sort recyclables for end use.

Split the cost of recycling with a bigger city like Bismarck.

Certain costs of recycling, such as local collection and hauling, have limited potential for cost sharing.

There is a bird problem. The flock is so huge for miles out town.

Birds are common in the area, especially during periods of migration.

What was the life span of the Superfund site?

10 years.

Isn't it time to just get the landfill out of town?

The existing landfill site is outside City limits, as are all other sites under consideration at this time.

Is the entire cost of moving the landfill site going back on the residents?

If the landfill site is relocated, residents would pay a higher cost for collection due to the longer transport distance. The operation of both the existing and new landfill sites would be supported by disposal fees, which are currently not charged to City residents unless they haul garbage to the facility themselves in addition to the garbage collected by the City on its regular collection schedule.

Wouldn't reducing the number of collection days cut costs? Then we could move the landfill outside of Minot.

Reducing the number of collection days would cut collection costs but would not be anticipated to affect disposal costs. In addition, it is the City's intent to eventually implement once per week garbage collection and once per week recycling collection.

Does the long haul cost breakdown include outlying cities, commercial costs, and residential costs?

No. For the long haul option, other entities would need to transport their waste either directly or to a local (Minot) transfer facility. The long haul cost includes hauling the waste to a remote facility.

Does the city even have a legal responsibility to accept trash?

The City has a responsibility to its residents to provide essential services, including garbage disposal. This may be through another entity legally. The City Council has elected to provide this service directly.

Are the numbers projected with a static population?

The waste tonnages are projected based on historical trends in waste amounts disposed. These historical trends were affected in part by population trends, but this is not the only contributing factor to the historical trends in waste amounts.

The previous landfill was moved out of town, and now the city has grown up around it again. The landfill should be moved further out. The city has lost control of sanitation.

The existing landfill site remains outside City limits. By offering the service directly, the City retains control of garbage collection and disposal.

Why does the city want to run the trash? It would be cheaper to hire it out.

Existing options for external disposal are limited and are more expensive due to the cost of hauling waste a much longer distance.

Landfill right next to the hospital will not be aesthetically pleasing, and you cannot grow trees tall enough to block it out.

The existing landfill site is more than a mile from the new hospital site.

Taking the city out of the landfill business. This option was not presented.

Existing options for external disposal are limited and are more expensive due to the cost of hauling waste a much longer distance. If the City does not provide this service directly, costs may fluctuate unexpectedly beyond the control of City government. In addition, an outside provider may simply choose to suspend this service without notice, leaving the City with even fewer and much more costly options.

Thinking in the short term (20 years) does not make much sense.

Industry cost projections beyond a 20-year window become much less realistic due to the potential for regulatory, industry, and operational changes. It was the intent of the cost estimates to choose a window for which reasonable expectations of consistency could be applied.

Poll was conducted by citizen in the room of who was in favor of expanding. Minot residents have no pride in this city.

A show of hands was requested in this regard by an attendee of the recent public input meeting. Many Minot residents, including but not limited to all those who took valuable time from their schedules to attend this meeting because they care about community issues, do take pride in their City and its dedication to provide essential services to its residents.

The study appears to have been done quickly and incompletely in order to get it council vote quicker.

The study was performed to include a designated scope of work, which will be completed as requested.

With the new hospital being nearby, what about the air quality? The air has to be cycled through the new hospital constantly. And those on the 6<sup>th</sup> floor will not have an aesthetically pleasing view. And there will be birds in the flight path.

Landfill operations affect air quality by generating dust, typically from roadway travel, which is minimized by application of water during dry periods, and from generation of landfill gas, which is minimal at this facility based on actual gas generation testing

The expanded landfill site will comprise a miniscule amount of the panoramic view from the 6<sup>th</sup> floor and would not affect views from all sides of the hospital.

Who else out in the country is going to want the landfill?

It is typically difficult to secure a new landfill site, typically due to the “Not In My Back Yard” philosophy. However, as a potential economic and commercial site, there may be affinity for its development.

Did the focus group talk about zoning?

Yes. Any of the sites considered would involve a change in zoning to implement landfill disposal.

Did focus group talk about other communities requirements?

Other communities’ requirements differ widely. These requirements were not discussed in detail.

If the hospital can invest in a new facility, then the city can.

The City is considering the available options, including a new facility.

Explanation of the loss on balance sheet.

The balance sheet is itemized and available for viewing as public record. The balance sheet for sanitation includes much more than landfill disposal, which does not operate at a loss.

Will the new sites be expandable?

The expandability of any new site depends on how much land area is purchased. Current cost estimates are based on purchasing one section of land, not all of which may be used for disposal due to the necessity for related facilities such as stormwater treatment, wastewater treatment, buffer, and soil borrow.

Why did the study not include hauling the solid waste to the Clean Harbors Landfill in Sawyer?

Clean Harbors Landfill in Sawyer is a hazardous waste landfill and does not accept MSW.



**Comment Submittal**  
**Minot Landfill Public Input Meeting**  
Thursday, October 11, 2018 at 6:30 PM  
Minot Civic Auditorium Room 301

Name: <u>Pat &amp; Dianne Kraft</u>	Affiliation: <u>Home Owner &amp; CBI Contractor</u>
Address: <u>2433 Brookside Drive</u>	Phone Number (Optional): <u>833-8487</u>
<u>Minot, ND 58701</u>	Email (Optional): <u>cbigc@srt.com</u>

Comments: Reference: City Landfill:

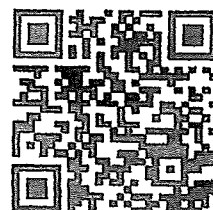
Closing the landfill by 2026 or sooner is the proper solution to  
this problem, just retain a daily crush & haul area so it can be  
transferred to the regional disposal area out of town. The garbage  
from out of City limits should be hauled to the new regional  
site.

This may increase costs but we will have to face this sooner  
or later.

Submit comments postmarked no later than  
October 26, 2018, to:  
Jason Sorenson  
City of Minot Public Works  
PO Box 5006  
Minot, ND 58702

or via email to:  
[jason.sorenson@minotnd.org](mailto:jason.sorenson@minotnd.org)

You may also submit comments online at  
<https://www.minotnd.org/forms.aspx?FID=84>  
or simply scan here to complete the form:



October 15, 2018

City of Minot  
Minot City Council Members  
Minot Planning Commission

Dear Honorable Members of the City Council and Planning Commission,

We, the Board of Directors of the Minot Association of Builders, oppose any further expansion of the City of Minot's landfill at its current location. Having attended both of the City of Minot landfill community meetings, we believe the resulting loss of developable commercial and residential land around the proposed expanded existing landfill, along with the loss of property taxes associated with the full development and completion of buildings on said property, is unfavorable to the members of the Minot Association of Builders and also to the city of Minot.

The infrastructure that is already in place adjacent to this proposed expansion, along with its proximity to the new Trinity hospital, make this proposed expansion undesirable for many reasons. Improvements were made to 37<sup>th</sup> Ave. SW, with proposed improvements to continue. The previously completed transportation study proposed improvements to 30<sup>th</sup> St. SW to enable connecting the 83 by pass to 37<sup>th</sup> Ave. SW. These proposed projects would relieve congestion on the 2 & 52 bypass along with 16<sup>th</sup> St. SW around the Dakota Square Mall. Keeping this in mind, do you believe that expansion in the current area is advantageous to the City of Minot? Do you want the traffic counts identified in the traffic study to travel directly along an expanded city landfill?

We were also discouraged that the focus group did not explore pricing to haul the MSW to Clean Harbors-Sawyer Landfill Facility. There would be no upgrade to any infrastructure required to haul to that facility. The resulting savings could be used to make up any difference in pricing. The city could remain as the hauler of the MSW or get pricing to withdraw from the landfill business. If we, the people of Minot, choose to stay in the landfill business (with the purchase of land and development of a new landfill 15-20 miles out of town) we consider paying less than \$25.00 per month for twice a week curbside pickup a nominal price. In closing, we cannot support any expansion of the city of Minot landfill in its current location.

Thank you for your time and consideration concerning this important matter.

Sincerely,

The Minot Association of Builders' Board of Directors



#### BOARD OF DIRECTORS

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Pat Graner  
*Craft Builders*

Bruce Walker  
*Coldwell Banker*  
Senior Life Director

Joe Stenvold  
*JAX Contracting*  
Life Director

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Friday, October 19, 2018 8:28 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? Both sides in this thing are pushing for all or nothing, and common sense should prevail to get to middle ground. The landowners, private and Trinity, have encroached on the landfill over the years, and are more adverse to the expansion than is reasonable. The City should use some of the land it acquired to buffer the expanded area from its neighbors, and keep the most undesirable activities as far away from existing development as possible.

How did you first learn about the future options of the landfill?

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=611>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Both sides in this thing are pushing for all or nothing, and common sense should prevail to get to middle ground. The landowners, private and Trinity, have encroached on the landfill over the years, and are more adverse to the expansion than is reasonable. The City should use some of the land it acquired to buffer the expanded area from its neighbors, and keep the most undesirable activities as far away from existing development as possible.

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:

Form submitted on: 10/19/2018 8:28:12 AM

Submitted from IP Address: 69.84.26.250

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, October 18, 2018 8:11 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I think it needs to be moved. There is a lot more than just an eyesore that come with having the landfill this close to town- and the direction the town is growing. Birds, floating plastic bags, smells when the wind is right heavy garbage truck traffic tearing up roads, debris from these roads causing nails in tires frequently, as well as the garbage that falls out of vehicles on their way to the dump. This all is occurring where the current dump is. Why would we continue this trend into the new part of Minot? We don't want nice new developments littered with garbage. It doesn't even make sense.
How did you first learn about the future options of the landfill?	coworkers
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=610>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I think it needs to be moved. There is a lot more than just an eyesore that come with having the landfill this close to town- and the direction the town is growing. Birds, floating plastic bags, smells when the wind is right heavy garbage truck traffic tearing up roads, debris from these roads causing nails in tires frequently, as well as the garbage that falls out of vehicles on their way to the dump. This all is occurring where the current dump is. Why would we continue this trend into the new part of Minot? We don't want nice new developments littered with garbage. It doesn't even make sense.

How did you first learn about the future options of the landfill?: coworkers

Email (Optional):

Additional Information:

Form submitted on: 10/18/2018 8:11:27 AM

Submitted from IP Address: 74.207.148.247

Referrer Page: <https://www.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, October 17, 2018 2:06 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?

I am a resident of the Beaver Creek Development just outside of the Minot city limits. I have lived there since 2006 and witnessed the growth off our development to over 50 houses currently. It seems that since my area is outside city limits we don't get fair and equal representation when it comes to matters in Minot that directly affect us. With the city's growth out to the southwest area of town does the expansion of the current landfill location make common and economic sense? Surely expanding the current landfill south toward County 14 would curb residential and commercial development. This is just common sense to me. I also don't understand how the land can be purchased BEFORE any public meetings about it took place. This landfill expansion affects all of Ward County and beyond and many more options need to be explored. Just think of the lost tax revenue to the county. Who would want to built a residential or commercial development knowing it would be next to a landfill? NO ONE WOULD.

How did you first learn about the future options of the landfill? neighbors

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=609>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I am a resident of the Beaver Creek Development just outside of the Minot city limits. I have lived there since 2006 and witnessed the growth off our development to over 50 houses currently. It seems that since my area is outside city limits we don't get fair and equal representation when it comes to matters in Minot that directly affect us. With the city's growth out to the southwest area of town does the expansion of the current landfill location make common and economic sense? Surely expanding the current landfill south toward County 14 would curb residential and commercial development. This is just common sense to me. I also don't understand how the land can be purchased BEFORE any public meetings about it took place. This landfill expansion affects all of Ward County and beyond and many more options need to be explored. Just think of the lost tax revenue to the county. Who would want to built a residential or commercial development knowing it

would be next to a landfill? NO ONE WOULD.

How did you first learn about the future options of the landfill?: neighbors

Email (Optional):

Additional Information:

Form submitted on: 10/17/2018 2:06:01 PM

Submitted from IP Address: 216.221.115.167

Referrer Page: <https://www.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>



## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Monday, October 15, 2018 6:13 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?

The developers who bought property in the vicinity of the dump all have access to the information on land ownership in that area. It has been no secret that the city owns land for the expansion of the dump and they still bought their land in that area. If these special interest groups want the dump moved, they should pay the cost of moving the dump to a new location. I personally looked at land near there and opted against it due to the dump. They could have made that same decision.

How did you first learn about the future options of the landfill?

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=608>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: The developers who bought property in the vicinity of the dump all have access to the information on land ownership in that area. It has been no secret that the city owns land for the expansion of the dump and they still bought their land in that area. If these special interest groups want the dump moved, they should pay the cost of moving the dump to a new location. I personally looked at land near there and opted against it due to the dump. They could have made that same decision.

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:

Form submitted on: 10/15/2018 6:12:37 PM

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Monday, October 15, 2018 1:03 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Jason
Last Name (Optional)	V
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	How long has the landfill been in the current location.If I remember correctly it was in it's current location since the late 70's or early 80's. it is the old adage regarding whether the chicken or the egg came first. Since the landfill was there before the development, why should the City move it if they have a viable area that can be further developed. It will come with a higher price to the residents of the area. While I understand there are costs to both options, the timing of potentially relocating the landfill is horrible. With looking at the cost options I would recommend extending the current facility allowing the City to increase reserves and work towards relocation at a later point in the future.
How did you first learn about the future options of the landfill?	work
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=605>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Jason

Last Name (Optional): V

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: How long has the landfill been in the current location.If I remember correctly it was in it's current location since the late 70's or early 80's. it is the old adage regarding whether the chicken or the egg came first. Since the landfill was there before the development, why should the City move it if they have a viable area that can be further developed. It will come with a higher price to the residents of the area. While I understand there are costs to both options, the timing of potentially relocating the landfill is horrible. With looking at the cost options I would recommend extending the current facility allowing the City to increase reserves and work towards relocation at a later point in the future.

How did you first learn about the future options of the landfill?: work

Email (Optional):

Additional Information:

Form submitted on: 10/15/2018 1:03:27 PM

Submitted from IP Address: 69.84.22.70

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Monday, October 15, 2018 8:42 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? Leave it where it is - only smart to do so.  
How did you first learn about the future options of the landfill?  
Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=604>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Leave it where it is - only smart to do so.

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:  
Form submitted on: 10/15/2018 8:42:03 AM  
Submitted from IP Address: 165.234.40.254  
Referrer Page: <https://www.minotnd.org/>  
Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Sunday, October 14, 2018 9:45 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Tanya
Last Name (Optional)	Steckler
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I think the most prudent decision is to gather more specific information on these "hypothetical" sites outside of Minot. It is not wise to make quick decisions without all the information. It is disappointing that land was purchased prior to gathering all this information.
How did you first learn about the future options of the landfill?	Facebook
Email (Optional)	stecklerteacher@gmail.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=603>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Tanya

Last Name (Optional): Steckler

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I think the most prudent decision is to gather more specific information on these "hypothetical" sites outside of Minot. It is not wise to make quick decisions without all the information. It is disappointing that land was purchased prior to gathering all this information.

How did you first learn about the future options of the landfill?: Facebook

Email (Optional): stecklerteacher@gmail.com

#### Additional Information:

Form submitted on: 10/14/2018 9:45:00 PM

Submitted from IP Address: 208.107.46.165

Referrer Page: <http://m.facebook.com>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Sunday, October 14, 2018 5:21 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Chris
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	Keep the landfill where it is, I don't want increases to my bill for relocation, and besides, I believe there are hidden variables not seen with relocation. Winter time drive time added to our garbage trucks, more miles, more time time added, we would need to buy more garbage trucks too! Not to mention in horrid conditions giving out over time to sanitation workers, etc. It sounds like A LOT of headache to relocate the landfill, keep it where it is!
How did you first learn about the future options of the landfill?	Facebook
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=601>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Chris

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Keep the landfill where it is, I don't want increases to my bill for relocation, and besides, I believe there are hidden variables not seen with relocation. Winter time drive time added to our garbage trucks, more miles, more time time added, we would need to buy more garbage trucks too! Not to mention in horrid conditions giving out over time to sanitation workers, etc. It sounds like A LOT of headache to relocate the landfill, keep it where it is!

How did you first learn about the future options of the landfill?: Facebook

Email (Optional):

Additional Information:  
Form submitted on: 10/14/2018 5:21:15 AM

Submitted from IP Address: 74.207.130.197

Referrer Page: <http://m.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 5:39 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Kim
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	Leave it where it is, why spend more money. The few that do not like the expansion where it is built there and knew the landfill was there. It has been there since I can remember. I do not want my rates to go up.
How did you first learn about the future options of the landfill?	News and facebook, word of mouth
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=600>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Kim

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Leave it where it is, why spend more money. The few that do not like the expansion where it is built there and knew the landfill was there. It has been there since I can remember. I do not want my rates to go up.

How did you first learn about the future options of the landfill?: News and facebook, word of mouth

Email (Optional):

#### Additional Information:

Form submitted on: 10/13/2018 5:39:10 PM

Submitted from IP Address: 74.207.187.72

Referrer Page: <http://m.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>



## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 12:22 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Garrett
Last Name (Optional)	Lien
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	End commercial and other community outlying waste coming into minot .This will spur those affected to come up with alternatives. Most likely a new business or two. Minot citizens should not have to drive 10-12 miles to use thier landfill. I don't think privatization of city sanitation and landfill is good idea. Poperty owners do not get to decide who their neighbors are. Businesses and residents affected should have thought ahead and purchased the land themselves. City should turn around and sell purchased property for 150% more then what was paid. Obviously value has gone up.
How did you first learn about the future options of the landfill?	News
Email (Optional)	Garrettl@midco.net

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=599>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Garrett

Last Name (Optional): Lien

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: End commercial and other community outlying waste coming into minot .This will spur those affected to come up with alternatives. Most likely a new business or two. Minot citizens should not have to drive 10-12 miles to use thier landfill. I don't think privatization of city sanitation and landfill is good idea. Poperty owners do not get to decide who their neighbors are. Businesses and residents affected should have thought ahead and purchased the land themselves. City should turn around and sell purchased property for 150% more then what was paid. Obviously value has gone up.

How did you first learn about the future options of the landfill?: News

Email (Optional): Garrettl@midco.net

Additional Information:

Form submitted on: 10/13/2018 12:21:31 PM

Submitted from IP Address: 24.111.234.32

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 10:14 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Jewell
Last Name (Optional)	Hamilton
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	<p>From what I understand, the current landfill reached capacity faster due to the 2011 flood. That is the reason that the City of Minot was able to use 1 million of the CDBG grant to utilize towards the expansion of current landfill. I disagree with many who say that people who purchased homes in that area knew that they were purchasing homes and land near the landfill therefore they should just suck it up now that the landfill has reached capacity. Many of these homes and properties were purchased prior to the 2011 flood. The city also issued permits for housing in that area and zoned that area as residential area. Therefore, this problem should not just fall on the shoulders of the citizens who bought and purchased properties in said area. The city also has a part in this as they allowed and encouraged growth in this area and the investors in the area purchased property and structures in this area in good faith. Its not the fault of the home and property owners that the 2011 flood occurred. Now that the city has already purchased land to expand the current landfill, it would only seem economically sound to continue with the expansion landfill plan. I wasn't able to attend the meeting for the landfill issues due to work related issues but that doesn't mean that I am not concerned with the issue or that this issue is not an important issue to myself and my family. I would appreciate a reframe from comments that I need to be attending the meetings or be part of some committee to be allowed to voice an opinion concerning such issue. Those comments from City officials and friends of City officials are quite condescending. Here are my questions that I would like to have answered. 1. When is enough enough? If the City choses to utilize the current land purchase for landfill expansion, will that solve the long term problem? Will you be back in years to come stating that the landfill needs to be expanded even further to service Minot citizens. According to the changes to the Ordinance in recent years, the city now has power to claim eminent domain for garbage landfill issues. Does this mean that if you utilize the current landfill expansion purchase that you will be coming back in a few years saying more land is needed and claiming eminent domain for more land use against home and property owners in that area? 2. During the Manoral campaign, Nancy Bommelman stated that she had done some research and a company out of MN would be willing to transfer waste by rail for recycling purposes. I will say that Nancy should have not bought the issue up if she didn't have much information concerning utilizing the rail for garbage removal. However, Shaun Sipma rebutted her comment with the fact the BNFS might be an option and it would be lest costly to have landfill shipped to Washington State. I had to go back and re watch that segment so that I am not mistaken about what was said. Has anyone followed up with this idea? Has BNFS been contacted about this issue and any information or data been collected with concerning this idea, or was it just campaign rhetoric? 3. If Option 2 or 3 is utilized, who stands to profit from the land purchase. Are they or any family members directly affiliated with the city of Minot? 4. Why is this issue not being put forward for a vote? Having a group discussion and citizen input is not the same as allowing the citizens of Minot have a real voice in the issue. My email address is included in this comment. Please, can someone answer my specific questions and get back to me. Thank You Jewell Hamilton</p>

How did you first learn about the future options of the landfill?      When the city of Minot Purchased land for over 4 million dollars  
Email (Optional)      dakota\_jewell@yahoo.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=598>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Jewell

Last Name (Optional): Hamilton

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: From what I understand, the current landfill reached capacity faster due to the 2011 flood. That is the reason that the City of Minot was able to use 1 million of the CDBG grant to utilize towards the expansion of current landfill.

I disagree with many who say that people who purchased homes in that area knew that they were purchasing homes and land near the landfill therefore they should just suck it up now that the landfill has reached capacity. Many of these homes and properties were purchased prior to the 2011 flood. The city also issued permits for housing in that area and zoned that area as residential area. Therefore, this problem should not just fall on the shoulders of the citizens who bought and purchased properties in said area. The city also has a part in this as they allowed and encouraged growth in this area and the investors in the area purchased property and structures in this area in good faith. Its not the fault of the home and property owners that the 2011 flood occurred.

Now that the city has already purchased land to expand the current landfill, it would only seem economically sound to continue with the expansion landfill plan.

I wasn't able to attend the meeting for the landfill issues due to work related issues but that doesn't mean that I am not concerned with the issue or that this issue is not an important issue to myself and my family. I would appreciate a reframe from comments that I need to be attending the meetings or be part of some committee to be allowed to voice an opinion concerning such issue. Those comments from City officials and friends of City officials are quite condescending.

Here are my questions that I would like to have answered.

1. When is enough enough? If the City choses to utilize the current land purchase for landfill expansion, will that solve the long term problem? Will you be back in years to come stating that the landfill needs to be expanded even further to service Minot citizens. According to the changes to the Ordinance in recent years, the city now has power to claim eminent domain for garbage landfill issues. Does this mean that if you utilize the current landfill expansion purchase that you will be coming back in a few years saying more land is needed and claiming eminent domain for more land use against home and property owners in that area?

2. During the Manoral campaign, Nancy Bommelman stated that she had done some research and a company out of MN would be willing to transfer waste by rail for recycling purposes. I will say that Nancy should have not bought the issue up if she didn't have much information concerning utilizing the rail for garbage removal. However, Shaun Sipma rebutted her comment with the fact the BNFS might be an option and it would be lest costly to have landfill shipped to Washington State. I had to go back and re watch that segment so that I am not

mistaken about what was said. Has anyone followed up with this idea? Has BNFS been contacted about this issue and any information or data been collected with concerning this idea, or was it just campaign rhetoric?

3. If Option 2 or 3 is utilized, who stands to profit from the land purchase. Are they or any family members directly affiliated with the city of Minot?

4. Why is this issue not being put forward for a vote? Having a group discussion and citizen input is not the same as allowing the citizens of Minot have a real voice in the issue.

My email address is included in this comment. Please, can someone answer my specific questions and get back to me.

Thank You  
Jewell Hamilton

How did you first learn about the future options of the landfill?: When the city of Minot Purchased land for over 4 million dollars

Email (Optional): dakota\_jewell@yahoo.com

Additional Information:

Form submitted on: 10/13/2018 10:14:17 AM

Submitted from IP Address: 96.2.12.166

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 8:38 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? I think the landfill should stay where it is at. All the people who build around this location were well aware of what was in their neighborhood and should not dictate for the rest of the community. Trinity has pigeons downtown too. Somehow, those have not been an issue for the helicopters. I say, leave the landfill where it is at so as not to put the opinion of a few on the backs of the community tax payers.

How did you first learn about the future options of the landfill?

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=597>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I think the landfill should stay where it is at. All the people who build around this location were well aware of what was in their neighborhood and should not dictate for the rest of the community. Trinity has pigeons downtown too. Somehow, those have not been an issue for the helicopters. I say, leave the landfill where it is at so as not to put the opinion of a few on the backs of the community tax payers.

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:

Form submitted on: 10/13/2018 8:38:15 AM

Submitted from IP Address: 208.107.14.129

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 8:09 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? Just can't get over why you buy land at way over market value before you know you can even use it. Not very fiduciary responsible. I feel that is only done when it is not your own money.

How did you first learn about the future options of the landfill? paper

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=596>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Just can't get over why you buy land at way over market value before you know you can even use it. Not very fiduciary responsible.

I feel that is only done when it is not your own money.

How did you first learn about the future options of the landfill?: paper

Email (Optional):

Additional Information:

Form submitted on: 10/13/2018 8:08:39 AM

Submitted from IP Address: 216.71.231.54

Referrer Page: <https://www.minotnd.org/>

Form Address: <https://www.minotnd.org/Forms.aspx?FID=84>



## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 6:30 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Maye
Last Name (Optional)	Jones
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I am adamantly in favor a new landfill OUTSIDE of Minot and putting a curbside recycling program in place. Minot needs to be progressive and inviting and most importantly we need to do what is right for future generations, otherwise shameful. I know the budget is a huge issue, but raising fees by \$7 per month is minimal. Many people think nothing of stopping and buying \$5 lattes or \$6-8 beers. For those on a fixed budget, the elderly, I do have compassion. However, if people are unable to help maintain the required homeowner's expenses, they then need to rent. My main contention or irritation over all of this, I was told we needed to put the new garbage containers in place for a recycling program. Yea! I supported vocally. Then not even a year later to read the paper one Sunday morning by a citizen writing in and NOT being informed by our city leaders, "cannot afford recycling". Where was the longterm planning let alone a one year shortterm plan.
How did you first learn about the future options of the landfill?	newspaper
Email (Optional)	jonesmaye@hotmail.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=595>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Maye

Last Name (Optional): Jones

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I am adamantly in favor a new landfill OUTSIDE of Minot and putting a curbside recycling program in place. Minot needs to be progressive and inviting and most importantly we need to do what is right for future generations, otherwise shameful. I know the budget is a huge issue, but raising fees by \$7 per month is minimal. Many people think nothing of stopping and buying \$5 lattes or \$6-8 beers. For those on a fixed budget, the elderly, I do have compassion. However, if people are unable to help maintain the required homeowner's expenses, they then need to rent.

My main contention or irritation over all of this, I was told we needed to put the new garbage containers in place for a recycling program. Yea! I supported vocally. Then not even a year later to read the paper one

Sunday morning by a citizen writing in and NOT being informed by our city leaders, "cannot afford recycling".  
Where was the longterm planning let alone a one year shortterm plan.

How did you first learn about the future options of the landfill?: newspaper

Email (Optional): jonesmayer@hotmail.com

Additional Information:

Form submitted on: 10/13/2018 6:29:59 AM

Submitted from IP Address: 174.219.18.63

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 4:37 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Liane
Last Name (Optional)	Anderson
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I am concerned about the landfill being so close to the city. It should be farther out of town. Can land be found outside of city limits? Other local towns could be part of it and help support it. Maybe create a new "town" just for landfill? It is impractical to have a landfill close to the hospital. Odor and additional large vehicle traffic, along with the birds that hang around there, would make it dangerous as well as unpleasant for the hundreds of employees who will be there for at least eight hours a day. Please don't make another big mistake by placing a new landfill so close to the already begun new hospital.
How did you first learn about the future options of the landfill?	newspaper, word of mouth, local TV news
Email (Optional)	limariejewelry@gmail.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=593>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Liane

Last Name (Optional): Anderson

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I am concerned about the landfill being so close to the city. It should be farther out of town. Can land be found outside of city limits? Other local towns could be part of it and help support it. Maybe create a new "town" just for landfill?

It is impractical to have a landfill close to the hospital. Odor and additional large vehicle traffic, along with the birds that hang around there, would make it dangerous as well as unpleasant for the hundreds of employees who will be there for at least eight hours a day.

Please don't make another big mistake by placing a new landfill so close to the already begun new hospital.

How did you first learn about the future options of the landfill?: newspaper, word of mouth, local TV news

Email (Optional): limariejewelry@gmail.com

Additional Information:

Form submitted on: 10/13/2018 4:36:57 AM

Submitted from IP Address: 96.2.19.62

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Saturday, October 13, 2018 12:06 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? Choice 1. Expand on existing site  
How did you first learn about the future options of the landfill?  
Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=592>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Choice 1. Expand on existing site

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:  
Form submitted on: 10/13/2018 12:05:44 AM  
Submitted from IP Address: 174.219.5.78  
Referrer Page: <http://m.facebook.com>  
Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 9:57 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?

I would like to see the landfill stay where it is and expanded in this location. Cities growing around an existing landfill is not a new phenomenon, it happens quite frequently. Trinity knew the landfill was there when they decided to buy property and build in that location. It will not only cost the citizens of Minot more to relocate the landfill to an area outside of town in the way of their utility bill and costs to dispose of items at the landfill, but also additional travel costs for them to travel to the landfill to dispose of larger items, tree branches and debris from renovation projects. The public meetings seemed very one sided as they mostly consisted of representatives from Trinity and the Green Acres development. Thank you for providing this online poll, as with most public meetings, the "not in my back yard" people are the ones show up in force and many people that are on the other side of the issue are not willing to express their opinions for fear of backlash from the masses in attendance. Now, let's move on to Recycling!

How did you first learn about the future options of the landfill?

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=591>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I would like to see the landfill stay where it is and expanded in this location. Cities growing around an existing landfill is not a new phenomenon, it happens quite frequently. Trinity knew the landfill was there when they decided to buy property and build in that location.

It will not only cost the citizens of Minot more to relocate the landfill to an area outside of town in the way of their utility bill and costs to dispose of items at the landfill, but also additional travel costs for them to travel to the landfill to dispose of larger items, tree branches and debris from renovation projects.

The public meetings seemed very one sided as they mostly consisted of representatives from Trinity and the

Green Acres development. Thank you for providing this online poll, as with most public meetings, the "not in my back yard" people are the ones show up in force and many people that are on the other side of the issue are not willing to express their opinions for fear of backlash from the masses in attendance.

Now, let's move on to Recycling!

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:

Form submitted on: 10/12/2018 9:57:04 PM

Submitted from IP Address: 24.111.222.8

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 4:46 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?

I understood from earlier forums that the expansion with an enlarged buffer zone would reduce it's longevity to 40 years. At that time, will we not be looking at relocation as well? In a longer view, we're paying for the expansion, plus an eventual relocation. In that light, the current presentation of options A,B,C at 20 year cost comparisons is both misleading and short-sighted. Rather, it seems to be option A + Option B or C, compared to B or C alone. The option to move to an 80+ year facility now, while more expensive, would seem to provide a 50 year plan that is actually more affordable and achievable in land and regulation than in 30-40 years. Additionally, I think the discussion to privatize sanitation services deserves further attention.

How did you first learn about the future options of the landfill?

News

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=590>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I understood from earlier forums that the expansion with an enlarged buffer zone would reduce it's longevity to 40 years. At that time, will we not be looking at relocation as well? In a longer view, we're paying for the expansion, plus an eventual relocation. In that light, the current presentation of options A,B,C at 20 year cost comparisons is both misleading and short-sighted. Rather, it seems to be option A + Option B or C, compared to B or C alone.

The option to move to an 80+ year facility now, while more expensive, would seem to provide a 50 year plan that is actually more affordable and achievable in land and regulation than in 30-40 years.

Additionally, I think the discussion to privatize sanitation services deserves further attention.

How did you first learn about the future options of the landfill?: News



Email (Optional):

Additional Information:

Form submitted on: 10/12/2018 4:46:16 PM

Submitted from IP Address: 134.129.229.10

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 1:52 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I think we should stay where we are at
How did you first learn about the future options of the landfill?	I work for sanitation
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=589>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I think we should stay where we are at

How did you first learn about the future options of the landfill?: I work for sanitation

Email (Optional):

Additional Information:  
Form submitted on: 10/12/2018 1:51:52 PM  
Submitted from IP Address: 174.219.8.92  
Referrer Page: No Referrer - Direct Link  
Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 1:32 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Susan
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I do not want to pay more money for my garbage pickup and disposal service. I am willing to go with an out-of-town disposal site even though weekly pickup may have to be changed to once a week in order not to raise rates. I support pursuing the out-of-town options with a time limit on the pursuit. However, I doubt other townships will support having a garbage disposal site. I would like to hear more about what can be done to mitigate the negative features of an extension of the present Minot garbage disposal site. For example, can concrete walls be built on the east and south sides?
How did you first learn about the future options of the landfill?	newspaper, then Thurs. meeting
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=588>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Susan

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I do not want to pay more money for my garbage pickup and disposal service.

I am willing to go with an out-of-town disposal site even though weekly pickup may have to be changed to once a week in order not to raise rates. I support pursuing the out-of-town options with a time limit on the pursuit. However, I doubt other townships will support having a garbage disposal site.

I would like to hear more about what can be done to mitigate the negative features of an extension of the present Minot garbage disposal site. For example, can concrete walls be built on the east and south sides?

How did you first learn about the future options of the landfill?: newspaper, then Thurs. meeting

Email (Optional):

Additional Information:

Form submitted on: 10/12/2018 1:32:18 PM

Submitted from IP Address: 74.207.153.246

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 12:36 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Kevin
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I feel that expanding the current landfill to 50+ more years of life expectancy is the right direction for the City of Minot to take. Relocating and managing 2 landfills seems like a wasteful option. 50 years would be ample time to find a new landfill site. I feel like the public thinks that the landfill's final slope is going to be on the shoulder of 37th Ave SW. I have heard that shelter belts are going to be installed to shield neighbors view of the current landfill. I also feel that 100 concerned neighbors shouldn't be the voice for all of Minot's citizens. Open it up for a vote. Let the citizens decide the fate of their new or existing landfill. Thank you.
How did you first learn about the future options of the landfill?	City of Minot Personnel
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=587>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Kevin

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I feel that expanding the current landfill to 50+ more years of life expectancy is the right direction for the City of Minot to take. Relocating and managing 2 landfills seems like a wasteful option. 50 years would be ample time to find a new landfill site. I feel like the public thinks that the landfill's final slope is going to be on the shoulder of 37th Ave SW. I have heard that shelter belts are going to be installed to shield neighbors view of the current landfill. I also feel that 100 concerned neighbors shouldn't be the voice for all of Minot's citizens. Open it up for a vote. Let the citizens decide the fate of their new or existing landfill. Thank you.

How did you first learn about the future options of the landfill?: City of Minot Personnel

Email (Optional):

Additional Information:

Form submitted on: 10/12/2018 12:35:34 PM

Submitted from IP Address: 165.234.40.254

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 10:46 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Tyler
Last Name (Optional)	R
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	Keep it where it's at. There is no sense to move when the land is already paid for. No sense in having two different landfills at the same time.
How did you first learn about the future options of the landfill?	From work
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=586>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Tyler

Last Name (Optional): R

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Keep it where it's at. There is no sense to move when the land is already paid for. No sense in having two different landfills at the same time.

How did you first learn about the future options of the landfill?: From work

Email (Optional):

#### Additional Information:

Form submitted on: 10/12/2018 10:45:39 AM

Submitted from IP Address: 174.219.137.231

Referrer Page: <http://m.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 10:25 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? continue the landfill where it is at. These big shots that are most vocal don't care if it gets dumped on other people out in the country. They also have neighbors and land values there also. There are always naysayers looking out only for themselves and the heck with everyone else. I know this has been studied for a number of years and seemed like the best choice.  
How did you first learn about the future options of the landfill? newspaper  
Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=585>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: continue the landfill where it is at. These big shots that are most vocal don't care if it gets dumped on other people out in the country. They also have neighbors and land values there also. There are always naysayers looking out only for themselves and the heck with everyone else. I know this has been studied for a number of years and seemed like the best choice.

How did you first learn about the future options of the landfill?: newspaper

Email (Optional):

Additional Information:  
Form submitted on: 10/12/2018 10:25:28 AM  
Submitted from IP Address: 208.107.31.175



Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 10:18 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Minot
Last Name (Optional)	Resident
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	The landfill should stay in its current location. I do not want my monthly costs for services to increase. There will be additional operating costs that have not yet been accounted for, only purchase and start up of a facility. I do not think the new Trinity building will be impacted like they claim. Even so, if they are so worried they should have considered that and had better planning and communication before now.
How did you first learn about the future options of the landfill?	Facebook
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=584>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Minot

Last Name (Optional): Resident

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: The landfill should stay in its current location. I do not want my monthly costs for services to increase. There will be additional operating costs that have not yet been accounted for, only purchase and start up of a facility. I do not think the new Trinity building will be impacted like they claim. Even so, if they are so worried they should have considered that and had better planning and communication before now.

How did you first learn about the future options of the landfill?: Facebook

Email (Optional):

Additional Information:

Form submitted on: 10/12/2018 10:18:26 AM

Submitted from IP Address: 165.234.40.254

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

---

**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 10:05 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	Add onto the landfill where it currently is. The houseing has built up around the landfill where it has been for years. There is land to expand now why would we want to spend millions to move a landfill farther away and pay higher rates to make up for the additional personnel and equipment needed to operate. Why should all of the city have to pay because of a few people that don't like the landfill where it is, those people chose to build or buy next to that existing landfill.
How did you first learn about the future options of the landfill?	Facebook
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=583>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Add onto the landfill where it currently is. The houseing has built up around the landfill where it has been for years. There is land to expand now why would we want to spend millions to move a landfill farther away and pay higher rates to make up for the additional personnel and equipment needed to operate. Why should all of the city have to pay because of a few people that don't like the landfill where it is, those people chose to build or buy next to that existing landfill.

How did you first learn about the future options of the landfill?: Facebook

Email (Optional):

Additional Information:  
Form submitted on: 10/12/2018 10:05:22 AM

Submitted from IP Address: 74.207.149.237

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 8:09 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Jeff
Last Name (Optional)	Fox
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	While I was able to attend last night's meeting, I have reviewed the news article dated 10/2 on the city website; <a href="https://www.minotnd.org/CivicAlerts.aspx?AID=409">https://www.minotnd.org/CivicAlerts.aspx?AID=409</a> If the three options listed are all that were proposed last night, I am in favor of going with option 2, the site located 18 miles east of Minot. That places the landfill well outside the southwest area of town which is the area projected for the greatest amount of growth. In addition, I also propose the city increase the fees it charges to outside communities and contract sanitation firms that are hauling waste to the Minot landfill. This will help subsidize the costs of moving and developing the landfill at the new site. Finally, there is no mention in the article about the eventual rehabilitation of the current landfill and future uses of the property. I propose the city immediately place the property they recently procured for expansion, for sale. Also, I propose that the city put together a committee to discuss long term uses of the current landfill area and make recommendations for future plans.
How did you first learn about the future options of the landfill?	I am a property owner in Elk Meadows, neighborhood adjacent to the current landfill
Email (Optional)	jfoxndr38@gmail.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=582>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Jeff

Last Name (Optional): Fox

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: While I was able to attend last night's meeting, I have reviewed the news article dated 10/2 on the city website; <https://www.minotnd.org/CivicAlerts.aspx?AID=409>

If the three options listed are all that were proposed last night, I am in favor of going with option 2, the site located 18 miles east of Minot.

That places the landfill well outside the southwest area of town which is the area projected for the greatest amount of growth.

In addition, I also propose the city increase the fees it charges to outside communities and contract sanitation firms that are hauling waste to the Minot landfill. This will help subsidize the costs of moving and developing the landfill at the new site.

Finally, there is no mention in the article about the eventual rehabilitation of the current landfill and future uses of the property. I propose the city immediately place the property they recently procured for expansion, for sale. Also, I propose that the city put together a committee to discuss long term uses of the current landfill area and make recommendations for future plans.

How did you first learn about the future options of the landfill?: I am a property owner in Elk Meadows, neighborhood adjacent to the current landfill

Email (Optional): jfoxndr38@gmail.com

Additional Information:

Form submitted on: 10/12/2018 8:09:06 AM

Submitted from IP Address: 192.5.58.223

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Friday, October 12, 2018 8:02 AM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? Option 1. Use the land already purchased. The bordering land owners chose to buy property next to the landfill. The rest of the area shouldn't have to pay to compensate them for their decision. Also, this survey does not work on a smart phone. I had to go to my computer to complete it.  
How did you first learn about the future options of the landfill? city of minot facebook post  
Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=581>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Option 1. Use the land already purchased. The bordering land owners chose to buy property next to the landfill. The rest of the area shouldn't have to pay to compensate them for their decision.

Also, this survey does not work on a smart phone. I had to go to my computer to complete it.

How did you first learn about the future options of the landfill?: city of minot facebook post

Email (Optional):

#### Additional Information:

Form submitted on: 10/12/2018 8:02:12 AM

Submitted from IP Address: 69.84.17.170

Referrer Page: <https://www.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>



## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 10:22 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?  
How did you first learn about the future options of the landfill?  
Email (Optional)

Why would we buy more land for a landfill if we already have some purchased.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=580>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Why would we buy more land for a landfill if we already have some purchased.

How did you first learn about the future options of the landfill?:

Email (Optional):

Additional Information:  
Form submitted on: 10/11/2018 10:22:03 PM  
Submitted from IP Address: 174.219.12.220  
Referrer Page: <https://www.minotnd.org/>  
Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 10:11 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Eric
Last Name (Optional)	Pearson
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	I think the question on everyone's mind is this: you just paid \$4 million to expand the current landfill 60 years -according to this source: <a href="http://www.grandforksherald.com/news/4329742-minot-purchases-320-acres-land-4-million-extend-landfill-life-60-years">http://www.grandforksherald.com/news/4329742-minot-purchases-320-acres-land-4-million-extend-landfill-life-60-years</a> Why would you not use that?! Why would anyone walk away from a \$4 million investment for 60 years to pay \$110 million for a net gain of 30-40 years? If I am mistaken, I truly apologize; I just don't see spending that much money when you have a 60 year feasible option. If you could re-sell that land you purchased (the \$4 million) for half the price of the new land, it would then make more sense to me. Thank you for taking comments on this, no matter how dumb they may be!
How did you first learn about the future options of the landfill?	Facebook
Email (Optional)	etr41n@gmail.com

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=579>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Eric

Last Name (Optional): Pearson

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: I think the question on everyone's mind is this: you just paid \$4 million to expand the current landfill 60 years -according to this source: <http://www.grandforksherald.com/news/4329742-minot-purchases-320-acres-land-4-million-extend-landfill-life-60-years>

Why would you not use that?! Why would anyone walk away from a \$4 million investment for 60 years to pay \$110 million for a net gain of 30-40 years? If I am mistaken, I truly apologize; I just don't see spending that much money when you have a 60 year feasible option. If you could re-sell that land you purchased (the \$4 million) for half the price of the new land, it would then make more sense to me.

Thank you for taking comments on this, no matter how dumb they may be!

How did you first learn about the future options of the landfill?: Facebook

Email (Optional): [etr41n@gmail.com](mailto:etr41n@gmail.com)

Additional Information:

Form submitted on: 10/11/2018 10:10:49 PM

Submitted from IP Address: 24.230.38.194

Referrer Page: <https://www.facebook.com/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 9:26 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Jason
Last Name (Optional)	
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	If we expand or move we need to raise the fees for other companies dumping from out of City limits (exm. Circle). Save that money for future expansion or relocation
How did you first learn about the future options of the landfill?	
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=578>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Jason

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: If we expand or move we need to raise the fees for other companies dumping from out of City limits (exm. Circle). Save that money for future expansion or relocation

How did you first learn about the future options of the landfill?:

Email (Optional):

#### Additional Information:

Form submitted on: 10/11/2018 9:25:32 PM  
Submitted from IP Address: 174.219.147.97  
Referrer Page: android-app://m.facebook.com  
Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 8:29 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)

Last Name (Optional)

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?

You have spent millions purchasing land at the current sight for expansion .You need to move forward with the existing sight and stop wasting taxpayers money and time. Additional costs to the garbage bill to move it out of the city is absurd. Why would we want to privatize the service only to pay more as consumers. Too many political buds are working together and not doing what is best for the people who pay the tax bill and live in this city. Mr Mayor I for one expected so much more from you. What a disappointment. When are you going to plan and discuss before millions of dollars are spent purchasing land. Is this another parking ramp fiasco at the expense of tax payers? People can not continue to live in this city at the rate of property tax increases and costs of services. Neither can families with children. Think about it. Totally out of control. The elderly are being forced to sell their homes because they cannot afford the taxes. They worked all their lives to pay for their home only to be forced to sell due to the tax increases annually. Shame on You

How did you first learn about the future options of the landfill?

News

Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=577>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: You have spent millions purchasing land at the current sight for expansion .You need to move forward with the existing sight and stop wasting taxpayers money and time. Additional costs to the garbage bill to move it out of the city is absurd. Why would we want to privatize the service only to pay more as consumers. Too many political buds are working together and not doing what is best for the people who pay the tax bill and live in this city. Mr Mayor I for one expected so much more from you. What a disappointment. When are you going to plan and discuss before millions of dollars are spent purchasing land. Is this another parking ramp fiasco at the expense of tax payers? People can not continue to live in this city at the rate of property tax increases and costs of services. Neither can families with children. Think about it. Totally out of control. The elderly are being forced to sell their homes because they cannot afford the taxes. They worked all their lives to

pay for their home only to be forced to sell due to the tax increases annually. Shame on You

How did you first learn about the future options of the landfill?: News

Email (Optional):

Additional Information:

Form submitted on: 10/11/2018 8:29:17 PM

Submitted from IP Address: 208.107.17.34

Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 7:26 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)	Jill
Last Name (Optional)	Allex
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?	Expand existing one. So simple, you bought it use it.
How did you first learn about the future options of the landfill?	News
Email (Optional)	

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=576>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional): Jill

Last Name (Optional): Allex

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: Expand existing one. So simple, you bought it use it.

How did you first learn about the future options of the landfill?: News

Email (Optional):

#### Additional Information:

Form submitted on: 10/11/2018 7:25:38 PM

Submitted from IP Address: 24.230.38.97

Referrer Page: <http://m.facebook.com>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** noreply@civicplus.com  
**Sent:** Thursday, October 11, 2018 5:06 PM  
**To:** Jason Sorenson  
**Subject:** Online Form Submittal: Comments on the Future of the Landfill

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Comments on the Future of the Landfill

First Name (Optional)  
Last Name (Optional)  
What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill? It's the dumbest things to think to move a landfill when has been there for about 60 years . Everyone knows the landfill is there so don't build there . I built a house out by the lagoons but I also new they were there ,did I ask the city to move then NO, what kind of people are you are you that dumb,wake up and complain about something else  
How did you first learn about the future options of the landfill? Don't remember  
Email (Optional)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.minotnd.org/Admin/FormHistory.aspx?SID=575>

The following form was submitted via your website: Comments on the Future of the Landfill

First Name (Optional):

Last Name (Optional):

What comments or opinions do you have regarding the current options presented for the future of the City of Minot Landfill?: It's the dumbest things to think to move a landfill when has been there for about 60 years . Everyone knows the landfill is there so don't build there . I built a house out by the lagoons but I also new they were there ,did I ask the city to move then NO, what kind of people are you are you that dumb,wake up and complain about something else

How did you first learn about the future options of the landfill?: Don't remember

Email (Optional):

Additional Information:

Form submitted on: 10/11/2018 5:06:05 PM

Submitted from IP Address: 74.207.168.27



Referrer Page: <https://www.minotnd.org/>

Form Address: <http://www.minotnd.org/Forms.aspx?FID=84>

## Jason Sorenson

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**From:** Dan Jonasson  
**Sent:** Monday, October 08, 2018 8:25 AM  
**To:** Jason Sorenson  
**Subject:** FW: Comments Regarding Minot City Landfill

**From:** Shaun Sipma  
**Sent:** Saturday, October 06, 2018 8:21 PM  
**To:** Kelly Matalka <kelly.matalka@minotnd.org>; Tom Barry <tom.barry@minotnd.org>; Dan Jonasson <dan.jonasson@minotnd.org>  
**Subject:** Fwd: Comments Regarding Minot City Landfill

Sent from Sipma's iPhone

Begin forwarded message:

**From:** Tim Baumann <baumanntw@gmail.com>  
**Date:** October 6, 2018 at 11:33:08 AM MDT  
**To:** Shaun Sipma <shaun.sipma@minotnd.org>  
**Subject:** Comments Regarding Minot City Landfill

Hello Mayor Sipma,

My name is Tim Baumann and I live at 1308 35<sup>th</sup> Ave. SW, Minot, ND 58701. I am writing today to express my opinions regarding the Minot landfill. I apologize that I am not able to attend the public meeting that will be held on Thursday, Oct. 11 at 6:30pm in the Municipal Auditorium. I will be traveling to Washington DC at that time to spend a few days with my older brother to help celebrate the purchase of his new home.

My feedback and comments are based upon the information listed in the Minot City NOW Newsletter that was e-mailed on October 4<sup>th</sup>. With this information in mind, I would like to offer the following thoughts:

- 1) I am in support of keeping the landfill in its current location and expanding operations to accommodate the need for more landfill space. I live within a mile of the current landfill and while I am not excited about the prospect of expansion, I feel as though it is a necessary evil of living in a city. I would encourage and request that decision makers plan to plant many trees and shrubs between the new landfill border and adjacent neighborhoods and properties. This can help greatly reduce the amount of noise, blowing waste, and visual degradation that often accompanies landfills.
- 2) The issue of landfill expansion and siting and waste management as a whole will not disappear after this current decision is made. I would ask the City Council and city administration to establish a plan to address waste management in our community that reaches beyond this current landfill expansion. At best, we will buy ourselves a finite period of time before we must once again talk about expanding or re-siting our landfill. It would be prudent for our community leaders to turn this difficult discussion and decision into an opportunity for growth and change. For example, some material that is currently being deposited in our landfills is recyclable. In addition to expanding our landfill, are we also prepared to divert this portion of our waste away from the landfill to be re-processed and used again? Similarly, a portion of our landfill-bound material is food and garden waste that is able to break down into soil and hummus that can be used for

various projects and gardens around our community and on our properties. Do we have a long term, systematic plan to divert this waste (and potential community resource) away from our landfill? Likewise, do we have any plans in place to incentivize reducing our waste in favor of recycling and composting? Would any such plans apply to independent operators that dump materials in our landfill? Independently, these steps can reduce waste and prolong the life of our current and future landfill. Taken in consideration together, these actions could make this the last landfill expansion that the City of Minot needs to create.

I understand that there are still many discussions to be had and information to be gathered before a final decision can be made on this topic. I can also appreciate that this topic is one of many large decisions demanding attention from our city leaders and administrators. I hope that I will be available to participate in the discussion if an additional public meeting is planned. As always, please know that I appreciate and respect the work that you do making difficult and forward-thinking decisions on behalf of our current and future community. Thank you for taking the time to read my comments and for helping make Minot a positive place to call home.

Sincerely,

Tim

**Kristal Bahr Siembida** What about recycling? This is important and will help slow down the waste.

**Jeff Richards** Thought I'd share..[https://bismarcktribune.com/.../article\\_61c86900-ada3...](https://bismarcktribune.com/.../article_61c86900-ada3...)

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### **Market forces put America's recycling industry in the dumps**

**Jessy Fossen** Any thoughts of decreasing the amount of trash going IN to the landfill via recycling/compost services currently non-existent....?

**Jeff Richards** Thought I'd share and this is a recent article for those that continue to want the recycle option..[https://bismarcktribune.com/.../article\\_61c86900-ada3...](https://bismarcktribune.com/.../article_61c86900-ada3...)

BISMARCKTRIBUNE.COM

### **Market forces put America's recycling industry in the dumps**

**Alex Mardikian** Recycling services are available in Minot. Its called Kalix

**Jeff Clarkson** Alex Mardikian extremely limited recycling options.

**Alex Mardikian** Jeff Clarkson so we should spend more tax money to impement a (money losing) govt system? Because the people that want to recycle are too lazy to drop it off themselves?

**Jeff Clarkson** Oh, I'm all for a much better recycling system. And I do use Kalix, but we have to throw so much stuff away that is recyclable because they won't take it. We need a better recycling program.

**Alex Mardikian** Jeff Clarkson transportation is the problem it has to be trucked out which is expensive. Plus the city would have to buy more trucks to do curbside pickup and hire more drivers. Minot isn't big enough for it to be cost efficient meaning higher property taxes.

**Ian Richards**[https://bismarcktribune.com/.../article\\_61c86900-ada3...](https://bismarcktribune.com/.../article_61c86900-ada3...)

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### **Market forces put America's recycling industry in the dumps**

**Josh Jeffreys** Why was additional land purchased for a landfill expansion in 2017?

**Josh Jeffreys**

**Courtney Shattuck** If you buy land in 2020 it will be costly, so buy now and save

**Jenny Lynn Courtney Shattuck** — land was already purchased — that is the point he is making. So why not utilize what we already spent millions on.

**Deven Mantz** Don't quote me but I'm pretty sure they were going to expand and the people in the area complained (I don't blame them) so the city backed off. Basically they got ahead of themselves

**Courtney Shattuck** They city could always sell , they bought, thinking of the future.

**Josh Jeffreys** I think it was more of putting the cart in front of the horse.

[Jenny Lynn](#) Or maybe it was the chicken before the egg 😊

[Aaron Davey](#) Courtney Shattuck they'll sell the land for 30% of what they paid. The land value was assessed at like 1.2 million and they paid close to 4M

[Dave Hennes](#) What was there first land fill or housing???

[Jeff Richards](#) Aaron Davey I guarantee you if this area so-called blossoms like the hospital and surrounding landowners think, not only will the city need to utilize some of the property for future use, (sub stations, police, fire, public works) but that strip of hiway will eventually be rezoned commercial. ...prices will go up and who owns the property now?

[Mary Beth SchmalzCarlson](#) I heard we want to relocate because of seagulls in area and new Trinity is not that far away so we probably will relocate.

[Dave Hennes](#) [Mary Beth SchmalzCarlson](#) reliable source??

[Mary Beth SchmalzCarlson](#) [Dave Hennes](#) no just talk and we all know how it goes if you live in Minot

[Dave Hennes](#) Yep 98.7 % bull and never any facts!

[Jamie Hyatt](#) Seagulls will follow, that is not the issue. 😊

[Mary Beth SchmalzCarlson](#) Yeah what I'm saying is new Trinity does not want. seagulls around so yeah we will relocate so seagulls eventually leave that area now where land fill is.

[Eric Pearson](#) The video was very well done, nice job! I may have misunderstood, but the option that would cost us 0\$ would add approx. 50 years of life and would be an expansion on the current site. The first option from the study would result in the dump ground being 18 miles away, a monthly cost increase and still only 50 years of life. Did I understand that right? I would vote to expand and have the bill not go up. We are already paying more on our bill and are getting less of a service.

Maybe an option could be to expand the current site and charge people a small fee to build up a strong recycling program, maybe look into incinerating options... I'm not well versed in garbage or recycling tech, just throwing out my idea. Thanks for the video.

[The City of Minot](#) Hi Eric, great question. All three options will get us past 50 years, but the two later options will have a considerably longer life expectancy. Think 55-65 vs 70-80. It is, of course, an estimate based on current and expected use.

[Eric Pearson](#) If the new dump is 18 miles out of town, did the cost increase take into consideration the extra time on the payroll that would be added ... it would add approx 40 minutes a day driving time, multiplied by however many employees there are. There would also be an increase in gas used, possibly more wear and tear on vehicles. New buildings would need to be constructed, etc. Does the amount quoted take into consideration all of that or is that just the land?

It probably wouldn't be that much more, but I know people get upset when they are told it will "only" go up x amount and it ends up going y.

Thanks for taking the time to answer my question!



[The City of Minot](#) [Eric Pearson](#) those costs haven't been estimated yet. The scope of our most recent research was to investigate likely costs of relocating. The locations are hypothetical at this moment. Here is something that may help.

<https://www.minotnd.org/CivicAlerts.aspx?AID=409>

MINOTND.ORG

[Minot, ND](#)

[Eric Pearson](#) [The City of Minot](#) awesome, thanks.

[David Thomas Messemer](#) I hope the land of seagulls can remain where it is. It's convenient where it's at.

[Donovan Hudson](#) Waste to energy facility

[Dustin Offerdahl](#) Few things to consider when thinking about the Future of Minot, the numbers provided are based on a 20 year study for all 3 options, so the numbers are a little skewed in the cities favor. Expected life span of option 1 expansion without recycling is 40-60 yrs. Whereas option #2 And #3 are projected to be around 90-110 year life span. I believe a more specific detailed apples to apples study would provide more accurate numbers for the public to fully understand the best action for the future of Minot, both with city services and future economical growth. I believe in the past we have made rash decisions and it has caught up to us, with the landfill having 4-6 years before needing this expansion we have time to investigate and make a very educated long term highly researched decision, just my two cents anyways.

[Tori Brown](#) Recycle?  Just a thought.... 

[Tori Brown](#) [Lucas Brown](#)

[Magen Friend](#) Recycling is something the city has been looking into. We have a few options there. We can sort here and send out or send out to be sorted. Both offer jobs but also offer cost to us, in the form of monthly fees and/or taxes. But even with recycling, we will still have waste that will need to be dealt with. And the landfill is how we currently handle that. So even if we had an up and running option for recycling we would still need to be considering options for the landfill because of the increase in population.

[Lawrence DeBold](#) So if all three options offer approximately the same amount of lifetime, and one of them does not burden the taxpayer, why is this even a debate?

Always go with the option that burdens the taxpayer the least.

[Dustin Offerdahl](#) [Lawrence DeBold](#) Few things to consider when thinking about the Future of Minot, the numbers provided are based on a 20 year study for all 3 options, so the numbers are a little skewed in

the cities favor. Expected life span of option 1 expansion without recycling is 40-60 yrs. Where as option #2 And #3 are projected to be around 90-110 year life span. I believe a more specific detailed apples to apples study would provide more accurate numbers for the public to fully understand the best action for the future of Minot, both with city services and future economical growth. I believe in the past we have made rash decisions and it has caught up to us, with the landfill having 4-6years before needing this expansion we have time to investigate and make a very educated long term highly researched decision, just my two cents anyways.

[Alex Ness](#) I would like it explained where the \$75 million dollar cost comes from to expand? To me it seems like you would be buying some more land from a local farmer and setting it up to dump trash on it. \$75 million seems steep to remain where the dump already is.

[Jeff Richards](#) That's about the yearly budget for continued operation, lease of equipment, salary's, testing, develop of new cells, etc. 75 divided by 20 = per year.

[Steve Whitesell](#) Thanks for your inputs,Jeff.

[Gary Jacobs](#) No talk of an incinerator using natural gas that is currently burned off of oil wells, being captured and used to turn steam generators and capturing expended pollutants and recycling that back to fossil fuel energy? The tech is out there.

[Kalvin Larson](#) Who do you propose will build the infrastructure to bring the natural gas to Minot to run the incinerator?

[Gary Jacobs](#) Federal and state grants along with city and county money.

<http://amp.timeinc.net/for.../2016/07/13/gas-flares-to-power>

[Manage](#)



FORTUNE.COM

<http://fortune.com>

[Mark Pullen](#) Get us recycling cans and I'll do it, or I'll even buy them. Price of alum sucks so not worth taking it in, but willing to have it sent to a center for recycling. My water bill is high as hell anyway. Thought most people moved out with the oil.

[Jennifer-Lucian Rockwell](#) Think of the way the wind blows - moving it to the east would be the better option and the city seems to be expanding more in that direction right now which would mean the

landfill would be closer to more houses but they wouldn't get the smell associated with it. And having lived where recycling was huge I know that it can reduce waste by more than half. We had trash pick up once every other week and recycling the week in between and my recycling was always full and my garbage wasn't even close in two weeks. And that was a family of 5 with diapers! In Scandinavian countries they also have recycling booths for bottles of soda or water that are paid for by the soda companies. You pay 10 cents extra when you buy it and get 10 cents back when you put it back in the machine and the company takes care of the payments and recycling costs. Something to look into! Also moving it further from housing subdivisions will help those who live in that area with resale value.

[Brett Wold](#) Expand the current location.

[Donovan Hudson](#) Waste to energy facility

[Lexi Hamm](#) Go with the cheapest option and implement recycling. Done.

[Donna Mindt](#) I vote for the cheapest option.

[Alex Mardikian](#) Incinerator

[Joshua Dolley](#) Start the freaking recycling program! I'll help!

[Jamie Hyatt](#) Write the check. It's in the works but everyone in town complains when the city has to spend money.

[David Thomas Messemer](#) Scrap the flood wall, take its funding. XD

[Joshua Dolley](#) [Jamie Hyatt](#) sooo... buy more land??? Isn't that spending more money? How about help the environment? Help reduce the amount of aluminum, tin, plastics that CANNOT in our life time decompose.

[Jamie Hyatt](#) I am saying that the City is working it but to build the collection facilities etc costs money. If it was free it would be done but the residents squeal when money is spent. You still need land and then the building and all that go with recycling. I am all for it but they have to get the funding to do it.

[Joshua Dolley](#) They just gained 18% (ish) in property taxes, they CAN find a darn way to fund this.

[Zack Baker](#) You realize this "recycling program" is collecting the goods and paying people to drive it to Minnesota? The me how this saves is any money. Rather maybe a waste to energy facility that burns the trash while charging citizens to dispose and burn for usable energy...

[Cedar Jasso](#)<http://www.energyjustice.net/incineration/usplants>

ENERGYJUSTICE.NET

[Commercial Trash Incinerators in the U.S. | Energy Justice...](#)



[Lawrence DeBold](#) As long as my monthly rate only goes up a nominal amount and it is curbside.

I already give the city way too much money as it is

[Bob Schnabel](#) We would have a recycling firm in town but the city pulled their permit through rezoning

[Jamie Hyatt](#) [Bob Schnabel](#) that was hardly recycling and far from curbside.

[Bob Schnabel](#) [Jamie Hyatt](#) they were a firm that could have taken the curb side recyclables and shipped them to be recycled. Now if the city invoked curb side recycling the city must pay for transportation of the materials to a recycling facility

[Jamie Hyatt](#) [Bob Schnabel](#) they didn't even have a place to send it to, it was stockpiled on their lot. They would not have been able to take it over.

[Jeff Richards](#) [Bob Schnabel](#) Bottom line it will have to be subsidized. Education is a big problem, participation is a must by all party's far and wide. Communities continue to deal with cross contamination. <http://www.wday.com/.../4489336-problem-plastic-plagues...> And then's there's China which I believe has started buying again but with much STRICTER guidelines. <https://www.huffingtonpost.com/.../china-recycling-waste...>

WDAY.COM

### [Problem plastic plagues Fargo's recycling efforts](#)

[Jeff Richards](#) [Jamie Hyatt](#) Just like the stock market...buy low sell high....there is no high. 😊

[Bob Schnabel](#) Recycling?? Yeah so I can lease 2 or 3 more containers from the city at \$15-20 each per month or a 16 gallon container . I just looked st the manufacturer's website they don't list the 65 gallon container, but have 3 different 35 gallon containers. The prices for these 3 containers are \$90, \$120, & \$145. So I pay \$16/month for a 65 gallon container & if the price was double that of a 35 gallon container, the container would be paid of in 11 months - 18 months. But we will not ever see that container fee come off of our bill

[Patrick Kippen](#) City should take a look at outside communities hauling waste into the current landfill. Are the "outside fees" actually benefiting Minot. If outside collections are more than what our own city generates there might be an issue there- raise the fees for other entities, instead of Minot residents. After it all it is called City of Minot Landfill- not truck your city's trash from wherever you want and we will absorb the cost of everything to keep you happy landfill.

[Rob Ehlers](#) That's true surrounding towns around Minot dump thier trash there!

[Bob Schnabel](#) No different than the completely screwed up NAWA project. The treatment facility should have been as close as possible to the intake on Lake Sakakawea. No Canadian lawsuit & much cheaper. But it seems as though the citizens of Minot are picking up the lions share of construction costs. All the

while Minot is currently providing water to many of the outlying cities. Minot imposes water restrictions during droughts , but I never hear of these other cities imposing water restrictions at the same time.

[Donna Mindt](#) I thought the city spent \$4 million and already purchased farm land to expand the current land fill. It will butt up to Trinity's new hospital

[Carla Marie Newgard](#) They did. But once they asked to start using the land for the landfill, those who live in Green Acres on that side came forward to have them relook at the use. They put the cart before the horse as this was part of the old way of doing things.

[Shawn Miller](#) This is my understanding. Before the city bought the land people spoke during one of the meetings stating that the landfill would be “in their backyard”. They were concerned about the smell and other issues that living next to a landfill would bring. From there the city bought the land any way and then a lawsuit was filed against the city because the new land encroached too closely on the surrounding residents property. IF this is correct (it may not be so do some digging yourself) then the city spent 4 million on land that they are unable to use for landfill purposes because either someone didn’t do their job or the city just ignored what they were told and bought the land any way because it lined someone’s pockets more or it was a god awful oversight. Either way someone should be fired for a 4 million dollar mistake.

[Derek Hackett](#) Mr. Miller, I must respectfully correct a handful of the inaccuracies here. The city has been working to acquire adjacent land since 2005 and finally did so in 2017. When staff brought the application to rezone the property from Ag to public use, neighbors near the landfill protested, as is their right, and as is an example why it is city ordinance to alert property owners near a property trying to rezone. That meeting was months after the land was purchased. There was never any such lawsuit. The city, after hearing concerns of the neighbors that live near the existing landfill, decided to take a step back, listen to complaints and dive into a study and focus group to find suitable options (see link). That now leaves us here, with a public meeting on Thursday to hear from the rest of the community on what they may think is the best option.

I hope this information finds you well and you find it to be helpful.

I do feel a sense of obligation to address the final comment however of “lining someone’s pockets”. This is very often used with little to no foundational evidence or example. Government finances and accounting is very strict and structured. That is intentional to avoid such situations as you are inferring. The dollars used for the purchase of this land was grant money very strictly regulated for land to expand the landfill. The city undergoes several audits, both internally and federally to ensure no collusion takes place, among other nefarious possibilities.

I hope this helps you in preparation for Thursday’s meeting and the decision ahead.

[Sarah Mycheryl Schmaltz](#) [Derek Hackett](#) very well said.

[Jayme 'coss' Burkhart](#) Derek Hackett, My issue with this is the city obviously did not do enough research PRIOR to spending the millions on the land according to your statement. AFTER they purchased it, they then brought the application to rezone the property from Ag to public use and the neighbors near the landfill protested. You state that a meeting was held with the neighbors "months after the land was purchased." Why wasn't this all done BEFORE the massive purchase? You also state, "The city, after hearing concerns of the neighbors that live near the existing landfill, decided to take a step back, listen to complaints and dive into a study and focus group to find suitable options." This should have been done before. Nobody is perfect...i am far from it, but this keeps happening over and over again with this city. It's time to start learning from mistakes.

[Tracy Neubauer](#) The reason the price was so high is because they bought it from a "buddy"

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[Elisha Gates](#) I just can't believe a new location will cost \$110million. They need to get better bids and be firm with price agreements and contracts. Tired of this city wasting money and raising my property taxes for mistakes.

[Tracy Neubauer](#) City of Minot says "we don't care what the cost is....we'll just raise your taxes again to pay for it." Problem solved!!!

[Jeff Richards](#) Tracy Neubauer sanitation/landfill is an enterprise fund and not tax based....user fee's

[Bob Schnabel](#) [Jeff Richards](#) so your sanitation & garbage fees goes up, plus they will still raise taxes

[Tracy Neubauer](#) Bob Schnabel so you get to pay twice as much!! I love it

[Tracy Neubauer](#) Bob Schnabel so you get to pay twice as much!! I love it

[Joshua Dolley](#) Waste to energy solves the non-recyclable problem...but not the recyclables issue. Why not do both? Help the environment. Help REUSE aluminum, and plastics, and others? The majority of the states population enjoys hunting/ fishing/ outdoor recreation. Why not help preserve it? A lot of other states found a way to do it. Why can't we with a booming economy? We boast about how awesome the job market it. But, can't afford a recycling program. In the oil field flaring was stopped. They found a way. That provided jobs. The city will tax us forever. It's the plain truth. Lets put the funds to a better use for our children's children.

If cities w/o a booming economy...and less property taxes can do it... so can we.

[Cathy Breiner](#) Moved to Minot from Bismarck this past spring and was frustrated to find a lack of recycling. I do not understand why recycling is not being made a priority right now considering the landfill is running out of room. Do you want higher taxes to pay for a new landfill or do you want to pay a small monthly fee to recycle? Dickinson just started citywide recycling...if they can do it, so can Minot.

[Joshua Dolley](#) <http://www.lyco.org/.../Resour.../Recycling/Drop-off-Centers>

The 24/7/365 sites are conveniently located in multiple parts of the city. They are well lit. Glass, tin can, aluminum cans, paper, cardboard, plastics, all can be recycled.

LETS DO THIS 🇺🇸

**Jamie Hyatt** Again, write the check.

**Kristin Michels** I'm hoping these are different voices than the ones that were complaining about the cost of building a recycling transfer station a not long ago. They have been trying, the City. The automated trucks were the first step, but they need to build somewhere to haul that to as well.

**Scott G** Option 1. It's the most economical and smart choice. Then explore recycling program as a next step since even with recycling the landfill will still need expansion.

**Connie Philipenko** Recycling works for Bismarck and Mandan. Why not take all those old plastic bottles and make them into something useful

**Joel McCrea** Exactly..recycle and then when you cant...check out this article on Sweden...they are actually using so much trash they have to import it!!!<https://www.pri.org/.../sweden-imports-waste-european...>

PRI.ORG

**Sweden imports waste from European neighbors to fuel...**

**Elisha Gates** Connie Philipenko I agree. We already have twice a week pick ups. Why not make one for recycling? I recycle and it's cut my trash for the bin in more than half!

**Melissa Baker** Having a recycling program wouldn't really help considering the city can't afford to build a processing plant. The recycled products would have to be shipped to MN which is counterproductive. The city would end up putting more emissions back into the environment than what would be saved by recycling. We should be following Spokane, WA and build an incinerator that puts energy back into the grid. It gets rid of the growing landfill, ground pollution, lowers costs of electricity for city residents and we can use the existing trash system.

**Jessica Leigh Faydo** I also thinking starting a recycling program it a great idea and in the long run it with help the environment! It is unreal what people throw away! It makes sick just to think about all of it just sitting there! I know I'm one of the few that does recycle! Our trash goes out about every 6 to 8 weeks! We recycle about 90% of our trash!

**Shawn Miller** I'd like to take this opportunity to point out that the FARMLAND the city bought is worth about \$550,000. Instead they spent \$4,000,000. I understand that a premium can be charged because it's connected to the current landfill but, paying 7x more than the going rate for farmland is just stupid.

Edit: Interesting article. [http://www.tax-rates.org/north.../ward\\_county\\_property\\_tax](http://www.tax-rates.org/north.../ward_county_property_tax)

**Jeff Richards** I would venture to say that the 2 optional sites noted in the above will bring considerably over estimated price??

[Shawn Miller](#) Probably since people will be greedy and try and gouge the city but, if the city worked harder on negotiating down these ridiculous land costs then it's a start. The city could have approached owners of the 3 properties and spoke with them about possibility buying their land and to let them know that they are looking at other possible sites if the cost is too high. It helps keep people honest when they have to underbid someone else. They simply purchased the land next to the dump because in reality it does make the most sense, they just didn't do a proper job like normal.

On the flipside, they may have been able to purchase one of the other sites for cheaper. I was told a rumor about the person who owned the land next to the dump but, I haven't confirmed it.

Edit: At the end of the day the city continues to constantly screw up and overspend on poor decisions and the residents are constantly paying for it. I'm planning on moving out of town in the next couple of years because I refuse to pay the high property taxes that this town demands of its residents.

Edit 2: My big issue with the amount the city spent on the land is that it was the same thing with the golf course. They spent a couple million dollars on land that was worth a fraction of the cost. The city tried to justify it because there was something special about the land. In the end you still can't tell me that 200 acres of land was worth a couple of million dollars. At the end of the day it's a golf course that the city built and here we are a couple of years later and the city is complaining about the shortfall in the budget and the residents are still complaining about high property taxes. I feel like that golf course really shouldn't have been a high priority.

[Jayme 'coss' Burkhardt](#) Is this golf course land you mention west of the bypass?

[Jayme 'coss' Burkhardt](#) Also, how many acres were purchased for the \$4 million?

[Shawn Miller](#) 320 acres were purchased for the landfill and the new golf course is in SE Minot.

[Tracy Neubauer](#) That's the city of Minot for you

[Matthew Swanger](#) I'm confused...they just bought a bunch of land beside the current landfill to expand into. Like \$4 million dollars worth of land. What happened to that...

[Dawn Marie Slavens](#) Matthew Swanger funneled it somewhere else!

[Jeff Richards](#) [Dawn Marie Slavens](#) fake news

[Jeff Richards](#) [Matthew Swanger](#) it's there...just some 2nd guessing by some that bought or purchased their own land next to the established landfill....which has brought us to this point...options

[Mary Clare Smith](#) I had to sit on my hands so I wouldn't type anything derogatory about another raise on property owners taxes

[Christ Robert Struksnes](#) I'd really like to know where the price tag came from last cell that we built up there was \$320 k ish in cost

[Kacey Soholt](#) The city would have lots of money if this flood protection program that we do need wasn't being built just saying

[Cedar Jasso](#) What about incineration? There are certainly costs upfront, but a LOT of long term benefit! See link below!

[Cedar Jasso](#)<http://www.energyjustice.net/incineration/usplants>

ENERGYJUSTICE.NET

### [Commercial Trash Incinerators in the U.S. | Energy Justice...](#)

[Jeff Richards](#) Cedar Jasso some areas do it where land is at such a premium or large communities that don't want to deal with their own and pay somebody to take it for them.

[Sabrina Senger](#) I second the recycling. we need to look forward not stay in the dark ages

[Larry Gullickson](#) Doesn't Minot have 2 empty parking garages down town that aren't being used?

[Zack Baker](#) Recycling is a huge expense people...spend the money on a waste to energy facility...

[Lawrence DeBold](#) [Zack Baker](#) Waste Management does this in California somewhere... I think.

They turn the methane into power and offer enough power for like 10% of the neighboring areas' power needs

[Zack Baker](#) [Lawrence DeBold](#) imagine the infrastructure we could have rather than that flood wall...

[Leann Weber Mellum](#) Wtf happened to recycling. My garbage would be waaaaay down if there was curbside recycling.

[David Abernathey](#) I'll take Raise my property taxes for \$1000 Alex. 😊😊😊

[Jessica Kay Schafer](#) [David Abernathey](#) soon enough! 😊😊

[Donovan Hudson](#) Waste to energy facility, fraction of the cost of moving landfill.

[Jeremy Kniffin](#) Nothing some gas and a match can't handle.

[Jeff Richards](#) Show up on Thursday and listen to the findings of the study...

[Rachelle Williamson](#) If you read the tonnage numbers - we do 15,000 ton, commercial and some residents do 15,000 and then.....outside of the city companies bring in 80,000 ton ... 🤔.

[Rob Ehlers](#) I thought they just got approved to open up more space?

[Joshua Cables](#) I'm on board with an invitation plant... could use trash to generate electricity... sounds smart

[MC Phinney](#) [Joshua Cables](#) that's what we do in maine

[Joshua Cables](#) Dunno why u wouldn't if its building up... makes sense

[MC Phinney](#) They could build a power plant on the current land they own next to the landfill

[Chad Germano](#) Recycling!!!! Look at it City of Minot!

[Matthew Bieri](#) FLAMING LOGS ? EVER THINK WHY????? WKAE UP

[Leslie Regala](#) Thank you, I'll take #1.

[Sarah Mycheryl Schmaltz](#) I bet you'd think differently if you owned a home in the area and were facing a huge drop in the value of your property. ♀□

[Leslie Regala](#) Sarah Mycheryl Schmaltz I'm real sorry to say this but you knew the landfill was there when you bought your home. It stands to reason, there would be an expansion. Again, I'm sorry.

[Leslie Regala](#) BTW my home value has declined since to flood even though we put 100k into it.

[Tara Troxel](#)



[Ann Degenstein](#) Recycle Recycle ♻️□ Recycle!

[Elisha Gates](#) [Environmentally Minded People Of Minot](#)

[Nicole- Rick McCarson](#) [Milton Miller](#)

[Milton Miller](#) Talk to my wife she uses paper plates and cups see I've told her she was going to fill the land fill well there you go

[Nicole- Rick McCarson](#) [Tara Moore-Miller](#) it's all your fault

[Tara Moore-Miller](#) Yep....I guess so!

[Tracey Belzer](#) LOL

[Paul Buettner](#) [Koby Weishaar](#)

[Koby Weishaar](#) It's kind of funny that they're looking into viable options, AFTER buying a large chunk of land that they can't use. I know what you were trying to do though, but I already fulfilled my COM rant quota for the month.

[Paul Buettner](#) Come on. I know you have something to say

[Koby Weishaar](#) [Paul Buettner](#) Not much to say, other than its kind of their own undoing, allowing development to take place so close to the dump as to where they are now unable to expand. Kind of like painting yourself into a corner type of situation.

[Lexi Hamm](#) A recycling program has been overdue.

Not to mention now all internet sales have sales tax not just ones with a store in state so I'm sure the state can give some of that extra \$\$ to trash collections.

[Jeff Richards](#) I don't think there will ever be enough information to quiet the loudest voices. What bothers me about this whole deal is that the community wants to be the center of the region, bring the tourism, the commerce, all your medical needs but we don't want to deal with everything that it brings. Lets move it out into somebody elses little slice of Heaven.

[Dustin Offerdahl](#) Few things to consider when thinking about the Future or Minot, the numbers provided are based on a 20 year study for all 3 options, so the numbers are a little sqewed in the cities favor. Expected life span of option 1 expansion without recycling is 40-60 yrs. Where as option #2 And #3 are projected to be around 90-110 year life span. I believe a more specific detailed apples to apples study would provide more accurate numbers for the public to fully understand the best action for the future of Minot, both with city services and future economical growth. I believe in the past we have made rash decisions and it has caught up to us, with the landfill having 4-6 years before needing this expansion we have time to investigate and make a very educated long term highly researched decision, just my two cents anyways.

[Jack Johnson](#) You make it sound like it's as easy to site a landfill as it is to go knock on a farmers door and ask him to sell...just that easy.

[Carl Clemetson](#) Jack Johnson take a look back at the Grand Forks issue. Took nearly a decade to finally get a site plus a ton of push back from smaller communities including lawsuits which is why cities now only have a 2 mile zone of control versus the much larger zone of control they use to have. At current lifespan, we simply don't have enough time to find a new location. Simple math with a calendar shows that.

[Dustin Offerdahl](#) Agreed, nothing is to easy these days, but maybe worthy of extra steps to make sure that we are doing the right thing versus the easy thing. Based on the cost of a new landfill over 110 yrs I would sure like to see the hard numbers as I believe it would suggest our costs to be in same ball park as we are currently paying, just merely looking for hard number facts to base a good long term decision.

[Jeff Richards](#) From what I gathered last night was that even though just 2 sites have been identified in the 20 mile radius it doesn't mean the property is for sale?

[Jewell Hamilton](#) Dustin Offerdahl I whole heartedly agree. Too many spur of the moment decisions and costly consequences later. It obviously takes money to make city issues run smoothly for citizens but there needs to be more investigation and foresight of long term consequences. Smart spending is what most of us are asking.

[Joshua Larson](#) When your the government land is always for sale. Eminent domain

[Justin Burgess](#) Either 2 or 3, why build a brand new hospital and and all the other potentially nice/new development and then down the street from that have a landfill??

[Darren Zuck](#) Justin Burgess yes I agree with you Justin why build a nice Hospital in a nice development by a landfill that landfills been there since the 70s it's not just going to go away

[Justin Burgess](#) Darren Zuck very true, but there's obviously zero chance of the Trinity site changing but we can still prevent the landfill from getting closer to those developments



[Darren Zuck](#) Justin Burgess

It is not going to get any closer to them developments it is moving West away from them those developments are the ones that are getting closer to the landfill

[Dave Hennes](#) [Darren Zuck](#) facts!

[Cyrus Smith](#) I'm a big fan of 1 though

[Marvin Ace Wallace](#) you guys are losing total control of reality here that landfill has been there for many many many years and will always be there that stuff is in the ground and will stay there you guys moved next to a landfill that was already there if you guys don't like the landfill move away from it the hospital had plenty of time to find other land they choose to move next to the landfill I say number one is the smartest and only choice

[Todd Ankenbauer](#) Marvin Ace Wallace kinda like the race track at the state fair grounds It was there for years people started building around it and then it was too loud for the neighborhood so have to be done racing by a certain time now well probably shouldn't have built so close

[Justin Burgess](#) [Darren Zuck](#) so you're saying that proposed land isn't at all south and/or east of where it is now?

[Darren Zuck](#) [Justin Burgess](#) se and sw

[Darren Zuck](#) [Darren Zuck](#) sorry the land is southwest of current landfill property line i think

[Steven Hamilton](#) You know what's really dumb people that keep building out by the landfill and then cry if it ends up in your back yard landfill been there for years you would think it would grow out

[Kendal Eklund](#) Does anyone know how many old garbage dumps are within the zoning jurisdiction of Minot today! Why, because past citizens were unwilling to pay the cost of transporting the garbage to a remote location! There are too many! Why, because every acre within the Minot zoning area is too valuable to store garbage on forever! When the city jumps over those areas all the city services cost more and receive nothing in return! It is time the City leaders and the citizens look way past the end of their nose!

[Jeff Richards](#) Kendal Eklund Coulees were cheap but under new regulations and title D operations have changed. From what I understand the 2 new sites are acceptable per State/EPA regulations doesn't make the property for sale? 4 million paid for expansion might just be a drop in the bucket when it's all said and done?

[Kendal Eklund](#) Jeff Richards Sometime coulees get very expensive, just ask some of the owners of Town and Country!

My Point was Minot was using land they need for future expansion of the city for garbage dumps! Once used as a garbage dump it is no longer usable for city purposes! The hidden cost of bypassing these acres with city services goes on forever! The City Of Minot should have used the 4 million to buy the

acceptable land needed away from Minot in the first place! Most land away from the cities should go for less than \$12,500 an acre! (4 million for 320 acres to dump garbage on)

Maybe Minot can no longer afford to operate an area wide garbage dump! If Minot was going to be filled with garbage at least it should be our own!

[Marvin Ace Wallace](#) Kendal Eklund I have been here for 55 years and I know of 4-5 of them from gate city bank north down Broadway is all fill

[Tom Nordwall](#) The heritage center property was once a garbage dump.

[Ramiro Rodriguez Jr](#) Either #2 or #3. Relocate to location away from Minot. I would happily pay more to have it relocated away from residential areas. Additionally, if the planning is done correctly, enough room could be made in the same area to build up a recycling option for Minot, thus reducing household waste. One stop.

[Jason Keen](#) They had a nice recycling operation but not any more.

[Ramiro Rodriguez Jr](#) [Jason Keen](#) I remember when they had it. Its a shame they were so short sighted.

[Darren Zuck](#) Not trying to be mean I was born and raised in my not and I do not ever remember them having a recycling operation where was that located at

[Ramiro Rodriguez Jr](#) Darren Zuck I remember when they had it on base. One green garbage can and one blue one. When we left in 2007 they had it but when we came back in 2010 it was gone.

[Darren Zuck](#) That was waste management or B Mack they do the base garbage not the city of Minot that have bet is that was not even affiliated with the city of Minot

[Darren Zuck](#) The city of Minot has never had a recycling program the closest thing was Cadillacs and Earth Recycling and those were privately owned companies

[Ramiro Rodriguez Jr](#) Darren Zuck ah. So they were ahead of the game then. Thanks for the clarification. Any ideas were they took the recycled items after they picked it up? I genuinely would like to know.

[Darren Zuck](#) I believe they were shipped if it was Waste Management it would have went to Bismarck to their facility down there and if it was bmac it would have went to Cadillacs in Minot but the reason they stopped is it was not cost efficient

[Ramiro Rodriguez Jr](#) Darren Zuck sweet. Thanks for the info.

[Darren Zuck](#) Not a problem thank you sir

[Jason Keen](#) I should've been more clear, the City of Minot never had a recycling anything. I was referring to Cadillacs and Earth Recycling. They may have not been popular but they sure were busy.

[Darren Zuck](#) Yes they were calyx was a good place to take your recyclables

[Ramiro Rodriguez Jr](#) No worries Jason, I always thought Minot had something to do with the sanitation on base. I Learned something new this evening.

[Jason Keen](#) It did seem there was a lot more participation in the recycling program on base when it was set up like you remember.

[Darren Zuck](#) The sanitation on the air base is goes out on bid I believe it's yearly or by yearly and the company that's got it now to be Mac and they are out of Houston Texas I believe

[Darren Zuck](#) It was nice talking to you guys I have to get out of here though I got to get up and go to work at the landfill tomorrow have a nice night

[William G Ruelle](#) The landfill was there way before houses and hospitals

[Ramiro Rodriguez Jr](#) William G Ruelle that is very true, however since the city allowed it to be developed into residential, the right and honorable thing to do is move the landfill further away and try not to repeat their same mistakes a second time. That can be a challenge for the city to not repeat mistakes but crazier things have happened before.

[William G Ruelle](#) Ramiro Rodriguez Jr if u dont like the neighbor hood dont move to that neighbor hood plus most of that land was never in the city until recently and the landfill expansion has been talked about for many many years and if i do believe i am right even before the 2011 flood

[Ramiro Rodriguez Jr](#) William G Ruelle Actually sir to correct you and your assumptions, I don't live in that neighborhood so the only way I would be affected, is in an increase in what I have to pay for garbage. I'm talking about the fact the city should do what's right especially since they allowed the nearby land to be zoned as residential. It also isn't disclosed to either homeowners or businesses moving into the area that they will be getting a landfill in their backyard as that would be a potential turn-off for prospective buyers. I've been here since 1999 and hadn't heard much about the proposed expansion until recently, when the city allowed houses to be built near the area and the potential impact of the landfill to them.

[Jack Johnson](#) Consensus on the floor seems to point to moving our waste into somebody else s Township no matter what the cost.

[Donna Mindt](#) Jack Johnson then let them pay for it. I for one, is tapped out!!

[Jack Johnson](#) Donna Mindt They do in tipping fee's...the numbers showed it?? The reason they bring it to Minot is because of stringent regulations \$\$\$\$ put in place that Regional Landfills had to be created.

[Kenneth Woody Baker](#) What will be done with the old landfill? Is there any mineral right for that land? Could it be looked at for potential oil? Maybe then operation cost would be a thing of the past.

[Jerry Rakness](#) why dosent the city get out of the garbage business. i am sure there is some one that would take it over.i know that the pick up setvice of others is less then minot .vote for the new city council they said it will be fun so far it has not been fun.nothin has changed.same happy spending .they keep asking people from out of town to do our thinking for us.we have engineers that could do the same thing .maybe minot should spend here and keep our money here

[Dean Nelson](#) I'll go with option 1. Save the money

These other businesses came after the landfill has been established for many years. They knew there was the possibility of it expanding.

[Kolette Ostlund](#) Hey Citizens of Minot:... I live in your landfill... if you have any garbage, just drop it off on forest rd... we take it all!

[Jeff Richards](#) [Kolette Ostlund](#) ???

[Kolette Ostlund](#) [Jeff Richards](#) yes? What's your question? Have you driven by lately???

[Kelby Smith](#) 1,2, or 3 doesn't matter. City will still increase fees or tack on more property tax

[Eric Pearson](#) Just an fyi... the proposed cost increase does NOT include everything. There are other costs involved such as more labor time for driving, buildings on-site, more wear and tear on vehicles... etc. The actual price increase on your bill will more than l...[See More](#)

[Dustin Offerdahl](#) [Eric Pearson](#) great question, I guess my question is the city actually making a profit on the landfill to save money to purchase in the future?

Eric Pearson Dustin Offerdahl I doubt it, but they could increase the bill a couple 2/3 bucks a month now and save it for the future. According to the city website there are 11,297 pickups in the City of Minot. An increase of 3\$ a month would \$33,891/mo for \$406,692/year.

I guess I would rather pay 3\$ bucks a month now, knowing it would save me money down the road. If I remember right, we also paid \$4 million for 320 acres to extend the landfill for 60 years - here is the source: <http://www.grandforksherald.com/.../4329742-minot...>

Unless the city can sell that land for half the price of what you are paying for the new land, it would be considered one of the worst business deals I have ever witnessed. Why someone would just walk away from a 4\$ million/ 60 year investment, and then go spend 100+ million on a new site to gain a net of 50ish years is so far beyond my comprehension I have a feeling I have my numbers confused.

GRANDFORKSHERALD.COM

[Minot purchases 320 acres of land for \\$4 million to extend...](#)

Dustin Offerdahl This exactly my whole point, how long are we gonna allow the City to purchase things first then pin us in a corner stuck with there decision. If the city actually ran the numbers on all 3 options over the projected duration there is no way there would be a 7 dollar increase over 100years to move it, this is a skewed number in my opinion, not to mention the economical growth revenue that land could generate when it gets reclaimed with all the major development in that area. Most people consensus is to keep it where it's at because they don't want to pay more. Well we could and the city could achieve that by doing exactly what they are doing now, subside the private contractors that currently covers the residents tipping fee. In 2017 the city of minot lost around 400,000 dollars being in the garbage business ( according to the Minot 2017 financial report on the city website) so regardless where the landfill ends up, there should be a cost increase to make it a profitable business. I think it time to bring back the magic and make smart long term plans for the future of Minot. Allow our City to grow for all of our futures

[Terri Pecharich](#) Sorry haven't educated myself enough on the topic, but if option 2 or 3 is chosen what happens to the land the city has to expand with in option 1?

[Darren Zuck](#) in my opinion it would be cost efficient to leave the landfill where it is and expand their they already have the infrastructure the approval everything is already been done except for the rezoning of the land I think it would be ill-advised to try to relocate it at this time until it is full to capacity

[Marvin Ace Wallace](#) [Darren Zuck](#) just remember we still have to maintain the old landfill which is still going to cost us money for years and years to come

[Darren Zuck](#) they will not close the old landfill, it will still operate and yes once it is full the city will have to maintain for an additional 30 yrs, so basically Minot will be running two landfills at the same time

[Kelby Smith](#) Don't know why they have these meetings anyway. City does what they want to do. First they will have to pay some firm a large fee for a study, then. They will do what they originally had planned and then increase fees to the taxpayer!

[Marvin Ace Wallace](#) Expand the landfill was there before the House's they knew where they were buying a house next to a landfill

[Dave Hennes](#) [Marvin Ace Wallace](#) bingo!

[Gary Gravseth](#) Marvin Ace Wallace spot on

[Bobbi Widdel](#) No more increases, to my cost of being a home owner in Minot please!!

[Tim Rose](#) Umm...let's do the math. Option 1 = cheaper and no cost increase. Option 2 & 3 = more expensive and suck more of my money out of my pocket. OPTION 1!

[Dustin Offerdahl](#) Tim Rose Few things to consider when thinking about the Future of Minot, the numbers provided are based on a 20 year study for all 3 options, so the numbers are a little skewed in the city's favor. Expected life span of option 1 expansion without recycling...[See More](#)

[Tim Rose](#) Dustin Offerdahl Good info, I hope they actually think it through. But, with that said, they could still choose option 1 now (at zero cost to users) and then have plenty of time to actually budget for one of the other options 10, 25 or 30 years down the road.

[Tim Rose](#) Dustin Offerdahl and I totally agree about previous rash decisions...

[Hayden C. Thomas](#) [Tim Rose](#) saving money in the short term isn't always the best option. Trying to save is what caused Flint Michigan to switch from its water supply, and we know how that worked out. Sometimes today's expenditures are tomorrow's savings.

[Bryan Carpenter](#) Ya but maybe there's hope for Minot to fix their finances in that 40-60 year time span!

[Kenneth Woody Baker](#) Just do what you want. You will anyways.

[Kolette Ostlund](#) Right?!?!?!?

[Kenneth Woody Baker](#) I can tell you which two options aren't really options.

[Cheryl Kristianson Schmid](#) Expand the current and start recycling.

[Chris Simonson](#) Keep the landfill where it is obviously, lol.

[Bryan Carpenter](#) I already pay too much for the trash can.

[Scott Backes](#) Just throw it in a ditch Dave that's recycling

[Daltyn Lakoduk](#) Keep the landfill where is at

[Darren Zuck](#) #1 all the way

[Darrow Parizek](#) 75 millions? for garbage trucks? ahem ya right.....whos pulling whose leg?

[Chris Simonson](#) [Darrow Parizek](#) drive time plus fuel, so a couple garbage trucks added, couple operators added, etc. Relocation will cause more harm then any good being solved.

[Brett Wold](#) Expand current location.

[Alex Mardikian](#) Incinerator!

[Donna Mindt](#) #1. My house taxes are high enough!!!

[Jeremy Kniffin](#) the landfill isn't funded by property taxes, only by rates and fees

[Donna Mindt](#) [Jeremy Kniffin](#) if they go with the other 2 options the fees wud go on my waterbill. Which means the well is dry with the hike in property taxes!

[Coleen Jones](#) #1 please

[Jonna Roberts DePriest](#) #1

[Liz Fettig-Armstrong](#) Move! #2 or #3 .

[Colin Marshall](#) Easy. Expand

[Leif Snyder](#) #1

[Brook Broen](#) If the city started recycling like the rest of the USA wouldn't there be less trash to go to the landfill? Why does Minot continue to run in the dark ages? Fargo is a bigger city with recycling, the roads are better and the cost of living is lower. Why?

[Jeff Richards](#) FYI...thought I'd share...[https://bismarcktribune.com/.../article\\_61c86900-ada3...](https://bismarcktribune.com/.../article_61c86900-ada3...)

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[Brook Broen](#) Very interesting! That sounds like we need to find a better way to recycle so that it doesn't end up contaminated. I feel that our environment deserves the extra effort to take care of it. We are the only species ruining it and the only species that can change to help it.

[Brook Broen](#) maybe Minot could be a leader in change for once.

[Jeff Richards](#) [Brook Broen](#) Single sort was started to make the process easier and help in participation....cross contamination is huge. ¯\\_(ツ)\_/¯FWIW...the reason I have so little faith is that this City started the most basic form of recycling by removing grass and leaves ...[See More](#)

[Brook Broen](#) So true! I have very little faith as well. It's so disappointing that fellow humans care so little. I get tired of not saying anything. I know all I can do is to continue recycling what I can with Kalix and hope that my walking the talk influences someone else to care too. Very little faith in others but at least I'm doing my part.

[Steven Hoffart](#) #1

[Michelle Thompson](#) #1

[Chris Simonson](#) Here's some hidden variables ladies and gents, add more drive time per truck, fees will increase off that alone, trust me, keep the landfill where it is, because I can see a steady increase in what we pay if we relocate.

[Vicky J. Meyer](#) Start recycling like the rest of the USA. Most of the garbage is recyclables.

[Dave Hennes](#) [Vicky J. Meyer](#) at a high cost, but yes I would like to see recycling also

[Amanda Lyle Shappell](#) 1 please

[Jeff Richards](#) FYI...thought I'd share...[https://bismarcktribune.com/.../article\\_61c86900-ada3...](https://bismarcktribune.com/.../article_61c86900-ada3...)

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