

City Council

Continued From Front

increase of 7% on residential value. “Even with the 7%, we are sitting at the lower end of the tolerance,” she explained.

Laine also said there were 27 Homestead Credit applications within the city, which compares to 25 in 2024. She also noted there were five disabled veteran property tax credits for 2025 and nine certificate of real estate exemption apps. After discussion with Laine, the council approved the 6% increase for commercial values and a 7% increase for residential property, along with approving the 2025 assessment book presented by Laine.

During the regular meeting the council was presented with a request from the One Cent City Sales Tax Committee. The request to the committee was submitted by the White Maid Restaurant & Bar owners, Caleb and Sara Ketterling, for a \$25,000 short-term working capital loan, payable in full, in two equal payments. Logan County Economic Development Coordinator Eric Hoberg attended the meeting to present the request, which he stated the owners were impacted by the Downtowner Bar and Grill closing and they

have had bigger demands all around; purchasing additional freezers, increasing inventory and increasing staffing to meet the new sales anticipated. After discussion the council approved the \$25,000 loan, a 5% interest, with one payment of \$12,630 due November 1, 2025 and the other replicated amount due one year later.

Recreation and beautification officer Heying said he’s been working on holding a Napoleon city-wide spring clean-up day. The council agreed on holding the event on Saturday, May 10 and Heying asked several people, including the Napoleon FFA Chapter to help.

The council agreed they would allow the collection of 3-5 items per household and have a set list of approved items, along with several items that can also be picked up for a fee of \$20, since they will need to pay to dispose of certain items. They noted to advertise the event and also noted no regular household garbage will be collected, the landfill will be open for the day and people may haul their own things and anything not permitted at the city dump or not on the list of approved items, will not be picked up and the owner

will be responsible to remove. Heying also mentioned Ken Bedette and sons will help with the day, collecting some of the appliances and items.

Dump and lagoon officer Bjerklie said he’s hoping to open the dump ground soon and also switch the garbage pick up to the alley instead of the boulevard and said he will advertise both when the time comes. He also provided quotes on a fence to be constructed around the city lagoon. After discussing quotes, the council decided to go with the most local company, Wald Fencing for about \$12,000, with funds coming out of the sewer fund. All were for the fence, except Kleppe, who voted naye due the price, as he believed it was too expensive for a fence.

The council discussed how to charge the utility bill for the new studio apartments, which are located in the south wing of the former Napoleon Care Center building. Auditor Cor Fettig noted the new addition doesn’t have a base rate an employee for Wentz Living Center called Fettig and said the new apartments shouldn’t be charged a base rate. The council said they would like to charge the normal usage base rate, along with an overage fee, just as they do for all other city utility bills in town. They said they can’t make it less for one person or business, plus they have to recap their expenses.

The council brought up the ongoing TIF software bill from Logan County, as Mayor Moos and Humann attended the last county commission meeting to discuss the bill. Humann suggested the city, “just pay it” and be done with it. The council approved to pay their portion of the TIF software.

The council said they are going to continue looking for warranty on the new garbage truck, as the warranty that came with the truck expires in November.

The council received a request from CHS South Central to dispose of materials into the

city dump when an old elevator building is demolished. The council discussed how wood and concrete could go to the dump, but they will continue communicating about prices they will charge for the service, along with making sure the company has someone to haul the material.

The council reviewed the end of the year financial report for 2024, which Fettig put together. They approved the report and it appears on another page of this paper.

Property owner Kelly Repnow contacted the council, via phone conference, to discuss two lots he owns in Napoleon. He said he is working with CHS, as a road was built on his property, leading to land owned by CHS. He noted he wanted to keep the property and told the council they should have known it was his property when a road was built through it and he would have liked someone to contact him. He then said he is working the issue out with CHS.

The council said they had nothing to do with the road.

Repnow also said he has a second lot in town and the council may want to consider rezoning the property. Mayor Moos asked Repnow what his plans are for the property/land. Repnow responded that he doesn’t know but he may consider something different in the future, maybe depending on how business goes. The council said there was no action needed on either property that Repnow called in about.

Approved zoning permits included: Brian Jangula-replace siding on house to match garage and shop; Anton Braun-remove grain bin; Shawn Kuipers-temporary greenhouse; Bryce Fettig-house addition; Michael Buelna-replace 4 windows, add deck, patio door, garden shed; Mike Heying-plant tree rows, build house, shed, shop and grain bin fire pit; Steve Moser-install bay window; Derrick

Leier-remove old fence, remodel kitchen, add patio door.

Grant Dockter, with Moore Engineering, attended the meeting to discuss the engineer’s report with the council. He said the 4th Street water main extension project DWR grant for reconstruction funding has been secured. They opened bids for the project on April 2, receiving eight bids, while one was not opened due to not sending the correct documents. Dockter said he talked to the state’s attorney and he suggested rejecting the bid. The council approved rejecting the bid, with Kleppe abstaining due to conflict of interest, as he said he knows the bidder too well. Dockter also said they could have rebid the project to include the eighth bid, but the other seven were good, so they were satisfied with the ones received, plus he said if the project were to be rebid, the bids may come in higher.

The low bid was received from Cofell’s Plumbing and Excavating out of Bismarck at \$1.7 million, while the estimate was about \$1.3 million. “They were all really good bids,” clarified Dockter. The council approved to award the bid to Cofell’s, along with approval of the construction engineering amendment.

A public hearing was also held that evening of the council meeting. The hearing was held to answer any questions concerning the model “D” ordinance floodplain management, amendments/revision. No residents attended/commented at the hearing and the council will go ahead with the ordinance.

The next regular meeting is scheduled for Monday, May 5 at 7:30 p.m.

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