

**BIKE PATH TO REC AREA & CAMPGROUND**

RTP Application - Opinion of Cost

City of Medora, ND

By: Michael W. Njos, PE - Highlands Engineering & Surveying, PLLC



1/27/2016

Bid Item #	Bid Item Description	Units	Quantity	Unit \$	Costs		
					Total	Material	Labor
1	Mobilization	L Sum	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00
2	Fence Remove & Replace	LF	500	\$ 9.00	\$ 4,500.00	\$ -	\$ 4,500.00
3	Remove Bituminous surfacing	SY	240	\$ 20.00	\$ 4,800.00	\$ -	\$ 4,800.00
4	Topsoil (4" Depth)	CY	250	\$ 12.50	\$ 3,125.00	\$ 1,562.50	\$ 1,562.50
5	Common Excavation - Type A	CY	400	\$ 20.00	\$ 8,000.00	\$ 4,000.00	\$ 4,000.00
6	Subgrade Prep - Type C	Sta	16	\$ 100.00	\$ 1,600.00	\$ 800.00	\$ 800.00
7	Aggregate Base Course Cl. 5 - 4"	CY	300	\$ 35.00	\$ 10,500.00	\$ 7,500.00	\$ 3,000.00
8	Sidewalk 4In.	SY	1425	\$ 50.00	\$ 71,250.00	\$ 20,000.00	\$ 51,250.00
9	C&G Type I	LF	200	\$ 22.00	\$ 4,400.00	\$ 1,250.00	\$ 3,150.00
10	Seeding	Acre	0.35	\$ 2,500.00	\$ 875.00	\$ 437.50	\$ 437.50
Sub-Total Construction Cost =					\$ 114,050.00	\$ 35,550.00	\$ 78,500.00
Contingencies (10%) =					\$ 11,405.00	\$ 3,555.00	\$ 7,850.00
<b>Total Construction Cost =</b>					<b>\$ 125,455.00</b>	<b>\$ 39,105.00</b>	<b>\$ 86,350.00</b>

Prelim Engr & Survey = \$ 21,000.00  
 Construction Engineering = \$ 10,000.00 19.8%  
**Total Project Cost = \$ 156,455**

**Total Grant Amount Requested (80% of Total Project Cost) = \$ 125,164**  
**City of Medora Local Share (20% of Total Project Cost) = \$ 31,291**



THIS INDENTURE, Made this 28<sup>th</sup> day of OCTOBER in the year of our Lord one thousand nine hundred and seventy-five between GOLD SEAL COMPANY

a corporation organized under the laws of the State of North Dakota, and having its principal place of business at 210 N. 4th St. in the County of Burleigh and State of North Dakota party of the first part, and CITY OF MEDORA A Municipal Corporation,

of the postoffice address of Medora, County of Billings, and State of North Dakota,

part Y of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of --One Dollar and other good and valuable consideration ~~EXPOS~~,

to it in hand paid by said part Y of the second part, the receipt whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the said part Y of the second part (so long as the premises shall be used for public park and public recreation purposes) ~~its~~ ~~assigns~~ assigns, Forever, all those tract S or parcel S of land lying and being in the County of Billings, and State of North Dakota, and described as follows, to-wit:

Parcels A, B, and C located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 140 North, Range 102 West of the 5th P.M. (Billings County, North Dakota) more particularly described as follows, to-wit:

PARCEL C: Beginning at a point 1962.0 feet west and 116.3 ft. north of the southeast corner of said Section 22, T140N, R102W, Billings County, North Dakota, thence in a northwesterly direction on a bearing of N 46°00'W a distance of 300 feet; thence in a northeasterly direction on a bearing of N 34°37'E a distance of 55.0 ft., thence in a southeasterly direction on a bearing of S 46°00'E a distance of 300.00 ft., thence in a southwesterly direction on a bearing of S 34°37'E a distance of 55.0 ft. to the point of beginning. Tract contains 0.37 acres, more or less.

PARCEL B: Commencing at the northeast corner of Parcel C previously described; thence along the north boundary of Parcel C for a distance of 300 feet; thence North 36°00'E a distance of 125 Feet; thence Southeast on a line parallel with the South boundary of Parcel B a distance of 300 feet; thence Southwest on a line parallel with the west boundary line of Parcel B a distance of 125 feet to the point of beginning. Tract contains 0.85 acres, more or less.

PARCEL A: Commencing at the northeast corner of Parcel B previously described; thence northwest on a line parallel with the north boundary of Parcel B a distance of 250 feet; thence north 36°00' East a distance of 140 feet; thence southwest on a line parallel with the South boundary of Parcel A a distance of 250 feet; thence Southwest on a line parallel with the West boundary of Parcel A a distance of 140 feet to the point of beginning. Tract contains 0.79 acres, more or less.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said part Y of the second part, ~~its~~ ~~XXXX~~ assigns, Forever. And the said Gold Seal Company

, a corporation, party of the first part, for itself, its successors and assigns does covenant with the part Y of the second part, ~~its~~ ~~XXXX~~ assigns; that it is well seized in fee of the land and premises aforesaid; and has good right to sell and convey the same in manner and form aforesaid; that the same are free from all incumbrances

AUDITOR'S OFFICE  
BILLINGS COUNTY N. DAK.  
Taxes paid and transfer entered  
this 17th day of  
November 1975  
Raymond W. Duffell  
COUNTY AUDITOR

DEPUTY

and the above bargained and granted land and premises in the quiet and peaceable possession of said part Y of the second part, ~~its~~ ~~XXXX~~ assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part will warrant and defend.

IN TESTIMONY WHEREOF, The said corporation has caused these presents to be executed in its corporate name by its Chairman of the Board and Secretary and its corporate seal to be hereunto affixed this 28th day of OCTOBER A. D. 1975

Signed and delivered in presence of

GOLD SEAL COMPANY

By HAROLD SCHAFER

Attest: ERMA WOLTERS

STATE OF NORTH DAKOTA, } ss.  
County of BURLEIGH }

On this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1975, before me personally appeared Harold Schafer and Erma Wolters known to me to be the Chairman of the Board and Secretary respectively of the corporation that is described in and that executed the within and foregoing instrument, and acknowledged to me that such corporation executed the same.

My commission expires 12-7-1980

Shirley D. Schweigert  
Notary Public for Burleigh  
County, North Dakota.

SHIRLEY D. SCHWEIGERT  
Notary Public, BURLEIGH CO., N. Dak.  
My Commission Expires Dec. 7, 1980

Exp. Number  
Seal  
Stamp  
Indexed  
Compared

70107

Warranty Deed  
(By Corporation)

TO

STATE OF NORTH DAKOTA, } ss.  
County of Billings }

Office of Register of Deeds

I hereby certify that the within

Deed was filed in this office for

record on the 17th day of

November A. D. 1975

at 2:30 o'clock P.M., and was duly

recorded in Book 49 of

Warranty Deeds on page 101

Joy Wilkerson  
Register of Deeds.

By \_\_\_\_\_ Deputy.

\_\_\_\_\_

\_\_\_\_\_

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## Medora Auditor

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**From:** Michael Beaudoin [mikeb@medora.com]  
**Sent:** Wednesday, January 27, 2016 9:54 AM  
**To:** Medora Auditor (mauditor@midstate.net)  
**Subject:** Letter of Support

City of Medora,

Thank you for the updates on the vision of the walking path to our Medora Campground. I've personally shared with you the approval and excitement this brings. I want you to know you have the full support of the TRMF in building this new walking path on our property. First and foremost, this would be a huge improvement from a safety factor for both our guests and employees we have walking and biking on the road today. This is a busy area with RV's going to our campground and it's always been a concern with children biking on the road, walkers walking, joggers jogging, etc....this project would make it a much safer!

Medora is a destination for the outdoors people and I think this is very fitting with the outdoor enthusiasts.

I would also add we have no plans at this time of selling any property in the campground or biking path area in the next 25 years.

Again, the TRMF is excited in the possibility in adding this walking path to make Medora a safer and healthier destination for our many guests.

Sincerely,

Mike Beaudoin  
Chief Operating Officer  
Theodore Roosevelt Medora Foundation  
Office # 1-800-633-6721  
Cell # 1-701-690-5235  
[mikeb@medora.com](mailto:mikeb@medora.com)

## Medora Auditor

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**From:** Chuck Bokinskie [c.bokinskie@choicefinancialgroup.com]  
**Sent:** Monday, January 25, 2016 11:06 AM  
**To:** mauditor@midstate.net  
**Subject:** walking path

As a member of the community and a Director for the Medora Chamber of Commerce, I fully support the expansion of the Medora area walking path. This expansion will help promote physical fitness and increased safety for both residents and tourists. It will also allow greater access to the downtown areas of Medora from areas along the path. This greater access to downtown will help promote stability and growth for our community.

Chuck Bokinskie  
VP Business / Ag  
Choice Financial Group  
201 N Main St  
Belfield, ND 58622  
direct 701.575.8282  
fax 701.575.8525  
choicefinancialgroup.com

[cid:3466764618\_4286402]facebook.com/choicefinancial  
[cid:3466764618\_4293186]@choicecropnews  
[cid:3466764618\_4289354]Choice Financial Group

[cid:3466764618\_4317993]

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To Whom It May Concern:

I was recently made aware of a grant opportunity for the City of Medora in which they are requesting financial support to extend an existing walking trail near the City swimming pool past the Medora Campground. As Chairman of the Board for the Medora Convention and Visitors Bureau representing numerous independent and not for profit organizations, I am writing to inform you of my personal support as well as the CVB Boards support of the new walking trail.

Although Medora is already North Dakota's main tourist attraction, projects like this are vital for the year round success of our community. Our Board is committed to the preservation, restoration and development of outdoor attractions which assist us to remain competitive with other states seeking consumer tourism dollars. We feel this grant opportunity is strategic to the success of promoting Medora, ND in 2016. I wholeheartedly endorse the City of Medora in their efforts to secure this grant.

Thank you for your consideration and feel free to contact me at 952-715-9117 should you require any additional information regarding this matter.

Respectfully,

Jim Bridger- Chairman of the Board  
Medora Convention & Visitors Bureau  
Sent from my iPhone=

## Medora Auditor

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**From:** Amble Inn [amble.inn.medora@gmail.com]  
**Sent:** Wednesday, January 27, 2016 12:38 PM  
**To:** Carla Steffen  
**Subject:** Medora Walking Trail

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To Whom It May Concern:

The proposed Walking Trail from the Medora Campground to the Pacific Avenue bike path is intended for public use.

*Doug*

--

Douglas Ellison  
Mayor, City of Medora  
PO Box 466  
Medora, ND 58645  
701-623-4345

# LOCATION MAP



PREPARED BY:  
**HIGHLANDS**  
ENGINEERING  
www.highlandseng.com

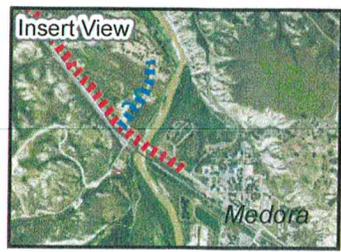


## Legend

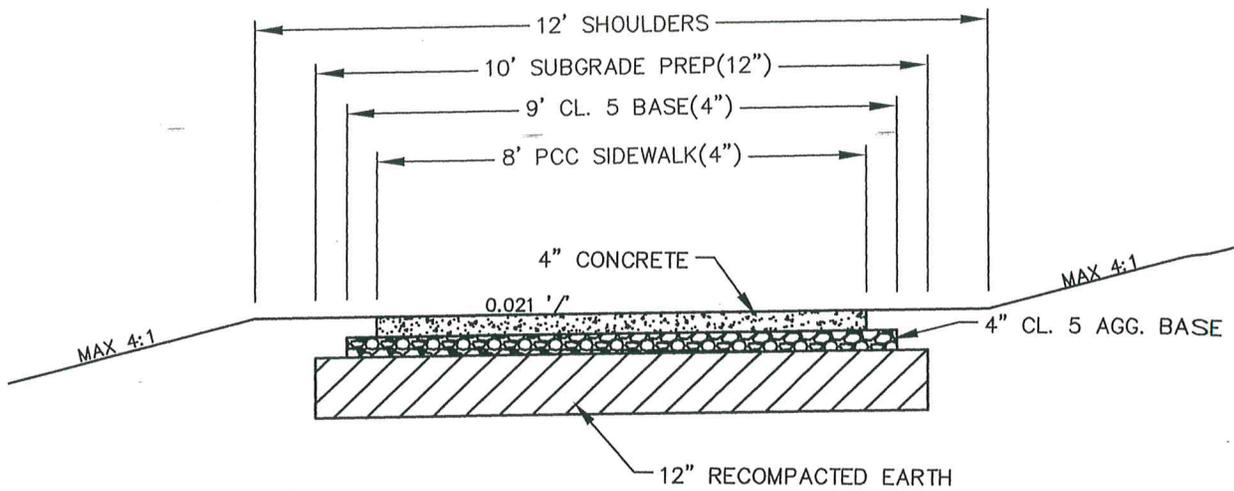
- EXISTING BIKE PATH
- PROPOSED BIKE PATH

DATE: 12/28/2015

PROJECT NO: 091330



# BIKE PATH TO RECREATION AREA & CAMPGROUND



TYPICAL SECTION – BIKE PATH

City of Medora  
Minutes of Regular Meeting  
September 1, 2015

(Subject to Council review and approval)

Meeting was called to order at 7:00pm by Mayor Douglas Ellison. Present were councilmen Denis Joyce, Todd Corneil, John Tczap, and Ben Brannum. City Attorney Sandra Kuntz was also present.

Minutes from the August 4 regular meeting were reviewed. Corneil moved to approve the minutes as presented and Joyce seconded. Minutes were unanimously approved.

A written report was submitted by City Engineer, Mike Njos. The water storage reservoir should be completed in the next few weeks. The First Street South project has been delayed as the City is still in the process of acquiring easements. The plan is to have everything in place and begin work next week.

Kuntz presented 3 possible ordinance changes and will present more at the October meeting. The first one presented would amend and re-enact sections 8.0715 and 8.0719 Alcoholic Beverages, Chapter 8 Business Regulations and Licenses of the City Code. This change was proposed after review of legislative changes. Chief Bey requested that this amendment not be approved. The next change would amend and re-enact Sections 9.0101 and 9.0601, Article 1-Laws and Regulations, and Article 6-Penalties; Chapter 9-Traffic; and Chapter 12-offenses; of the City Code. These changes would help match the City Ordinances with NDCC. Tczap made the motion to approve Ordinance 02-15 as a first reading. Second by Corneil. Motion passed unanimously. The third change would amend and re-enact Chapter 1, Article 10-City Lodging Tax, and Article 11-Sales and Use Tax of the City Code. Corneil made the motion to approve Ordinance 03-15 as a first reading. Second by Joyce. Motion passed unanimously. It was the consensus of the Council to table the first ordinance change, regarding alcoholic beverages, indefinitely.

The City hasn't received the August ambulance report yet. The written police report for the month of August was reviewed. Chief Bey reported that the no u-turn sign that he requested permission for at the August meeting, will be erected by D.O.T. next month.

Public Works Director, Dell Beach, reported he and Roger Miller have been working on street light repairs. LED bulbs have been placed in two of the street lights to see if citizens like the brighter lighting. After discussion, it was recommended that Beach test a few different types to see what would work the best. Beach addressed the water issues that have been a result of problems with the controller at the water pump. Beach continues to work with Pump Systems to get the problem resolved. The water tank is being manually filled at this time. The lead and copper water samples that were submitted to the State came back satisfactory.

MCC Director, Scott Rask, reported that MBI is no longer renting the Community Center.

City Auditor, Carla Steffen, reported that when the new water storage reservoir project is complete, she will submit for the \$440,000 Energy Impact Grant payment. A Parks and Rec grant round has opened. Steffen will apply for a grant to repair the City tennis courts. The ND Forest Service was in Medora to do a free tree inspection. They will be sending out a report with their findings. Also, an Arborist was out to evaluate the cottonwood tree in the street downtown. He submitted his written report with recommendations to help keep the tree healthy for years to come. ND Rural Water has done a free drought management plan for the City. It is not a contract, just documents to help with planning.

Steffen presented the proposal from Wosepka Accounting to do the 2015 City Audit. Brannum made the motion to accept the proposal. Second by Joyce. Motion passed unanimously.

The special event permit with proposed changes was reviewed. Chief Bey stated he has not reviewed it yet. The permit changes are tabled until the October meeting.

Per NDCC 40-14-04 a City Assessor needs to be appointed at the first meeting of the city council in September of each odd-numbered year. Joyce made the motion to re-appoint Stacey Swanson. Second by Brannum. Motion passed unanimously.

Parade/Animal Permit No. 06-2015, a request from TRMF to sponsor a speed sheer contest on 10-3-15 during the ND Association of Lamb and Wool Convention, was reviewed. Bey stated he has reviewed this request and is fine with it. Tczap made the motion to approve Parade/Animal Permit No. 06-2015, second by Corneil. Motion passed unanimously.

A written request from Demores School to rent the MCC gym for PE classes now that MBI is no longer renting the space was reviewed. Ellison feels the gym should be provided for PE classes at no charge as long as there are no extreme clean-ups needed. Rask also requested that the students wear shoes with non-marking soles. Kuntz stated the Billings County School District should name the City of Medora as an additional insured in case something happens on the premises.

Under Misc. Business, Pool Manager Bonne Streitz thanked the Council for repairing the swimming pool so it could re-open this past summer. She reviewed statistics and asked the Council to consider continued improvements to the area such as tennis court repairs, shade for patrons and employees, update the picnic area and add some playground equipment. She also suggested a walking path from the Family Fun Center to the pool and onward to the campground. This would help get children off the busy road. Streitz also requested that Medora's full-time lifeguards be reimbursed for their lifeguard classes. Brannum made the motion to reimburse half of the cost at the end of completing their first year of lifeguarding and the final half at the end of completing their second year lifeguarding. Second by Tczap. Motion passed unanimously. Streitz has a friend who would like to sell kettle corn in Medora over Labor Day weekend. Ellison stated she would need to submit a Transient Merchant Permit and she missed that deadline. Ellison thanked Streitz and her staff for all their hard work at the Pool.

Joyce made the motion to approve the September financials. Second by Brannum. With all eyes the following financials were approved.

2669	BEACH CABLE	3784.11
2670	COLONIAL RESEARCH CHEMICAL CORP.	3128.40
2671	DENNY'S ELECTRIC	3595.00
2672	MID-AMERICAN RESEARCH CHEMICAL	1165.02
2673	ONE CALL CONCEPTS	4.40
2674	SOUTHWEST WATER AUTHORITY	14923.55
2675	THEODORE ROOSEVELT MEDORA FDTN	15710.00
2676	ROUGH RIDER ELECTRIC COOP, INC	729.00
5046	ASSOCIATED POOL BUILDERS	2058.30
5047	DAN'S ELECTRICAL SERVICE	35.75
5048	FARMERS UNION	580.37
5049	HAWKINS, INC.	1948.25
5050	MIDSTATE TELEPHONE COMPANY	33.10
5051	NEWBY'S ACE HARDWARE	51.26
5052	ROUGH RIDER ELECTRIC COOP, INC	409.00
14330	AMERICAN INSURANCE, INC	10377.00
14330	AMERICAN INSURANCE, INC	10377.00
14331	AT&T Mobility	123.80
14332	BILLINGS COUNTY PIONEER	381.84
14333	CARLA STEFFEN	56.13
14334	CHILLER SYSTEMS, INC	1289.40
14335	DAKOTA DUST-TEX, INC.	388.35
14336	DARREL'S BODY SHOP	1344.77
14337	FARMERS UNION	18.89
14338	ITD	27.10
14339	JAMES J. WOSEPKA, PC	1200.00
14340	JOHN T. JONES	126090.00
14341	Legal Edge Solutions, PLLC	2100.00
14342	MENARDS - BISMARCK	119.97
14343	MENARDS-DICKINSON	110.89
14344	MID-AMERICAN RESEARCH CHEMICAL	254.66
14345	MIDSTATE TELEPHONE COMPANY	1236.61
14346	NDAOGPC, c/o Janet Sanford	3397.91
14347	NDLC	303.00
14348	NEWBY'S ACE HARDWARE	337.32
14349	Office of the State Auditor	165.00
14350	POSTMASTER	100.00
14351	QUALITY QUICK PRINT	131.00
14352	RDO Equipment Co.	117945.00
14353	RESPOND SYSTEMS	118.55
14354	SOUTHWEST BUSINESS MACHINES, INC	564.99
14355	SOUTHWEST WATER AUTHORITY	49.54
14356	STAPLES	89.33
14357	SUPERIOR LAMP INC	1283.22
14358	THE HARTFORD	891.26

**Payroll and Other Pre-Pays:**

8-14-15	Payroll	12,343.85
8-28-15	Payroll	13,491.23
August Child Support		289.86
August Federal Payroll Taxes		8,414.53
Check #14422	NDPERS Health	7,771.16
Check #14423	NDPERS Retirement	3,427.21
Check #14424	NDPERS Def Comp	624.00
Check #14425	Ameritas (Dental)	532.60
Check #14426	Avesis (Vision)	71.67
14362	KENNETH ABRAHAMSON	275.00
14363	ROUGH RIDER ELECTRIC COOP, INC	3865.89
14377	BRUCE NORTHROP	4450.00
14378	DEAN AND DEB RODNE	41810.90
14379	MEDORA GRAZING ASSOCIATION	14000.00
14380	AT&T Mobility	339.31
14398	Hellickson Ranch Partnership	5172.00

Ellison read the announcements and at 8:10 p.m. requested a 5 minute recess before beginning the Preliminary Budget Review. At 8:17 p.m. the meeting reconvened. Steffen reviewed the preliminary revenue and expense budgets for the year 2016. Steffen reported there is uncertainty if the south side street projects and forcemain relocation project will be completed in 2015. No expenses for these projects are included in the 2016 budget. If these projects aren't completed in 2015, budget revisions can be done in 2016. The garbage contract with TRMF in 2016 will reflect a 7% increase. The City has not yet received information from SW Water regarding 2016 water rates. Rate increases may have to be considered in 2016. There was discussion regarding adding an IT contract with NRG Services. Corneil reviewed the advantages and disadvantages of establishing this contract. It was decided to add the contract to the police department for their vehicles and their office in the amount of \$12,000 and budget for new computers in the City Auditor and MCC Director. These new computers would be under warranty and would not need to be included in the NRG contract at this time. Attorney Kuntz would like to review the NRG contract before it is signed. The next item discussed was adding Nathaniel Awender to the Police Dept. and Civic Works Dept. The goal is to have him attend the academy beginning in January and get him trained and prepared to move into the Police Dept. permanently as Chief Bey prepares for retirement. His possible starting date and housing options were discussed. Steffen will check into the NDPERS requirements. The MCC budget was reviewed and expenses were cut because of the decreased revenue in 2016 since MBI is no longer renting. A \$20,000 transfer from the General Fund to the Public Utility Fund needs to be added. A \$30,000 broom for the loader was budgeted for in the Highway Tax Distribution fund. Infrastructure expenses have been budgeted out of the 2% sales tax fund. This includes tennis court repairs and adding additional city housing. The purchase of a new pick-up for the Public Works Dept. and donating the current pick-up to the fire dept. was discussed. It was the consensus of the Council to not move forward with this in 2016. The final \$65,000 loan payment to

Billings County for the new fire hall will be made in 2016. Joyce stated that he wants Mike Njos to look at the lagoon dike. He also stated the fence around the MCC may need to be replaced stating many of the logs are starting to rot. If these repairs are needed, budget amendments can be made.

It was the consensus to keep the zero increase mill of 30.66 which will generate \$49,482.94 in general tax revenue. Steffen reported this would bring in an increase of about \$12,500 over 2015 and would help cover the nearly \$25,000 increase to the ambulance budget.

2016 annual salary increase to full-time employees will be \$3,000 and a 7% increase to the employer retirement contribution.

Brannum made the motion to approve the 2016 Preliminary Budget. Second by Corneil. Motion passed unanimously.

There being no other business, Brannum motioned to adjourn. With no objection, meeting was adjourned at 10:15pm.

Attest: \_\_\_\_\_ Douglas Ellison, Mayor

Attest: \_\_\_\_\_ Carla Steffen, City Auditor

