

MOTION BY: Russ Murphy
To approve Resolution 54-2025.

SECONDED BY: Joe Ridl

RESOLUTION NO: 54 - 2025
A RESOLUTION ADOPTING A POLICY FOR CITY BOARDS APPOINTMENTS

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

D. City Commission Meeting Date Change – March 17, 2026 to March 24, 2026

City Administrator Dustin Dassinger states there is a conflict with the March 17, 2026 commission meeting as the City is hosting the NDLC Conference. He suggests to reschedule the meeting to March 24, 2026.

MOTION BY: Robert Baer
To approve the change of the City Commission meeting from March 17, 2026 to March 24, 2026.

SECONDED BY: Jason Fridrich

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

E. CD Renewal

Deputy City Administrator Linda Carlson states the City has a CD coming due with Bravera on 12/11/2025 for \$1 million dollars. She states City Staff contacted 11 banks and ranked the scoring. First International Bank and Trust has the highest interest rate of 3.90% for 12 months. The City would need to open a checking account.

MOTION BY: Jason Fridrich
To approve First International Bank and Trust with a rate of 3.90% interest rate for the \$1 million dollar CD for the City of Dickinson and open a checking account.

SECONDED BY: Joe Ridl

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

F. Monthly Financial Report

Deputy Finance Director Katie Greenwood updates the Commission with the November Financial Report. The general fund shows \$9 million. The City is under budget for expenses and the general fund is looking good. She states EMS is over budget but this is new in 2025. 1% sales tax up and seeing effects of new business. Hospitality tax down slightly but surpassed the budget this year overall. Oil impact under last year revenue. Oil revenue is budgeted for \$15 million dollars this year. Director Greenwood states staff is working on collecting outstanding receivables.

G. HR Monthly Report

HR Director Shelly Nameniuk updates the Commissioners on the open positions for the City of Dickinson.

4. PUBLIC WORKS

A. Snow Removal Report

Deputy Public Works Director Jacob Waldo updates the Commission on the storm that happened on Thanksgiving weekend. He states the City has had a couple of snow events already. The plan is to maintain levels 1 and 2 roadways first and then to monitor them closely and continuously. When there is a full cleaning, the City does call in contractors to help out. The last storm had 250 loads of snow hauled and completed the cleaning on Sunday. The cost for the storm was \$143,000. He asks the public to help with the snow removal by moving their vehicles off the streets when cleaning begins. He does state the community is happy to communicate with specific issues and things that also went well. He does appreciate the feedback from the public.

President Scott Decker thanks staff for all the hard work and the hours they have worked. He also thanks the contractors for a job well done.

5. **PUBLIC SAFETY**

A. Fire

No Report

B. Police

No Report

6. **COMMUNITY DEVELOPMENT SERVICES**

A. Rezoning Request – Winn Heart River 4th Rezone

City Planner Natalie Birchak states the applicant is requesting the approval of a zoning map amendment from Low Density Residential (R-1) to Medium Density Residential (R-2) for Lots 32-36 of Block 1 of the Heart River Fourth Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the construction of three four-unit multifamily residential buildings, which would also require a future replat of the property. Planner Birchak states staff recommends approval of this rezoning request. The property is generally located on the southwest corner of 7th Street Southwest and 2nd Avenue Southwest, and it is legally described as Lots 32-36, Block 1, of the Heart River Fourth Subdivision, located within the SE1/4 of the SE1/4 of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. She states they have received several public input letters. She states the applicants are requesting this approval from R1 to R2. Purpose is to construct construction 3 – 4-unit multi- family. The City has also received a letter of support. Additional adjacently property owners submitted a protest petition. This was submitted 11/26 and was within 14 days of preliminary hearing. Signed by about 23% property owners. This means 75% of the commission need to pass this rezoning. Reasoning why recommended: 1: R2 zoning district extends all the way to 8th Avenue; R2 is consistent with the zoning district and land use; 2. Current future land use map shows residential, updated future land use map created by KLJ – those lots as high density, would allow for R2 or R3. 3. Storm water runoff. The city does not require any storm water plan during rezoning. 4. Infrastructure traffic, this is personal argument. As of now city staff has no concerns going from 5 units to 12 units. Ms. Birchak states this rezone does fit with the Comprehensive Plan which was approved earlier this year.

Commissioner Robert Baer finds this one very difficult but can understand both sides.

MOTION BY: Jason Fridrich

SECONDED BY: Russ Murphy

To approve second reading and final passage of Ordinance 1840.

ORDINANCE NO. 1840

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 4, Nay 1 (Ridl), Absent 0
Motion declared duly passed

B. Rezoning Request – St. Joe's Plaza PUD Amendment

City Planner Natalie Birchak states this rezoning request is an amendment to St. Joseph's PUD. This is a continued restaurant and retail services and clarify parking spaces. This is located at St. Joe's Plaza for all of Block 10, all of Block 11, and Lots 1 & 2 of Block 4 of the Hilliard and Manning Addition Subdivision, and all of Block 14 and all of Block 15 of the Hilliard 3rd Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the continued operation of restaurant and retail service uses, as

well as to clarify maintenance responsibility of parking spaces along 7th Street West. The site is approximately 4.38 acres. Staff recommends approval.

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

To approve second reading and final passage of Ordinance 1841.

ORDINANCE NO. 1841

AN ORDINANCE AMENDING ORDINANCE NO. 1592 IMPACTING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

C. Rezoning Request – Sax Motors Rezone

City Planner Natalie Birchak presents a request for approval of a zoning map amendment from High Density Residential (R-3) to General Commercial (GC) for Lots 1-5 of Block 2 of the Diamond Acres Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the applicant to combine the lots with the property to the north in order to expand the existing Auto Sales use.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve second reading and final passage of Ordinance 1843.

ORDINANCE NO. 1843

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

D. Sax 2nd Subdivision Final Plat

City Planner Natalie Birchak presents a request to approve of final minor subdivision plat for the Sax Second Subdivision. The proposed plat is a replat of Lot 1 of Block 1 of the Sax First Subdivision, and Lots 1-5 of Block 2 of the Diamond Acres Subdivision, located in the NW1/4 of Section 34, Township 140 North, Range 96 West, within the City of Dickinson. The purpose of this replat is to allow for the applicant to combine the lots with the property to the north in order to expand the existing Auto Sales use. Staff recommends approval of this final minor subdivision subject to conditions. The location is s generally located at 52 21st Street East.

MOTION BY: Joe Ridl

SECONDED BY: Robert Baer

To approve Resolution 56-2025.

RESOLUTION NO: 56 - 2025

A RESOLUTION APPROVING FINAL PLAT ENTITLED

**SAX SECOND SUBDIVISION
STARK COUNTY, NORTH DAKOTA**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

E. Rezoning Request – Diamond 1st Rezone

City Planner Natalie Birchak states the applicants are requesting the approval of a zoning map amendment from General Commercial (GC) to General Industrial (GI) for the West 292.78 feet of the South 95.62 feet of Lot 1A of Block 1 of the Energy Center 1st Subdivision, located within the City of Dickinson. The purpose of this rezoning is to subdivide the property and combine the south portion of Lot 1A to with the property directly to the south. The area being rezoned is approximately 0.64 acres. Staff recommends approval of this rezoning request contingent on approval of FLP-011-2025. The property is generally located along 27th Avenue East.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve second reading and final passage of Ordinance 1842.

ORDINANCE NO. 1842

AN ORDINANCE AMENDING ORDINANCE NO. 1592 IMPACTING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

F. 2025 Diamond 1st Addition Minor Subdivision

City Planner Natalie Birchak presents a request to approve of Diamond 1st Addition final minor subdivision, being a replat of Lots 1A & 4 of Block 1 of the Energy Center 1st Subdivision, located in the W1/2 of Section 1 and the N1/2 of the NW1/4 of Section 12, Township 139 North, Range 96 West, within the City of Dickinson. According to the applicant, the purpose of this subdivision is to combine the southern portion of Lot 1A with the existing Lot 4. The proposed subdivision is approximately 5.93 acres. Staff recommends approval.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve Resolution 57-2025.

RESOLUTION NO: 57 - 2025

**A RESOLUTION APPROVING FINAL PLAT ENTITLED
DIAMOND 1ST ADDITION
STARK COUNTY, NORTH DAKOTA**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

G. 2025 Road Maintenance Project Resolution to Being Protest Period for SID

Engineer and Community Development Director Joshua Skluzacek presents for consideration is a Preliminary Engineering Report for the 2026 Road Maintenance project Special Improvement District. The SID and paving portion of the project will be paid for with the road maintenance project funds which are included in the 2026 capital improvement project budget. The interest rate is proposed to be 4.1% which was the average daily 10-year Treasury Yield interest rate for the month of September 2025. The 2026 Road Maintenance Project is planned to be constructed to replace concrete curb and gutter, sidewalk and accessibility ramp construction, storm sewer improvements along Kuchenski Drive, asphalt patching in areas of need, and an asphalt mill and overlay. The proposed SID will also replace deteriorating driveway approaches and sidewalks as well as correct deficiencies on pedestrian facilities where practical within the right-of-way. He states the construction for this project is scheduled for the summer of 2026, with the bid opening anticipated for February 2026. The preliminary opinion of construction cost for

the street improvement portion of the project that will be included in the Special Improvement District is \$630,309.16 as specified in the PER vs. the total project cost estimate for this scope of work being \$4.25 million. The assessment amount for each property will be included in property taxes and paid back over 10 years at an interest rate of 4.1%. Those who pay their assessments in full by October 1, 2027, will not be charged interest or penalties. The City Engineering staff recommends approval.

President Scott Decker states that in Shinagle Drive the City ran into some issues and got very lucky with weather with unforeseen underground issues. He questions if the City is anticipating any underground issues in this area.

Director Skluzacek states the major challenges in Shinagle are very large storm sewer pipe. There are more standards manholes. He states based on the preliminary boring of these lots he does not anticipate any ground water to be a concern and elevation of the road should not be a problem. The pavement condition is not as poor either. Cost comparison is between a 2024 and 2025 bid numbers.

MOTION BY: Robert Baer
To approve Resolution 58-2025.

SECONDED BY: Jason Fridrich

RESOLUTION NO: 58 - 2025

**A RESOLUTION FOR THE 2026 ROAD MAINTENANCE PROJECT
SPECIAL IMPROVEMENT DISTRICT NO. 202601-1 DIRECTING THE
FILING OF AN ENGINEER'S REPORT REGARDING THE SAME, AND
DECLARING THAT IT IS NECESSARY TO MAKE THE
IMPROVEMENTS DESCRIBED THEREIN.**

DISPOSITION: Roll call vote...Aye 4, Nay 1 (Ridl), Absent 0
Motion declared duly passed

H. 1. Utility and Street Improvement Project Resolution to Begin Protest Period for SID.

Engineer and Community Development Director Joshua Skluzacek presents for consideration is a Preliminary Engineering Report for the 2026 Utility and Street Improvement project) Special Improvement District. The SID, watermain replacement, and paving portion of the project will be paid for with several different funds which are included in the 2026 capital improvement project budget. The interest rate is proposed to be 4.1% which was the average daily 10-year Treasury Yield interest rate for the month of September 2025. The 2026 Utility and Street Improvement Project is planned to be constructed to replace concrete curb and gutter, sidewalk and accessibility ramp construction, watermain main and service lines replacement, some sanitary sewer main replacements, asphalt patching in areas of need, pavement removal and replacement, and an asphalt mill and overlay. The proposed SID will also replace deteriorating driveway approaches and sidewalks as well as correct deficiencies on pedestrian facilities where practical within the right-of-way. Construction for this project is scheduled for the summer of 2026, with the bid opening anticipated for February 2026. The preliminary opinion of construction cost for the street improvement portion of the project that will be included in the Special Improvement District is \$1,115,467.00 as specified in the PER vs. the total project cost estimate for this scope of work being \$9.11 million. The assessment amount for each property will be included in property taxes and paid back over 10 years at an interest rate of 4.1%. Those who pay their assessments in full by October 1, 2027, will not be charged interest or penalties. The City Engineering staff recommends approval.

MOTION BY: Jason Fridrich
To approve Resolution 59-2025.

SECONDED BY: Russ Murphy

RESOLUTION NO: 59 - 2025

**A RESOLUTION FOR THE 2026 UTILITY AND STREET
IMPROVEMENTS PROJECT SPECIAL IMPROVEMENT DISTRICT NO.
202605-1 DIRECTING THE FILING OF AN ENGINEER'S REPORT
REGARDING THE SAME, AND DECLARING THAT IT IS NECESSARY
TO MAKE THE IMPROVEMENTS DESCRIBED THEREIN.**

DISPOSITION: Roll call vote...Aye 4, Nay 1 (Ridl), Absent 0
Motion declared duly passed

I. 2. Utility and Street Improvement Project Resolution to Begin Protest Period for SID

Engineer and Community Development Director Joshua Skluzacek presents a letter for consideration is a Preliminary Engineering Report for the 2026 Utility and Street Improvement project Special Improvement District. The SID, watermain replacement, and paving portion of the project will be paid for with several different funds which are included in the 2026 capital improvement project budget. The interest rate is proposed to be 4.1% which was the average daily 10-year Treasury Yield interest rate for the month of September 2025. The 2026 Utility and Street Improvement Project is planned to be constructed to replace concrete curb and gutter, sidewalk and accessibility ramp construction, watermain main and service lines replacement, some sanitary sewer main replacements, asphalt patching in areas of need, pavement removal and replacement, and an asphalt mill and overlay. The proposed SID will also replace deteriorating driveway approaches and sidewalks as well as correct deficiencies on pedestrian facilities where practical within the right-of-way. Staff recommends approval.

MOTION BY: Robert Baer
To approve Resolution 60-2025.

SECONDED BY: Russ Murphy

RESOLUTION NO: 60 - 2025

**A RESOLUTION FOR THE 2026 UTILITY AND STREET
IMPROVEMENTS PROJECT SPECIAL IMPROVEMENT DISTRICT
NO. 202605-2 DIRECTING THE FILING OF AN ENGINEER'S REPORT
REGARDING THE SAME, AND DECLARING THAT IT IS NECESSARY
TO MAKE THE IMPROVEMENTS DESCRIBED THEREIN.**

DISPOSITION: Roll call vote...Aye 4, Nay 1 (Ridl), Absent 0
Motion declared duly passed

J. 2027 Road Maintenance Task Order to Civil Science Infrastructure

Engineer and Community Development Director Joshua Skluzacek presents a letter for your consideration is a task order with Civil Science Infrastructure, Inc. to perform engineering services for the City of Dickinson Project Number 202701, the 2027 Road Maintenance project for a time and materials fee as specified in the task order of \$227,050.00. This task order is in reference to the proposal received through a request for proposal where five proposals were received. Civil Science Infrastructure, Inc. scored the highest score based on their proposal for the project. The City Attorney has reviewed this task order with no comments. The scope of work included in this task order are; preliminary engineering and field survey/evaluation of manholes, prepare the special improvement district documents, develop the plans and specifications, and bid assistance. The proposed schedule shows an early November 2026 project bid ready date. The project was included on the 2026 Capital Improvement Plan budget. The City Engineering and Public Works staff recommends approval.

MOTION BY: Jason Fridrich
To approve Task Order with Civil Science.

SECONDED BY: Robert Baer

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

K. Fisher Sand and Gravel Annual Truck Permit

Engineer and Community Development Director Joshua Skluzacek presents an application for an oversized loan permit. The term limit is for one year with a fee of \$12,000. The permitted use allows oversized loads under 200,000 pounds to travel to and from I-94 exit 64, along the I-94 East Business Loop, and on Energy Drive to and from the Permittee's location on Energy Drive. Trucks and/or equipment must be badged as Fisher Industries, or its affiliate, Fisher Sand & Gravel in order to be covered under this Agreement. If signalization is installed along the route, a height restriction will need to be added to this Agreement once clearances are determined.

MOTION BY: Joe Ridl
To approve the Fisher Sand and Gravel Annual Truck Permit.

SECONDED BY: Russ Murphy

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

L. Hearing Date for Condemnation - 45 7th Avenue West

Code Enforcement Officer II Tiffany Stewart requests a condemnation hearing date for 45 7th Avenue West. She states this property was deemed unfit on July 25, 2024. They are had requested demolition in August, 2024. The property has not had potable water since 2017. An interior inspection was completed in October, 2024.

City Attorney Christina Wenko states this property has to be publicly noticed and the City is trying to locate the owner. Ms. Wenko states in order to meet with the publication deadline she is requesting a hearing date to be held on February 17, 2026 at 2:30 p.m.

All Commissioners do agree on the date of February 17, 2026 at 2:30 p.m.

M. Barr Engineering Contract Amendment – E Broadway Dam Contract Amendment

Senior Engineer Kris Keller presents a contract amendment to include Change Order 3 for Barr Engineering's current contract. The move is necessary for permitting which must be completed prior to applying for construction cost share from the ND Dept. of Water Resources. The amount of the request is \$45,060. A cost share application with the DWR will be completed prior to authorizing Barr to start work. This work will be paid from Gross Production Tax. The City Attorney has reviewed the change order. The City Engineering staff recommends approval of this task order.

MOTION BY: Jason Fridrich
To approve the Barr Engineering Contract Amendment for East Broadway Dam.

SECONDED BY: Russ Murphy

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

N. AET Geotech – Baler Building Task Order

Senior Engineer Kris Keller presents for consideration is a contract for Construction Geotechnical services from American Engineering & Testing (AET). The contract covers geotechnical and material testing for the construction of the Baler building Expansion. Work includes: density/compaction testing, concrete testing, reinforcing steel observations, laboratory work, and reporting. This contract would be completed on a time and materials basis with an estimated cost of \$29,111.50. The funding is budgeted from GPT and a SRF Loan. The City Engineering staff recommend approval.

MOTION BY: Joe Ridl
To approve the AET Geotech Task Order for the baler building.

SECONDED BY: Robert Baer

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

O. East Broadway Dam Temporary Construction Easement

Senior Engineer Kris Keller presents for consideration an easement from the Dickinson Park District to the City of Dickinson for a construction and access easement for the proposed East Broadway Dam Replacement. This easement is required for the permitting and construction of the rock riffles and rip-rap for the project as a portion of the permanent structure abuts District property. Additionally, a temporary construction easement has been granted by the District for access while the project is actively being constructed. The City Attorney has reviewed the easements. The City Engineering staff recommends approval.

MOTION BY: Russ Murphy
To approve the East Broadway Dam Temporary Construction Easement.

SECONDED BY: Joe Ridl

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

P. Construction Engineering for Sanitary Manhole Repairs – Moore Engineering Task Order

Senior Engineer Kris Keller presents a task order with Moore Engineering, Inc. to construction engineering for the Sanitary Sewer Manhole Repair project for an estimated time and material amount of \$141,555. The funds for this portion of the project will be cash on hand. A legal review of this task order has been completed. This project will be On 10th Ave East – Villard to Museum Drive, a sanitary sewer manhole inspection was request. This request was due to the feedback from Public Works staff about the Hydrogen Sulfide (H₂S) gas present along the sanitary sewer main which was generated from the upstream lift station. Inspections were completed to baseline the findings for the approximately 45 sanitary sewer manholes. The task order will include construction engineering services, general contract administration, and a Resident Project Representative. The City Engineering staff recommends approval.

MOTION BY: Jason Fridrich
To approve Task Order with Moore Engineering for the sanitary manhole repair.

SECONDED BY: Joe Ridl

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

7. PUBLIC HEARING – 5:00 P.M.

A. Public Hearing – Chapter 18 Amendment – 2024 International Fire Code
Deputy Fire Chief Mark Selle presents a Chapter 18 Amendment to the 2024 International Fire Code. the purpose of this memorandum is to present the recommended amendments to Municipal Code Chapter 18 relating to the adoption of the 2024 International Fire Code (IFC) and to request Commission approval to move these updates forward for consideration. Updating to the 2024 IFC ensures alignment with state standards, improves clarity for developers and contractors, and enhances public safety through modernized requirements. Lithium-Ion Battery Regulations - Incorporates local clarifications regarding storage for retail businesses. Outdoor Cooking, Open Burning, and Open Flame Devices Amendments - Defines the allowances and restrictions for recreational fires, outdoor grilling in public venues, and the use of open flame devices. Key Change in the 2024 IFC: Carbon Monoxide Detection – All buildings containing a carbon monoxide source will require CO detection.

President Scott Decker opens the public hearing at 5:03 p.m. Hearing no public comments, the public hearing was closed at 5:05 p.m. and the following motion was made.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve first reading of Ordinance 1844.

ORDINANCE NO. 1844

AN ORDINANCE AMENDING AND RE-ENACTING ARTICLE 18, SECTIONS 18-4, 18-27, 18-30, 18-31, 18-32, 18-60, 18-64 OF THE DICKINSON MUNICIPAL CODE REGARDING FIRE PREVENTION AND PROTECTION

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

B.Public Hearing – Rezone Request – West Ridge 4th Rezone

City Planner Natalie Birchak states the applicants are requesting the approval of a zoning map amendment from General Commercial (GC) to Medium-Density Residential (R-2) for Lot 1 of Block 6 of the West Ridge 2nd Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the applicant to combine the subject lot with the properties to the west and south into one large lot. The subject property is approximately 2.23 acres. Staff recommends approval of this rezone.

President Scott Decker opens the public hearing at 5:10 p.m. Hearing no public comments the public hearing was closed at 5:11 p.m. and the following motion was made.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve first reading of Ordinance 1845.

ORDINANCE NO. 1845

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

C. Public Hearing – LeFleur The Flower Market SUP

City Planner Natalie Birchak states the applicant is requesting approval of a Special Use Permit (SUP) application for a home-based flower arranging business. The business would be located in the basement of a primary residence on a 0.25-acre parcel at 1896 1st Street West in the City of Dickinson. The property is zoned High-Density Residential (R-3). Staff recommends approval of this special use permit subject to conditions. Ms. Birchak states this will be delivery order mostly. She is not concerned as this is a R3 that is directly across from a community commercial zoned area.

Melissa Shepard states they do all ordering online and they deliver plans and flowers. She states this is working well for them. They have fresh flowers and house plants.

President Scott Decker opens the public hearing at 5:15 p.m. The public hearing was closed at 5:16 p.m. and the following motion was made.

MOTION BY: Robert Baer
To approve Resolution 55-2025.

SECONDED BY: Joe Ridl

RESOLUTION NO: 55 - 2025

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO LE FLEUR THE FLOWER MARKET FOR A HOME-BASED FLOWER ARRANGING BUSINESS LOCATED IN NE1/4 OF THE SE1/4 OF SECTION 5, TOWNSHIP 139 NORTH, RANGE 96 WEST, CITY OF DICKINSON, OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA. AKA E73' W77' LOT 21, BLOCK 29, STATE SUBDIVISION

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

9. PUBLIC COMMENTS NOT ON AGENDA
None

10. COMMISSION COMMENTS
President Scott Decker wishes everyone a Merry Christmas/Happy New Year and to stay safe and take a little extra time. See you in 2026.

11. ADJOURNMENT
MOTION BY: Joe Ridl
Adjournment of the meeting was at 6:00 P.M.

SECONDED BY: Jason Fridrich

DISPOSITION: Roll call vote... Aye 5, Nay 0, Absent 0
Motion declared duly passed.

OFFICIAL MINUTES PREPARED BY:

Rita Binstock, Assistant to City Administrator

APPROVED BY:

Dustin Dassinger, City Administrator

Scott Decker, President
Board of City Commissioners

Date: January 6, 2026