

I. CALL TO ORDER

Vice President Robert Baer called the meeting to order at 4:30 PM

II. ROLL CALL

Present were: Vice President Robert Baer, Commissioners Jason Fridrich, John Odermann and Joe Ridl

Telephone: None

Absent: President Scott Decker

1. PLEDGE OF ALLEGIANCE**2. ORDER OF BUSINESS**

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the April 15, 2025 meeting as presented.

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

3. CONSENT AGENDA

MOTION BY: John Odermann

SECONDED BY: Jason Fridrich

A. Approval of Meeting Minutes dated April 1, 2025

B. Approval of Accounts Payable, Commerce Bank and Checkbook

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

4. ADMINISTRATION/FINANCE

A. Child Abuse Prevention Month Proclamation

MOTION BY: Jason Fridrich

SECONDED BY: John Odermann

To approve the Child Abuse Prevention Month Proclamation.

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

B. Southwest Water Authority Board Appointment

City Administrator Dustin Dassinger presents states that a committee consisting of Senior Engineer Kristopher Keller, Commissioner Joe Ridl and himself met to interview four candidates for the Southwest Water Authority Board. This appointment will fill the vacancy left by George Nodland. This term will expire in 2026. The committee selected Ryan Baumgartner for the appointment to the Southwest Water Authority Board.

Ryan Baumgartner has been living in Dickinson for the past eight years.

MOTION BY: Joe Ridl

SECONDED BY: John Odermann

To approve the appointment of Ryan Baumgartner to the Southwest Water Authority Board.

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

C. Gaming Site Authorization – Dickinson Youth Activities – Mavericks, Neighbors, Spur, Grand Dakota Lodge, Elks, The Rock, Buffalo Wild Wings

City Administrator Dustin Dassinger presents a Gaming Site Authorization for the Dickinson Youth Activities which has the following sites: Mavericks, Neighbors, Spur, Grand Dakota Lodge, Elks, The Rock, Buffalo Wild Wings. Administrator Dustin Dassinger lists the kinds of gaming each will be hosting from 7/1/2024-6/30/2025.

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

To approve the Gaming Site Authorizations for Dickinson Youth Activities.

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

D. Gaming Site Authorization – Dickinson Eagles Aerie #2328

City Administrator Dustin Dassinger presents a Gaming Site Authorization for the Dickinson Eagles Aerie #2328. This site is located at 31 1st Avenue East. Administrator Dassinger lists the kinds of gaming they will be having from 7/1/2024-6/30/2025.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the Gaming Site Authorizations for Dickinson Eagles Aerie #2328.

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

E. Monthly Financial Report

Deputy City Administrator Linda Carlson presents the monthly Financial Report which month ending March 31, 2025. She states the general fund is at \$4,399,398. The one percent sales tax is much higher than 2024. Hospitality Tax and Occupancy have fallen short as compared to 2024. Along with the oil impact falling behind 2024. General fund revenue is 12% collected and 23% of the general fund has been spent.

Commissioner John Odermann asks Ms. Carlson if there are any concerns of the oil impact and the budget numbers.

Ms. Carlson states she is not concerned at this time as it has been pretty level for the past three months and should be coming in good at the end.

F. HR Monthly Report

HR Generalist Natalie Torgerson presents the monthly HR Report. She updates the Commissioners on the positions that are open for the City, ones in the background phase and the ones that are closed.

5. PUBLIC WORKS

A. South Heart Reuse Water Contracts

Deputy Public Works Director Jacob Waldo presents reuse water contracts with the City of South Heart. The Irrigation Contract provides for a 3-year term and sales at a rate of \$1.60 per thousand gallons to be used for irrigation at the Pheasant Country Golf Course. Resale Contract provides for a 1-year term and sales at a rate of \$6.75 per thousand gallons to be drawn from their irrigation water supply and sold to a third party as frack water. The initial contract was approved as an amendment to the South Heart Reuse Water Contract last year. By creating a separate contract specifically for this purpose, we are able to ensure that the supply of irrigation water to South Heart remains uninterrupted if there are any disruptions to resale.

MOTION BY: John Odermann

SECONDED BY: Jason Fridrich

To approve all three Reuse Water Contracts with the City of South Heart.

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

B. Track Loader Bid Approval

Deputy Public Works Director Jacob Waldo presents a bid opening for a new track loader for use in our Utilities Division. The low bid was provided by Titan Machinery for a 2025 Case TV450B at a cost of \$90,665.00. This equipment purchase was approved in the 2025 budget as a cash purchase of \$135,000.

MOTION BY: Jason Fridrich

SECONDED BY: John Odermann

To approve to purchase of the Track Loader from Titan Machinery for \$90,665.

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

C. Building Service Job Description

Deputy Public Works Director Jacob Waldo presents a Building Service Job Description. This job description will create a new promotional position across several City facilities and departments, this position was initially presented and approved in the 2025 budget as an achievable advancement for the Building Service Worker position. To better suit the needs of our facilities, the position has been changed to include duties mirroring those of our buildings and grounds operators while still including the custodial duties of the Building Service Worker position. These expanded duties include: changing HVAC filters and light bulbs, lawn maintenance, weed and vector control, supervising licensed contractors on City property as needed, and working to support programming and events at assigned facility. Department leadership will have the option to budget for this position in place of their Building Service Worker position, the internal candidate will then have the opportunity to interview for this position. This position is a new position and a Grade 12.

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

To approve the Building Service Job Description.

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

D. 2025 Cemetery Report

Public Works Director Aaron Praus recaps the rules and regulations of the cemeteries in Dickinson. He reviews the guidelines for cemeteries and mausoleums to include the display of flowers and the time limit for them to be displayed. He states signs will be posted in the cemeteries to remind people of the rules of the cemeteries. Also, public notices will be sent out along with Channel 19 and others.

6. PUBLIC SAFETY

A. Fire

No Report

B. Police

No Report

7. COMMUNITY DEVELOPMENT SERVICES

A. Queen City Dam EAP Project DWR Cost Share Contract

Senior Engineer Kris Keller presents a cost share agreement with the North Dakota Department of Water Resources to complete an Emergency Action Plan. This is required for the Queen City Dam per the North Dakota Dept. of Water Resources Dam Safety Standards. This cost share would be 80/20 cost share. The City's share will be \$24,998. This is in the 2025 Capital Improvement Plan and funded through GPT.

MOTION BY: Joe Ridl

SECONDED BY: Jason Fridrich

To approve the Queen City Dam EAP Project DWR Cost Share Contract.

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

B. Queen City Dam Risk Assessment Project DWR Cost Share Contract

F. Final Plat – Five Star Storage Plat

City/County Planner Steven Josephson presents a request for approval of a final plat for the Badlands Storage 2nd Addition Subdivision, being a replat of Lot 1 in Block 1 of the Badlands Storage Subdivision and Lot 1 in Block 1 of Tweeten’s 3rd Addition Subdivision. According to the applicant, the purpose of the proposed subdivision is to combine the existing lots to expand the existing convenience storage operations. The site is zoned Community Commercial and the proposed subdivision is +/- 6.04 acres.

MOTION BY: John Odermann
To approve Resolution 13-2025.

SECONDED BY: Joe Ridl

RESOLUTION NO. 13-2025
A RESOLUTION APPROVING FINAL MINOR PLAT ENTITLED
BADLANDS STORAGE 2ND ADDITION
STARK COUNTY, NORTH DAKOTA

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

G. Final Plat – Jerry Williams Subdivision

City/County Planner Steven Josephson states the applicant is requesting approval of a final plat for the Jerry Williams Subdivision which is located in the Extra -Territorial Zone, 11025, 11027, and 11029 40th Street SW. According to the applicant, the purpose of the proposed subdivision is to divide the land into appropriate-sized lots for each of the residents currently living on the tract. The site is zoned Agriculture and the proposed subdivision is +/- 35.66 acres.

MOTION BY: John Odermann
To approve Resolution 14-2025.

SECONDED BY: Jason Fridrich

RESOLUTION NO. 14-2025
A RESOLUTION APPROVING FINAL MAJOR PLAT ENTITLED
JERRY WILLIAMS SUBDIVISION
STARK COUNTY, NORTH DAKOTA

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

H. Master Service Agreement with Moore Engineering

Engineer and Community Development Director Joshua Skluzacek presents a master service agreement with Moore Engineering for the benefits of providing individual project contracts which are consistent terms and conditions regardless of the project. This reduces the review time by staff for future project contracts.

MOTION BY: Jason Fridrich
To approve the Master Service Agreement with Moore Engineering.

SECONDED BY: Joe Ridl

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

I. 21st Street West Engineering Task Order Award to Moore Engineering

Engineer and Community Development Director Joshua Skluzacek presents as task order with Moore Engineering to perform engineering services for the project of 21st Street West and State Avenue to 3rd avenue West for an hourly rate not to exceed a fee of \$183,835.00. The scope of work included in this task order are; topographic survey, preliminary design to meet NDDOT requirements and specifications, categorical exclusion by design and applicable environmental documents as required by the NDDOT, 18 pedestrian ramp designs, approximately 750-feet of new sidewalk on the north side of 21st St. W. adjacent

to the Dickinson Drainageway, and final design to meet the bid readiness classification by the NDDOT. This project was included in the 2025 CIP budget and funded by GPT.

MOTION BY: John Odermann
To approve the 21st Street West – State Avenue to 3rd Avenue W Project Task Order with Moore Engineering.

SECONDED BY: Jason Fridrich

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

J. North Industries Street and Storm Project Bid Award

Engineer and Community Development Director Joshua Skluzacek presents a bid award for North Industries Street and Storm Project – Bid Award to Central Specialties. The total bid was \$973,341.76 – a difference of approximately -32 percent. The key bid items that were less than the engineer’s opinion of probable cost was: contract bond, mobilization for asphalt paving, traffic control, temporary cover crop and mulch, topsoil, and gravel surfacing of 4-inches. The construction is planned to be completed during the 2025 construction season. The project was budget in the 2025 capital improvement project plan with the following funding sources; Gross Production Tax (GPT).

MOTION BY: Jason Fridrich
To approve the North Industries Street and Storm Project bid award to Central Specialists.

SECONDED BY: John Odermann

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

K. 2025 Road Maintenance Project Bid Award

Engineer and Community Development Director Joshua Skluzacek presents a bid award for the 2025 road maintenance project to Central Specialties. The total bid was \$6,011,057.41. There was 29% cost savings. The project does include: Mill and overlay of streets, Patching repairs to streets within the project area, Patching repairs to streets outside of the project area, Concrete sidewalk repairs and replacements, Concrete curb and gutter repairs and replacements, Storm sewer improvements along 8th Street East from Shinagle Drive to Baker Avenue. The project was budget in the 2025 capital improvement project plan with the following funding sources; Gross Production Tax.

Commissioner Robert Baer states the City put a lot of effort into 15th Street and noted with TJ Maxx and Harbor Freight that the portion of 15th Street has been nice and redone by the City and now it is all torn up again. The one thing that he has an issue with is that the City paves and then someone comes in and digs it up.

Engineer Skluzacek states hot mix plants are not operatable yet. This is anticipated to be several weeks before this is available. He states once patching work is completed then it will be back to normal consistency. He states this is an unfortunate timing.

MOTION BY: Jason Fridrich
To approve the 2025 Road Maintenance Project Bid Award to Central Specialties.

SECONDED BY: John Odermann

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

L. 2025 Watermain Project Bid Amount

Engineer and Community Development Director Joshua Skluzacek presents 2025 Watermain Replacement bid award to BEK Consulting. Three bids were received. The engineer’s opinion of probable cost was \$4,779,478.00, and the total bid was \$3,472,800.00 – a difference of approximately -27 percent. The key differences in the engineer’s opinion

positive settings. Also, business owners get to know each other. This club provides the exposure for students to be on the radar for colleges across the country.

Ms. Kari Roller states that this club is by the Crooked Crane Trail. Private events can be held there also. They will be breaking ground on a new building.

Commissioner John Odermann questions what will be done with the old building. This club is a great element for the community.

Ms. Roller states that the old building is pretty sad and it has served the purpose.

Commissioner Joe Ridl states this is a great program and good see all the success that it has had.

B. Sunrise Youth Bureau Annual Presentation

Sunrise Youth Bureau Director Holly Praus thanks the Commissioners for having them to present and for the continued support. Ms. Praus states the funds from the City of Dickinson are used to help assist with the current programming. That includes Diversion/Crisis Intervention, Education/Prevention, Out-of-School Suspension, and Shelter Care/Attendant Care. She states they work with local law enforcement by being a safe place for youth to in the middle of the night. Whether it is a youth getting a delinquent charge, a runaway youth, or a youth needing time away from a conflict at home or a domestic situation. Ms. Praus states they help the local Human Service Zones if they need placement for a youth. Also help the local schools by providing prevention programs. This may include education on drugs, alcohol, vaping; respect and rules, manners, bullying, etc. We also help our local schools by providing OSS. They have seen a huge increase in our out-of-school suspension numbers from last year to this year. In 2024 there were 52 students. She states if parents are struggling with a defiant youth at home Sunrise works with a parent and child by explaining the juvenile justice system and what can happen if they continue this behavior. They give them classes on what they may struggle with. This can include anger management, conflict resolution, making good choices, self-esteem, etc. She states without the support of the City, Counties, and partnering agencies, whom we have contracts with, we couldn't provide these services. Sunrise Youth Bureau appreciates the continued support.

Commissioner Robert Baer commends staff at the Sunrise Youth Bureau for doing a tremendous job. This is a tough job but rewarding.

C. Rezoning Request – Community Orchard Rezone

City County Planner Steven Josephson presents a rezoning request for the Community Orchard. He states the applicant is requesting the approval of a zoning map amendment from unzone and Community Commercial to Public for Part of Block 4 of the Nuhaven Second Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the Park District to utilize the space for plantings to establish a community orchard. Staff recommends approval of this rezone.

Executive Director of Parks and Rec Ben Rae states they are hoping that in three years there will be many trees in this area. He states they are planting 1.5" caliper trees. A business owner has decided to donate all the trees.

Vice President Robert Baer opens the public hearing at 5:17 p.m. Hearing no comments, the public hearing is closed at 5:18 and the following motion is made.

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

To approve first reading of Ordinance 1817.

ORDINANCE NO. 1817

**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 0, Absent 1
Motion declared duly passed

D. Special Use Permit – Five Star Storage

City County Planner Steven Josephson presents a special use permit application for a convenience storage facility for 609 units. The convenience storage facility would be located on a 6.04-acre parcel at 430 29th Street W. The property is zoned Community Commercial. This special use permit would be subject to conditions and contingent on approval of the final plat.

Vice President Robert Baer opens the public hearing at 5:20 p.m. Hearing no comments, the public hearing is closed at 5:21 and the following motion is made.

MOTION BY: John Odermann
To approve Resolution 11-2025.

SECONDED BY: Jason Fridrich

RESOLUTION NO. 11 – 2025

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO FIVE STAR STORAGE FOR A STORAGE FACILITY LOCATED IN THE SE1/4NE1/4 of SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

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

9. PUBLIC COMMENTS NOT ON AGENDA

Resident Dave Steinbach who lives at 1192 11th Avenue East feels the sign up is ridiculous that only one person can sign up. After last meeting the SID in his area access to driveway you have none. He has concerns that he will not be able to get to his house if there are improvements done to his street. City Engineer Josh Skluzacek states he will have access to his driveway. He states his house been there for 45 years and nothing has changed. Wonder what the qualifications are for their people in the Assessing Department. He states there are cracks in his basement and he is wondering if he got a decrease, it when it has cracks. Voted to cap increase up to 15%.

Vice President Baer stated Mr. Steinbach should talk to City Assessor Hirschfeld about a staff and talk to him about the people's qualifications.

Resident Seth Helgeson states the government system is corrupt and he is done being silent. Truth versus lies. Rights were given to us from God. Who runs the city? It looks like our sovereignty is being sold off. We are the people we are awake, we are arising and coming for our freedom. He states the government cannot stop what is coming. Get out of the way or stand with us we are not backing us.

10. COMMISSION COMMENTS

A. Commissioner John Odermann states this announcement is kinda bitter sweet. This will be my last meeting on the City Commission. Commissioner Odermann has got a job that will require him to no longer serve on city commission. He will be the State Director for Congressman Julie Fedorchak. He states with baby #4 is showing up on May 5th. He was considering being my last meeting on May 5th but I am going to have my hands full on that date. Thanks, the city staff. It has been phenomenal for the last several years. Dickinson has the best city staff, extremely talented. He states the Commissioners don't always get it right but they have a good batting average. He states Commissioner Fridrich and Mayor Decker welcomed a guy and he appreciate those guys showing him the ropes. To the

citizens for trusting me with being a Commissioner. Wife and kids thank you for letting him serve our community. Thank you everyone.

Commissioner Robert Baer thanks Commissioner Odermann for everything that you have done for the commission.

Commissioner Jason Fridrich states it has been a pleasure that he got to work on some good times and hard things and hopefully will see him on the football field. Commissioner Fridrich wishes Commissioner Odermann. The best of luck on his new adventure and will do a wonderful job with Ms. Fedorchak.

Commissioner Joe Ridl thanks Commissioner Odermann for his service. He states he has enjoyed knowing him and conversing with him and for his service.

Commissioner Joe Ridl will state at the next meeting he probably won't be here. I will try and call in and see how things go.

Commissioner Joe Ridl asks Ms. Carlson for the break down on city employee \$23,000 on recall election.

Commissioner Robert Baer states in light of John's news here moving on. What will be the next steps?

City Attorney Christina Wenko thanks Commissioner Odermann as it has been a true pleasure. She states everyone will miss working with Commissioner Odermann and with his expertise. According to the Century Code that a vacancy then the Commissioner can either call a special election or may after 15 days appoint to fill vacant. Consider Mr. Odermann – 15 days from today would be at May 1, 2025 to call for an appointment. Person would only fill that term as it is unexpired. Fill until 2028 – historically speaking – someone was appointed to fill the spot. This doesn't happen very often.

City Administrator Dustin Dassinger thanks Commissioner Odermann thanks for service to the community and all you did. The City will look at century code and follow that and put information out tomorrow on his announcement.

Commissioner Robert Baer Congratulate Senior Engineer Keller's daughter winner of NDLC Jan Jordan scholarship award. Victoria on winning scholarship. Thanks to Baker Boy for their generous donation of donuts with coffee with commissioners last week. They are very supportive of the city. Appreciate management and staff for supporting the city.

11. ADJOURNMENT

MOTION BY: John Odermann

SECONDED BY: Joe Ridl

Adjournment of the meeting was at 6:35 P.M.

DISPOSITION: Roll call vote... Aye 4, 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: May 6, 2025