

**I. CALL TO ORDER**

President Scott Decker called the meeting to order at 4:32 PM

**II. ROLL CALL**

Present were: President Scott Decker, Vice President Robert Baer,  
Commissioners Jason Fridrich, Joe Ridl and Russ Murphy

Telephone: None

Absent: None

**PLEDGE OF ALLEGIANCE**

**1. ORDER OF BUSINESS**

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the May 19, 2026 meeting as presented.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

**2. CONSENT AGENDA**

MOTION BY: Robert Baer

SECONDED BY: Russ Murphy

**A. Approval of Meeting Minutes dated May 5, 2026**

**B. Approval of Accounts Payable, Commerce Bank and Checkbook**

**C. Mowing Contracts for 2026 - Rocky Pletan and Ryan Kilwein**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

**3. ADMINISTRATION/FINANCE**

**A. Gaming Site Authorization - Dickinson Heritage Foundation - All In Bar and Lounge; Phat Fish Brewing; Bernie's Esquire Club; Final Bar and Lounge; DSU-Scott Gym; DSU- BAC**

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage Foundation. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at the All In Bar & Lounge, located at 48 East Broadway St. She lists the kinds of gaming they will have.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the Gaming Site Authorization for DSU Heritage Foundation – All In Bar & Lounge

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

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at the Phat Fish Brewing, located at 1031 Villard St W. She lists the kinds of gaming they will have.

MOTION BY: Robert Baer

SECONDED BY: Russ Murphy

To approve the Gaming Site Authorization for DSU Heritage Foundation – Phat Fish Brewing

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

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at Bernie's Esquire Club, located at 43 Sims. She lists the kinds of gaming they will have.

MOTION BY: Joe Ridl

SECONDED BY: Robert Baer

To approve the Gaming Site Authorization for DSU Heritage Foundation – Bernie's Esquire Club

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

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at Final Final Bar & Lounge, located at 640 12<sup>th</sup> St W. She lists the kinds of gaming they will have.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the Gaming Site Authorization for DSU Heritage Foundation – Final Final Bar & Lounge

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

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at DSU-Scott Gym, located at 1104 2<sup>nd</sup> St W. She lists the kinds of gaming they will have.

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

To approve the Gaming Site Authorization for DSU Heritage Foundation – DSU-Scott Gym

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

Deputy City Administrator Carlson presents the Gaming Site Authorization for DSU - Dickinson Heritage. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at DSU – Biesiot Activity Center, located at 3398 State Ave N. She lists the kinds of gaming they will have.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve the Gaming Site Authorization for DSU Heritage Foundation – DSU- BAC

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

**B. Gaming Site Authorization - Dickinson Youth Activities - Elks**

Deputy City Administrator Carlson presents the Gaming Site Authorization for Dickinson Youth Activities. The effective dates are July 1, 2026 through June 30, 2027. The placement will be located at the Elks 1137, 501 Elks Drive. She lists the kinds of gaming they will have.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve the Gaming Site Authorization for Dickinson Youth Activities - Elks

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

**C. Authorized Signers for First International Bank**

Deputy City Administrator Carlson presents a resolution to identify and designate who the signers are from the City of Dickinson for the CD and checking account at First International Bank & Trust which was opened in December 2025. The resolution would designate Scott Decker, Jason Fridrich, Dustin Dassinger and Linda Carlson as the authorized signers for the bank records.

MOTION BY: Joe Ridl

SECONDED BY: Russ Murphy

To approve Resolution No. 21-2026

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

**D. Budget Work Session Dates**

Deputy City Administrator Carlson is looking to set a date and time for the Preliminary Budget 2027 Work Session. Dates were set for June 16 and 17, 2026. Starting on the 16<sup>th</sup> in the AM until about 3:00 pm and then the 17<sup>th</sup> if need be.

**E. Text Amendment Update to Chapter 2 on City Pension Plans**

Deputy City Administrator Carlson presents an Ordinance Amendment Update to Chapter 2 municipal code on pension plans. Since the first reading, there have been no comments received.

MOTION BY: Robert Baer

SECONDED BY: Jason Fridrich

To approve second reading and final passage of Ordinance No. 1859

AN ORDINANCE AMENDING AND RE-ENACTING SECTIONS 2-202, 2-204, 2-205, 2-272, 2-274, 2-275, 2-336 AND 2-337 OF CHAPTER TWO OF THE MUNICIPAL CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO PENSION PLANS

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 0  
Commissioner Russ Murphy - abstain  
Motion declared duly passed

**F. Chapter 58 Amendment**

Chief Joe Cianni presented the Chapter 58 Update – Electric Bicycles. Nothing has changed since the first reading. The true changes were clarifications and defining electric bicycles themselves. Clarify between electric bicycle and electric motorcycle. The amendment does not ban either but clarifies where they can be used and to adhere to the rules of the road.

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

To approve second reading and final passage of Ordinance No. 1858

AN ORDINANCE AMENDING AND RE-ENACTING SECTION 58-1 OF CHAPTER 58, ARTICLE I, SECTION 58-458, 58-459, 58-460, 58-461, ARTICLE XI BICYCLES, OF THE MUNICIPAL CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO DEFINITIONS, ELECTRIC BICYCLES

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

**G. Section 22-57 - Tobacco**

City Attorney Christina Wenko presented clarifications to Sections 22-57 – Possession of Tobacco, to make it consistent with ND Century Code 12.1-31.03. No changes from the first reading.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve second reading and final passage of Ordinance No. 1860

AN ORDINANCE AMENDING AND RE-ENACTING SECTION 22-57 OF THE DICKINSON MUNICIPAL CODE, RELATING TO THE POSSESSION, PURCHASE, OR USE OF TOBACCO PRODUCTS BY AN INDIVIDUAL UNDER THE AGE OF 21 YEARS OF AGE

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

**H. HR Monthly Report**

HR Director Shelly Nameniuk presented the monthly recap of open positions and the status of hiring.

**I. Monthly Financial Report**

Deputy Finance Director Greenwood presented the monthly financial report.

**4. PUBLIC WORKS**

A. No report

**5. PUBLIC SAFETY – FIRE**

A. No report

**6. PUBLIC SAFETY - POLICE**

A. No report

**7. COMMUNITY DEVELOPMENT**

**A. Demolition Bids for 45 7th Avenue West, Dickinson, ND 58601**

Building Official Schwindt presented the consideration to approve Demolition of 45 7<sup>th</sup> Avenue West, Dickinson, ND 58601 – Lot 1, Block 18, Young’s 5<sup>th</sup> Addition.

Demolition was approved by the City of Dickinson Commission on February 17, 2026. Following the approval, the Building & Codes Department requested bids for the demolition of the property. The City of Dickinson Building & Codes Department recommends moving forward with the low bid from Prairie Paving and Maintenance with a total \$7,500.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve Demolition of 45 7<sup>th</sup> Avenue West, Dickinson ND and moving forward with the bid from Prairie Paving and Maintenance with a total \$7500.

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

**B. Final Plat - Energy Center 7th Addition Minor Subdivision**

City Planner Birchak presents an applicant requesting approval of the Energy Center 7th Addition final minor subdivision, being a replat of Tract A of Lot 1 of Block 2 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to divide the lot to sell for future industrial development. The site is zoned General Industrial (GI). The site consists of +/- 4.53 acres. No public comments have been received.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve Resolution No. 24-2026

A RESOLUTION APPROVING FINAL PLAT ENTITLED ENERGY CENTER 7TH ADDITION STARK COUNTY, NORTH DAKOTA

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

**C. Development Agreement with Dickinson Parks and Rec**

Engineer and Community Development Director Skluzacek presents a development agreement with Dickinson Park District to reconstruct the existing parking lot located along 4th Avenue Southeast. This is associated with the City of Dickinson project number 202605 – 2026 Utility and Street Improvement project. The reasons for the parking lot to be reconstructed are: a new storm sewer main will be installed through the parking lot as part of this project, and the existing pavement is in poor condition. The Dickinson Park District portion of the total estimated cost for construction as specified in the development agreement is \$10,790.58. This scope of work was included in the bid package for the project, and the Dickinson Park District Board approved this development agreement at a recent meeting. The City Attorney has reviewed the development agreement with no comments. The city engineering staff recommends approval.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the development agreement with Dickinson Park District.

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

**D. Development Agreement with Peaceful Pioneer Partners**

Engineer and Community Development Director Skluzacek presents a development agreement with Peaceful Pioneer Partners, LP to mill and overlay the existing parking areas

located along Enterprise Avenue. This is associated with the City of Dickinson project number 202601 – 2026 Road Maintenance project. The reasons for the parking areas to be mill and overlaid with the City project is approximately half of the off-street parking is located on private property owned by Peaceful Pioneer Partners, LP while the other approximate half is located within the City of Dickinson right-of-way of Enterprise Avenue. The Peaceful Pioneer Partners, LP portion of the total estimated cost for construction as specified in the development agreement is \$11,551.35. Peaceful Pioneer Partners, LP is in agreement with this development agreement, and they are requesting total estimated cost for construction to be voluntarily included as a special assessment to their property taxes and paid back over 10 years at an interest rate of 4.1%. The City Attorney has reviewed the development agreement with no comments. The city engineering staff recommends approval.

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

To approve the development agreement with Peaceful Pioneer Partners, LP

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

**E. 4th Avenue SE Construction Engineering Task Order to Northern Plains Engineering**

Engineer and Community Development Director Skluzacek presents a task order for construction engineering with Northern Plains Engineering to construct the 4th Ave SE roadway and utilities from 6th St SE to 5th St SE. The lots and right-of-way dedication were platted with the Netzer's 1st Subdivision dated 1977 and the Southview Homes Second Addition dated 2012. As per the development agreement which was approved by the City Commission on August 5, 2025, the OWNER will pay for all construction within the City of Dickinson platted right-of-way as per the text in Section 2 of the development agreement document. The financial security and insurance requirements for the public infrastructure as defined in Section 7 of the development agreement have been submitted to the City of Dickinson. Construction engineering and inspections will be performed by the engineering of record (Northern Plains Engineering) who will be directly contracted through the City of Dickinson with this task order. All costs for the construction engineering and inspections will be paid by reimbursed to the City of Dickinson by the Owner. A one-year warrantee period for the construction of the roadway and utilities is included once substantial completion of the construction has been met. A capital improvement project will be created by the City of Dickinson engineering staff for this scope of work to track costs and ensure the one-year warrantee period is monitored. The City Engineering staff recommends approval.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve the 4th Avenue SE Construction Engineering Task Order to Northern Plains Engineering

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

**F. Geotechnical Engineering Contract with Braun Intertec**

Engineer and Community Development Director Skluzacek presents a contract for Geotechnical Engineering with Braun Intertec Corp. for the following projects: This contract is in reference to a proposal received through a request for proposal where two proposals were received. Braun Intertec Corp. scored the highest score based on their proposal for the projects. The City Attorney has reviewed this task order with no comments. • Project 202701: 2027 ROAD MAINTENANCE • Project 202703: 2027 WATERMAIN REPLACEMENT • Project 202610: EMPIRE RD - 23rd AVE W to 8th AVE W • Project 202611: FAIRWAY ST - 23rd AVE W to 13th AVE W The scope of work included in the proposal will utilize ground penetrating radar (GPR) to provide more data of the existing street pavement sections and conditions where the mill and overlay is the desired street improvement approach. The GPR will provide more data than pavement cores and soil borings only, the cost of the GPR scope of work is less than the proposed pavement cores and soil borings. The City Engineering staff recommends approval.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve the Geotechnical Engineering Contract with Braun Intertec

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

**G. Northern Plains Engineering Construction Material Testing for Museum Task Order**

Senior Engineer Keller presents a Task Order with Northern Plains Engineering construction material testing of the Museum Expansion. The work includes concrete, soil excavation observation, and additional building material testing to support the project as it is constructed. The task order is for an estimated \$20,390 and is on a time and material basis and is within the project budget for local and destination development funds. The City Attorney has reviewed the task order. The City Engineering & Museum staff recommend approval.

MOTION BY: Jason Fridrich

SECONDED BY: Russ Murphy

To approve the Northern Plains Engineering Construction Material Testing for Museum Task Order

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

**H. GT Architect Museum Expansion Construction Services Task Order**

Senior Engineer Keller presents a contract amendment with GT Architecture for the construction phase of the Museum Expansion. The work includes architectural and engineering support for the project as it is constructed. The contract amendment is

\$120,000 and is on a Lump Sum basis and is within the project budget for local and destination development funds. The City Attorney has reviewed the contract amendment. The City Engineering & Museum staff recommend approval.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve the GT Architect Museum Expansion Construction Services Task Order

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

**I. Fire Station 1A - ICON Architect - Contract for Design**

Senior Engineer Keller presents a contract for design services from ICON Architectural Group, LLC for schematic design services. The services include project initiation, stakeholder interviews, project programming, site review, and budgeting. ICON will work with an as yet to be selected Construction Manager At-Risk (CMAR). ICON and the CMAR will generate a 35% design level Total Installed Cost (TIC) estimate as a decision gate for the City to proceed with or re-evaluate the project. ICON was selected through a Request for Qualification process that included a statement of qualifications and a presentation/interview. The contract is \$192,120 for architectural and civil design services. The contract includes \$10,000 of site evaluation assistance to be used on an as needed time & material basis. The contract has been reviewed by the City Attorney. The City Engineering & Fire Department staff recommend approval.

MOTION BY: Joe Ridl

SECONDED BY: Robert Baer

To approve the Fire Station 1A - ICON Architect - Contract for Design

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

**8. PUBLIC HEARING – 5:00 PM**

**A. Public Hearing - 32nd Street SW Access Road Vacation of ROW**

City Planner Birchak presents an applicant requesting approval of a right-of-way vacation petition for a 66-foot-wide portion of a 467-foot-long section of the access road along 32nd Street SW along the south edge of Lots 8 & 9 of Block 1 of the Northgate Industrial Site Subdivision, located in the SW ¼ of the SW ¼ of Section 10, Township 140 North, Range 96 West, in the City of Dickinson's ExtraTerritorial Zone (ETZ). The lots to the north are zoned General Industrial (GI). The portion of right-of-way being vacated consists of +/- 0.71 acres. Staff recommends approval of this right-of-way vacation petition.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve Resolution No. 22-2026

A RESOLUTION APPROVING VACATION OF A STREET WITHIN THE EXTRATERRITORIAL ZONE OF THE CITY OF DICKINSON, NORTH DAKOTA

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

**B. Public Hearing - Special Use Permit - 2026 Cabinet Creations**

City Planner Birchak presents an applicant requesting approval of a Special Use Permit (SUP) application for a custom manufacturing business. The business would be located in Unit 8 of the Fairway Shop Condos, located on a 0.10-acre parcel at 2503 Fairway Street in the City of Dickinson. The property is zoned Community Commercial (CC). Staff recommends approval of this special use permit subject to the following conditions: \*Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. Mondays through Sundays. \* Operation of the business shall be as described in this staff report as well as in the material found in Attachment A. \* The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval. \* Operation of the business shall comply with all applicable City, County, State and Federal regulations.

Robert Baer asked about the residential homes to the south, if these parcels were occupied already. Mr. Fridrich responded they were occupied. Mr. Fridrich received a call from a neighbor inquiring about the "manufacturing business"; this is a small woodwork individual. After Mr. Fridrich gave further information, he was fine with it. The applicant does have to follow any noise ordinances or the special use permit would be revoked.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve Resolution No. 23-2026

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO JOSH WHITELEY/CABINET CREATIONS FOR A CUSTOM MANUFACTURING BUSINESS LOCATED AT 2503 FAIRWAY STREET, DICKINSON, ND

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

**9. PUBLIC COMMENTS NOT ON AGENDA**

A. None

**10. COMMISSION COMMENTS**

Robert Baer will not be able to attend the next Commission meeting, but will attend the Budget Meeting.

Mayor Decker commented on the Absentee Ballots. City staff received a call from an individual wondering if they need a separate absentee ballot to vote on the sales tax. Citizens do not need a separate ballot. The Safety Tax will be Measure 2.

Mayor Decker gave some historical numbers: The total public safety budget is about \$15,000,000 out of our \$27,000,000 operating budget that goes to police, fire, ambulance – more than ½ is used to keep the public safe. If we added Public Works to this, this would make up more than 80% of the budget.

The 1 cent sales tax should generate an estimated \$8,000,000 to put towards the public's safety.

With the opening of the Presidential Library, the Stark Development Board presented that 11,000 to 14,000 people are passing through the City of Dickinson on a daily basis that do not live in Dickinson/Stark County. This average of 12,000 people also need our protection. Mayor Decker invited anyone to attend the budget meeting.

Russ Murphy commented the sales tax, if approved in June, would not be collected immediately. Deputy City Administer Carlson added we would need to give notice as well.

#### **11. ADJOURNMENT**

MOTION BY: Joe Ridl

SECONDED BY: Russ Murphy

Adjournment of the meeting was at 5:44PM

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed