





**B. Police**

**1. No report**

**7. COMMUNITY DEVELOPMENT SERVICES**

**A. Chapter 14 Code Amendment – Floodplain Model Ordinance**

Engineer and Community Development Director Joshua Skluzacek presents this as Floodplain Management Ordinance to repeal and replace the existing Ordinance. The new model ordinance is the recommended ordinance for all communities to adopt in North Dakota being it meets all Federal and State requirements for communities due to the Flood Insurance Rate Map update for Stark County. This is the second reading and no changes from the first reading.

MOTION BY: Robert Baer

SECONDED BY: Jason Fridrich

To approve second reading and final passage of Ordinance 1800.

**ORDINANCE NO. 1800**

**AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 14 OF THE CITY CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO FLOOD PREVENTION**

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

**C. Chapter 7 Amendments – Penalty Updates**

City Attorney Christina Wenko presents Chapter 7 amendments which are done through the Building and Codes Department. Attorney Wenko states in order to be uniform throughout the code and make it easier to locate and understand these changes will be made. She states the language will be changed to the conviction fine of \$1,000 and charge with a misdemeanor. The change will be a misdemeanor no matter what and this will be consistent within the chapter.

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

To approve second reading and final passage of Ordinance 1801.

**ORDINANCE NO. 1801**

**AN ORDINANCE AMENDING AND RE-ENACTING SECTION 7.180 OF CHAPTER 7 OF THE MUNICIPAL CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO PENALTIES FOR BUILDING VIOLATIONS**

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

**D. Chapter 20 Amendments – Weeds**

City Attorney Christina Wenko presents Chapter 20 amendments which pertain to weed control. She states this pertains to the height of the plant growth. Attorney Wenko states this language will be added into the chapter to clarify the growth when citizens ask for the code. This code does go along with the international code. She states the international property maintenance code for weed control cannot exceed 10". There are no changes from the first reading.

Commissioner Robert Baer states that the City needs to keep cutting our own property before we make others cut theirs.

MOTION BY: Joe Ridl

SECONDED BY: John Odermann

To approve second reading and final passage of Ordinance 1802.



MOTION BY: Robert Baer  
To approve Braun Intertec contract for North Industries

SECONDED BY: Joe Ridl

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

**G. Voluntary Special Improvement District for 33 7<sup>th</sup> Avenue West**

Engineer and Community Development Director Joshua Skluzacek presents a resolution to have a voluntary special improvement district for 33 7<sup>th</sup> Avenue West for sanitary sewer replacement. This would be a 10-year term at 5.9% interest. He states City staff recommend approval.

MOTION BY: Jason Fridrich  
Adopt Resolution No. 35-2024.

SECONDED BY: Robert Baer

**RESOLUTION NO. 35 - 2024**  
**A RESOLUTION CREATING A VOLUNTARY SPECIAL  
ASSESSMENT FOR SANITARY SEWER SERVICE**

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

**H. Introduction of New City Planner**

Engineer and Community Development Director Joshua Skluzacek introduces Natalie Birchak. She has come from the State of Ohio and will be the City's new Planner.

Ms. Natalie Birchak states she is an Ohio State University graduate and has worked with the City of Delaware in housing and development and looks forward to working with the City of Dickinson.

**8. PUBLIC HEARING AND PUBLIC COMMENTS NOT ON AGENDA – 5:00 P.M.**

**A. Theodore Roosevelt Regional Airport 2025 Budget Presentation**

Kelly Braun, Airport Manager presents preliminary budget for the airport. This report is for informational purposes only. He states the airport gets 4 mills from City and 1 from County and this is used for operating and then revenue from leases for others. Last couple of years been spot on with our budget projections and a not a whole lot left over at the end of the year. Mr. Braun states the presentation today states the airport has undergone terminal study and look at a new study. Study reuse or rehab current facility or better to build a new one. Airport alone cannot support this project

Tom Schauer from Mead and Hunt discusses the existing terminal which is 10,000 square feet and was built in 2001. The airport is hoping to maintain two charter services and flexibility. Mr. Schauer states the terminal is undersized due to increased passengers, TSA requirements and upgrading in aircraft from 50 to 76 passenger. Mr. Schauer states the terminal does not meet ADA requirements and existing structure was constructed before jet service. The airport is looking at new green field to the south of the runway. A new building to more adequately address future expansion, economic savings as LED lighting, and taking out complications of phasing. The new terminal would be 26,700 square feet and the cost of \$46.5 million. It would have a centralized corridor. He states the funding plan for the new terminal would be federal funding which is incredibly difficult and competition is extremely high. This airport is selling to FAA and asking for 25% of the project. In addition, they are trying to get additional state funding. The request is at \$12-15 million from the Federal and State \$30 million and the rest from local funding of \$2-5 million.

Mr. Braun states there is a 50-seat regional jet and are hoping for continued services at 76 seat aircraft. Building something in hopes that something will come. He states the demand



President Scott Decker opens the public hearing at 5:36 p.m. Hearing no public comments, the public hearing is closed at 5:37 and the following motion is made.

MOTION BY: Joe Ridl

SECONDED BY: Robert Baer

To approve first reading of Ordinance 1806.

**ORDINANCE NO. 1806**

**AN ORDINANCE AMENDING AND RE-ENACTING SECTION 29.08.04060 – 15.22 OF CHAPTER 29 OF THE MUNICIPAL CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO PROBATIONARY PERIOD FOR EMPLOYEES**

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

**D. Public Comments not on Agenda**

Mr. David Steinbach states he was reading about the agricultural building DSU and he is not quite sure why that involves economic development. He states DSU has an Ag building at the CTE and moved north to CTE complex and the City has already put forth \$2 million to that already. They have already gotten more room because they have moved and how does the college, state institution, and the state already have school trust lands has \$6 billion 790 million plus in a trust for education. Plus, they have \$10 billion in the legacy fund. Why should the city of Dickinson put \$2 million when the state has all this money sitting in limbo and every time a school needs something they are hitting up the residence. Don't understand how the city commission thinks they need to spend money on this project. When that was voted in it was also for property tax relief. Why not sure extra \$2 million dollars for the residents of Dickinson when you go and do the street improvements. They are coming through my area last year and marked up way more curb and gutter. How curb and gutter is a resident own in the front of his home. Mr. Steinbach states people told him it is a waste of time to voice his opinion and the Commission doesn't hear your concerns. He states this is the first time in 40 years that Mr. Skluzacek and KLJ came over and looked at curbs and gutters. Don't see how the curb and gutters are the property owner's expense. He states he finally got to use homestead credit and now his valuation of his house is raised. He feels that he has paid more in taxes then what he purchased it for. He feels there is something wrong with this system.

President Scott Decker states that 30% of the 1% would be for economic development. He states when you have very large oil field sector of buildings and complexes within the City and they close their doors is now worth zero that gets absorbed across all of the residents. The City is trying to constantly trying to get new businesses here. There is nothing the City can do if someone pulls a permit and decides not to build. There are facilities that are in the works to come here but we will not get any credit for them opening, a portion of that money was dedicated to Stark Development \$800,000 a year to promote economic development. The City is trying to bring new businesses here. New feed processing company to town soon. The City needs more houses and daycares to try to keep Dickinson viable.

**9. COMMISSION**

Commissioner Robert Baer thanks Mr. Skluzacek for completing the road construction on 15<sup>th</sup> Street this goes along Grand Dakota Hotel. He states this has nicely been done and it is not like off roading anymore and they did a fabulous job.

**ADJOURNMENT**

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

Adjournment of the meeting was at 6:00 P.M.

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

OFFICIAL MINUTES PREPARED BY:

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Rita Binstock, Assistant to City Administrator

APPROVED BY:

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Dustin Dassinger, City Administrator

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Scott Decker, President  
Board of City Commissioners

Date: August 20, 2024