

a Rearrangement of Northstar Center Subdivision, Section 23, T155N, R101W, Proposed Development Agreement for Northstar Center Subdivision Rearrangement #1

This is the proposed final subdivision plat for the Fighting Pike development. Changes from the preliminary plat include: 1) Lot 3 being relocated to the northwest corner of the plat area so it does not conflict with a no-build easement identified for the future realignment of 84th Street West; 2) a utility easement running east/west across Lot 2 has been extended to the western property line as requested by City staff; and 3) the fractional ownership is still being worked on by the applicant. The Development Agreement (DA) has no substantial changes and will amend and replace the original DA for the Northstar Center Subdivision. Improvements with the DA include the installation of southbound right turn lanes on US Highway 2 at Energy Street and 84th Street West, the extension of 12" water and sanitary sewer lines east/west across Lot 2, and conditions for the issuance of building permits and certificates of occupancy. Commissioner Cymbaluk expressed concerns about not having an irrevocable letter of credit from Fighting Pike to minimize any potential financial risk to the City, rather than a surety bond and any potential litigation. Per Mr. Jarcik, the DA does include the option for a lien or financial assurance. Mr. Juma added that because 84th Street West is an existing functioning road, the City is required by century code to carry the bond for any public improvements over \$200,000. Since the City is not in control of the project, the bonding language in the DA does indicate they are required to provide both the payment and performance bonds. Discussion continued on the expressed need for financial backing, either an escrow account or an irrevocable letter of credit. Commissioner Bekkedahl added that he is not in favor of adding any additional requirements in the DA. Other communities in North Dakota are wanting data centers and Williston needs to be willing to take some risks to diversify our economy and avoid losing these facilities to other areas.

**Motion by Siemieniowski, seconded by Bervig, to approve the final plat for Northstar Center Subdivision Rearrangement #1, a replat of Northstar Center Subdivision, located within Section 23, T155N, R101W, as presented and conditioned.**

**AYE:** Siemieniowski, Bervig, Cymbaluk, Bekkedahl, Klug

**NAY:**

**ABSENT AND NOT VOTING:**

**CARRIES: 5-0**

**Motion by Siemieniowski, seconded by Bekkedahl, to approve the development agreement for Northstar Center Subdivision Rearrangement #1 located within Section 23, T155N, R101W, as presented.**

**AYE:** Siemieniowski, Bervig, Bekkedahl, Klug

**NAY:** Cymbaluk

**ABSENT AND NOT VOTING:**

**CARRIES: 4-0**

1. Economic Development

Brenda Schmidt, Finance & Grant Coordinator, presented the following:

1) Flex PACE Applications

a. Cut Bluff Properties

This application is for Cut Bluff Properties to obtain a buydown not to exceed \$58,000, for the construction and rehab of a new office building.

**Motion by Siemieniowski, seconded by Siemieniowski, to approve the Flex PACE as presented.**

**AYE:** Siemieniowski, Bervig, Cymbaluk, Bekkedahl, Klug

**NAY:**

**ABSENT AND NOT VOTING:**

**CARRIES: 5-0**

J. Airport

Anthony Dudas, Airport Director, presented the following:

1) De-Ice Apron Expansion Construction – Change Order 1

Strata Corporation completed the De-Ice Apron expansion in October 2024. Following the project's final closeout, the quantities for work completed have been confirmed, resulting in a deductive change order totaling \$156,717.70.

**Motion by Cymbaluk, seconded by Siemieniowski, to approve change order 1 for Strata Corporation in a contract deduction of \$156,717.70.**

**AYE:** Siemieniowski, Bervig, Cymbaluk, Bekkedahl, Klug

**NAY:**

**ABSENT AND NOT VOTING:**

**CARRIES: 5-0**

2) U.S. Air Force Congested Area Spraying Approval

As part of the Williams County Vector Control program, the US Air Force provides aerial application services for mosquito control if needed. This proposal anticipates their spraying to potentially occur for three separate weeks between May 17 – August 8, 2025, based on the need. Any spraying needed will be advertised to the public.

**Motion by Cymbaluk, seconded by Siemieniowski, to approve the Congested Area Operations of the US Air Force as presented.**

**AYE:** Siemieniowski, Bervig, Cymbaluk, Bekkedahl, Klug

**NAY:**

**ABSENT AND NOT VOTING:**

**CARRIES: 5-0**

3) On-Call Engineering – Burns & McDonnell Task Order 12

This task order provides on-call engineering support services to the airport, including 1) capital improvement program development as required by the FAA, 2) hangar site development, 3) pavement strength and aircraft movement analysis, and 4) miscellaneous airport troubleshooting. This is based on an hourly not-to-exceed contract of up to \$35,000 for 2025.

**Motion by Bervig, seconded by Siemieniowski, to approve the Burns & McDonnell Task Order 12 in the amount hourly, not to exceed \$35,000.**

**AYE:** Siemieniowski, Bervig, Cymbaluk, Bekkedahl, Klug

**NAY:**

**ABSENT AND NOT VOTING:**

**CARRIES: 5-0**

K. Convention and Visitors Bureau

9. Appointments and Consultations with Officers

10. Unfinished Business

11. New Business

12. Public Comment

A. Johanna Pierce

Johanna Pierce, community citizen, expressed her concerns with the recent updates to Ordinance 1164 on 48-hour parking. Her concerns include who will be policing and writing the tickets, vehicles that move daily but are parked in the same spot each day or night, those that are financially unable to repair a vehicle immediately, as well as other reasons for the inability to move a vehicle as required in a 48-hour period. Additional concerns included the length of time for a building permit to be approved for a garage, the ordinance being directed to personal vehicles only, and the fear of retaliation for speaking out against the ordinance.

Mayor Klug responded to these questions and concerns with the following information. The ordinance is complaint-driven for the constant non-moving of vehicles and the City of Williston is the only authority to issue tickets. The City takes these concerns and complaints from both sides seriously and does not retaliate. One requirement of a building permit is to show the ability for off-street parking. Apartment complexes and commercial businesses must follow regulations regarding the number of available parking spaces, and the required driveway length has been extended to 25' to allow for longer vehicles. This ordinance is not directed to the complaints and concerns being shared on social media, such as those who park in the same spot daily or leave a vehicle in the same spot for a few days, unless a complaint is received. Parking in the street for an extended length of time can affect snow removal, street cleaning, and garbage collection. There is a separate ordinance that deals with campers and trailers, which are not allowed on the street without a vehicle attached. There has been a 48-hour parking ordinance since 1982 but it has been abused by leaving vehicles in the street for an extended length of time and only moving a couple of feet. There is a video available on the City's Facebook page that explains what the City is trying to accomplish with this ordinance. A public comment period will be placed on all City Commission agendas going forward.

13. Executive Session

14. Adjourned at 7:15pm

**Motion by Bervig, seconded by Cymbaluk, to approve the agenda.**

**UNANIMOUS BY VOICE VOTE**

### Notice to Creditors

Brittany K. Foust, ID #07506  
NEFF LAW, P.C.  
111 East Broadway, Suite 1  
P. O. Box 1526  
Williston, North Dakota 58802-1526  
T: (701) 577-2000  
bkf@nefflawnd.com

Attorneys for the Estate  
Probate No. 53-2025-PR-00147

IN THE DISTRICT COURT,  
NORTHWEST JUDICIAL DISTRICT  
COUNTY OF WILLIAMS, STATE  
OF NORTH DAKOTA

In the Matter of the Estate of  
CHERYL A. THOMPSON, De-  
ceased.

**NOTICE TO CREDITORS**  
[¶] NOTICE IS HEREBY GIVEN  
that the undersigned have been  
appointed Personal Representative  
of the above estate. All persons  
having claims against the said  
deceased are required to present  
their claims within three (3) months  
after the date of the first publication  
of this notice or said claims will  
be forever barred. Claims must  
either be presented to the Personal  
Representative of the estate at the  
address listed under his name be-  
low, or to Neff Law, P.C., P.O. Box  
1526, Williston, ND 58802-1526, or  
filed with the  
Court.

DATED this 23 day of April  
2025.

Fr. Roger Synek  
Date: May 3, 10, 17, 2025  
WHM002429

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**STATE OF NORTH DAKOTA  
PUBLIC SERVICE COMMISSION  
NOTICE  
TELECOMMUNICATIONS RELAY  
SERVICE SURCHARGE**  
May 8, 2025

On April 21, 1993, Governor Edward  
T. Schafer approved House Bill No.  
1028 that established a program to  
provide specialized telecommuni-  
cations services and equipment to  
the communications impaired. The  
relay services program is funded by  
an access line surcharge paid by  
the customers of local exchange  
companies and radio communica-  
tions service providers.

The relay services program is ad-  
ministered by the Information Tech-

...nology Department of the State of  
North Dakota. Before June 1 of  
each year, the Public Service Com-  
mission calculates the amount of  
the surcharge based on cost data  
and other information provided by  
the Information Technology Depart-  
ment.

The Commission has calculated the  
2025-2026 surcharge to be included  
in bills to customers is \$.03 per ac-  
cess line per month.

Date: May 17, 2025  
WHM002466

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**Public Notice**

**SUMMONS**  
Civil No. 53-2025-CV-01019  
STATE OF NORTH DAKOTA  
COUNTY OF WILLIAMS  
IN DISTRICT COURT  
NORTHWEST JUDICIAL DIS-  
TRICT

ProCollect Services, LLC,  
Plaintiff,  
VS.  
Paul E. Fry III, Defendant.

THE STATE OF NORTH DAKOTA  
TO THE ABOVE-NAMED DEFEN-  
DANT: YOU ARE HEREBY SUM-  
MONED and required to appear  
and defend against the Complaint in  
this action, which is herewith served  
upon you, by serving on the under-  
signed an Answer or other proper  
response within twenty-one days  
after service of this Summons upon  
you, exclusive of the day of service.  
If you fail to do so, judgment by de-  
fault will be taken against you for the  
relief demanded in the complaint.

Dated May 1, 2025.  
/s/ Christopher A. Carlson  
Christopher A. Carlson (id #03378)  
PO Box 1097  
Bismarck ND 58502-1097  
701-258-4800  
carlsonlaw@qwestoffice.net  
Attorney for the Plaintiff  
Date: May 10, 17, 24, 2025  
WHM002448

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**Public Notice**

Mercy Medical Center seeking Hos-  
pitalist Physician in Williston, ND.  
Requires medical degree or equiv-  
alent, completion of family medicine  
or internal medicine residency, and

### Intention of Name Change

I, Megan Marie Lawhead of Sid-  
ney MT, am posting an intention to  
change my legal surname back to  
my maiden name, Stoner. My court  
date is set for 5/20/2025.  
Date: May 17, 2025  
SHM000438

# PUBLIC NOTICES

## RICHLAND & WILLIAMS COUNTY