Sign Permits

Proceedings Of The Stanley City Council

MINUTES OF THE STANLEY CITY COUNCIL **APRIL 8, 2025**

Mayor Marlin Ranum called the April 8, 2025 regular meeting to order at 7:00 P.M. The following Council Members were present: Kirk Johnson, Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek and Chad Hysjulien. Others in attendance were Interim City Auditor, Ada Arneson; Planning and Zoning Administrator, Amanda Dennis; Chief of Police, Kevin Litten; Public Works Director, David Brown; City Attorney, Megan Hogue from Pringle & Herigstad Law Firm; and City Engineer, Patrick Carabello.

TAX EQUALIZATION

The City Board of Equalization met at 7:00 P.M. No one appeared to make com-

Stanley City Assessor, Amanda Dennis, reported there were 8 Notices of Increase sent out to property owners, which is down from the 38 sent out last year. These notices were the result of new construction, completion of construction, improvements to existing property, and updates to the City's

Mountrail County used 19 valid sales from 2024 for the sales ratio study. The sales ratio median was 91.2%, which is within the state-mandated range of 90-100%. City Assessor Dennis also reported there were 18 Homestead Credit Applications, and 14 Applications for Property Tax Exemptions submitted to and approved by the County Tax Office and the City. The City Assessor did not receive any valuation

The estimated locally assessed taxable valuation for 2025 for Stanley City will be \$13,166,685, which is a slight decrease from last year's value of \$13,214,187. A portion of this decrease is from the Stanley School property being exempt for one-half of the year. This property will remain off the tax rolls as long as the Stanley School is using it for a school bus barn.

Motion made by Hysjulien, seconded by Littlecreek, to approve the assessment of real property for the City of Stanley as set by the Stanley City Assessor for the 2025 assessment year. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no 'NAYS". Motion carried.

Motion made by Taylor, seconded by Littlecreek, to adjourn the City Board of Equalization at 7:06 P.M. All present voted yes. Motion carried.

Motion made by Littlecreek, seconded by Johnson, to approve the minutes of the March 11, 2025 regular meeting. All present voted ves. Motion carried. Motion made by Littlecreek, seconded

by Taylor, to approve the minutes of the March 28, 2025 special meeting. All present voted yes. Motion carried.

Motion made by Hysjulien, seconded by Weyrauch, to approve the minutes of the April 2, 2025 10:00 A.M. special meeting. All present voted yes. Motion carried.

Motion made by Hysjulien, seconded by Johnson, to approve the minutes of the April 2, 2025 10:40 A.M. special meeting. All present voted yes. Motion carried.

Motion made by Littlecreek, seconded by Hysjulien, to reconsider the motion made on April 3, 2025 as follows: Motion made by Littlecreek, seconded by Hysjulien, to adjust the current payroll system to a two-week cycle paying the extra amount with a starting date of March 21, 2025. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hys-julien; and no "NAYS". Motion carried.

Motion made by Littlecreek, seconded by Hysjulien, to amend the motion made on April 3, 2025 to read as follows: prove converting from a bi-monthly pay period to a bi-weekly pay period paying full-time employees the same amount of regular wages paid the previous pay period with the extra wages considered payment through March 29, 2025 and moving forward the first bi-weekly payroll cycle will be March 30 - April 12, 2025 with employees only being paid for actual hours worked. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS".

Motion carried.

PLANNING AND ZONING RECOMMENDATIONS
Todd Heidbreder, Chairman of the

Planning & Zoning Commission, presented the P&Z Commission report to the City Council. <u>VARIANCE PERMIT</u>

<u>Chad Neff (Memory Fireworks)</u> Chairman Heidbreder informed the Council the P&Z Commission approved a Variance Permit to allow for a temporary crushed asphalt and/or crushed rock parking lot at 705 9th Ave SE as requested by Chad Neff. The current ordinance requires a hard-surface, concrete or asphalt, parking lot. This variance was allowed because of the uncertainty about costs with the tariffs. There will be a 24' X 60' portable building on the lot which is already allowed by ordinance. Motion made by Hysiulien, seconded by Weyrauch, to approve a oneyear Variance Permit from 4/8/2025 to 4/7/2026 to allow for a crushed asphalt and/or crushed rock parking lot at 705 9th Ave SE described as Lot 1 in the W1/2 of the NW1/4 of Section 27, Township 156, Range 91. All present voted yes. Motion

VARIANCE PERMIT

A Plus Properties LLC Chairman Heidbreder informed the Council the P&Z Commission approved a Variance Permit to allow a 10' rear setback and a temporary crushed asphalt and/ or crushed rock parking lot at 606 Westview Lane as requested by A Plus Properties LLC. The current ordinance requires a 20' rear setback and a concrete or asphalt parking lot. The lot will have a 36' X 64' warehouse (pole barn) built on the very back south end of that property and there will also be a building towards the front of the lot. There is a natural drainage ditch between this property and the adjoining motel property to the south. Motion made by Littlecreek, seconded by Hysjulien, to approve a Variance Permit for a 10' rear setback and a one-year variance permit from 4/8/2025 to 4/7/2026 to allow for a crushed asphalt and/or crushed rock parking lot at 606 Westview Lane described as Lot 3A, Westview Plaza Addition to the City of Stanley. All present voted yes. Mo-

tion carried.

<u>MOBILE FOOD PERMIT</u>

Opportunity Foundation, Inc.
Chairman Heidbreder informed the Council the P&Z Commission approved a Mobile Food Permit to allow a mobile stand to serve shaved ice in Wilson Park from approximately May 26th through September 2nd, 2025 as requested by Opportunity Foundation Inc. Motion made by Hysjulien, seconded by Littlecreek, to approve the request from Opportunity Foundation. Inc. for a Mobile Food Permit for a mobile food stand to serve shaved ice in Wilson Park at a pro-rated/seasonal fee of

\$50. All present voted yes. Motion carried.

PLANNING & ZONING ADMINISTRATOR REPORT

Amanda Dennis, P&Z Administrator, presented the following permits for the

Building Permits Permit #, Address, Name, Improve-

ment 4-25, 522 2nd Street SW, Rory Porth, New Front Deck on House 5-25, 205 South Main Street, Gerich Enterprises LLC, Add Windows and Doors

Sign Permits Permit #, Address, Name, Type of

Sign 54-25, 205 South Main Street, Gerich Produce Enterprises LLC/Truckin Fresh Produce,

Demolition Permits
Permit #, Address, Name, Improve-

ment
D1-25, 208 South Main Street, Integrity Environmental (Jordan Kannianen), Demolition of Building after Fire

Motion made by Hysjulien, seconded by Weyrauch, to approve the P&Z Admin-istrator Report. All present voted yes. Motion carried.

MCMC - CAPITAL IMPROVE-MENT FOR THE NURSING HOME/ **HOSPITAL**

Steph Everett, Administrator/CEO/Foundation Director/PR and Marketing Director for the Mountrail County Bethel Home/Mountrail County Medical Center and Mountrail County Health Foundation; and Shiloh Beecher, Project Superintendent, met with the Council to talk about the MCMC building project. Steph Everett requested the Council consider a donation towards the project to help with the funding gaps. Chapter 40-05-01 of the ND Century Code allows the governing body of a municipality to expend city funds as a donation for a capital improvement project to a nonprofit health care facility within the city. Steph Everett commented that the funding for the nursing home portion of the project is covered and anticipated completion is February 26, 2026. The re-quest before the Council is for assistance for the remaining phases of the project to enhance the ability to offer healthcare services in rural areas. Council Member Jarmin asked about the remainder of the phases and specifically how much is being requested. Steph Everett stated the request was going to be \$5 million over a five-year period but she realized the City must cover their needs first so any assistance would be greatly appreciated. The approximate cost of the Infusion Suite is \$2.9 million and the MRI Suite is \$2.8 million. Mayor Ranum commented that the Council allocated \$500,000 towards the swimming pool and he felt consideration should also be given to the hospital. Wade Enget thanked the Council for allowing the MCMC time to present their request and recognized a decision at this time is difficult especially when legislators are still in session. Motion made Weyrauch, seconded by Jarmin, to table action on the request of the MCMC until the Council's next meeting. All present voted yes. Motion carried.

MÍDSTATE COMMUNICATIONS D.B.A. RTC NETWORKS - GENERAL COMMUNICATION FRANCHISE

<u>AGREEMENT</u> Shane Hart, GM/CEO of RTC Networks, met with the Council to discuss the 20-year renewal agreement to place infrastructure in public ways. Motion made by Hysjulien, seconded by Littlecreek, to approve the General Communication Franchise Agreement with Midstate Communications D.B.A. RTC Networks for a term of twenty (20 years) for the right to use public streets, alleys, public ways and places for the purpose of telecommunications and broadband services. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no 'NAYS". Motion carried.

WATER PURCHASE AGREE-MENT - KRIS HEIDELBERGER/ BLACKWELL ELECTRIC

Motion made by Hysjulien, seconded by Johnson, to table the Water Purchase Agreement received from Kris Heidelberger/Blackwell Electric for commercial services to Outlot 18 of the SE1/4 of Section 28, Township 156, Range 91 (Parcel #18-0017430). All present voted yes. Mo-

tion carried. ON DANGEROUS <u> BUILDING - 208 SOUTH MAIN</u>

<u>STREET</u> P&Z Administrator, Amanda Dennis, updated the Council on the property owned by Electric Properties LLC (Jordan Kannianen) at 208 South Main Street described as Lots 4 & 5, Block 12, Original Townsite, Stanley City. Administrator Dennis stated the City Attorneys sent a letter to the owner's insurance company as requested at the last regular council meeting. Administrator Dennis stated the building has been torn down, the debris is being removed, and the contractors will be backfilling once the lot is cleared. Discussion was held on the water and sewer connections. Public Works Director, David Brown, stated the connections have been plugged and that he took pictures prior to doing so. Discussion was held on adjoining private properties. It was mentioned the City has no control on adjoining private property

BROSZ ENGINEERING UPDATES City Engineer, Patrick Carabello, was present to update the Council on projects being handled through Brosz Engineering.

5th Street SE Reconstruction Engineer Carabello stated the 5th Street SE Reconstruction Project remains under winter suspension and the contractor is waiting to hear from the seeding subcontractor for their scheduling.

5th Street SE Commercial Repairs Engineer Carabello stated the 5th Street Commercial Repair Project remains under winter suspension. The engineering firm will be meeting with the contractor (Knife River) on April 25, 2025 following the John Rian preconstruction meeting. Knife River will tentatively start the second week of May and will start with asphalt repair.

Capital Improvement Plan Phase 3 Engineer Carabello presented Council action items for the Capital Improvement

Plan Phase 3 Project.

Motion made by Littlecreek, seconded by Hysjulien, to award the contracts for Schedule A and B of the Capital Improvement Plan Phase 3 Project to the low bidder, Kemper Construction, in the amount of \$2,180,879.20 (Street \$1,104,566.92, Water \$396,048.36 and Sewer \$680,263.92) for Schedule A and \$1,737,241.34 (Street \$848,218.23, Water \$453,268.42 and Sewer \$435,754.69) for Schedule B contingent upon SRF approval. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no

NAYS". Motion carried. Motion made by Hysjulien, seconded by Littlecreek, to approve the Proposal

with Brosz Engineering Inc. for Construction Engineering Services for Capital Improvement Phase 3 Street Project at a fee 63 Street and \$102,475 District 65 Street). ON ROLL CALL VOTE, the following Council Members voted "Ave": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion car-

Motion made by Hysjulien, seconded by Littlecreek, to approve the Proposal with Brosz Engineering Inc. for Construction Engineering Services for Capital Improvement Phase 3 Sewer and Water Project at a fee not to exceed \$245,280 \$77,500 for District 62 Sewer, \$39,530 for District 62 Water, \$60,505 for District 64 Sewer and \$67,745 for District 64 Water). ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion car-

John Rian Reconstruction
Engineer Carabello commented the preconstruction meeting with Knife River Corporation is set for April 25, 2025 at 10:00 A.M. at the Brosz Stanley Office. The contractor will tentatively start construction on May 5th. An inspection of the manhole will be done a week prior to con-

Multi-Community Chip Seal Engineer Carabello reported the preconstruction meeting for the Multi-Community Chip Seal Project was held on March 31, 2025. The contractor will tentatively start the project on June 2, 2025 and plans to work eight days to complete the chip and fog sealing in all communities

rith painting to be done a few weeks after.

STANLEY CAPITAL IMPROVE-MENT PLANS - PHASE 3 ENVIRON-MENTAL ASSESSMENT

The Council reviewed the March 19, 2025 letter from Brosz Engineering requesting comments for the CIP Phase 3 Environmental Assessment. No comments were provided by the Council.

GAMING PERMITS

Motion made by Weyrauch, seconded y Taylor, to approve a Local Permit to the

400's for a raffle on 7/7/2025. All present oted ves. Motion carried.

INTERIM CITY AUDITOR
The Council discussed compensation to
Ada Arneson during the time she is Interim City Auditor. Motion made by Hysjulien, conded by Littlecreek, to approve an increase of \$8.00 per hour for Ada Arneson effective March 30, 2025 until such time she is no longer serving as Interim City Auditor. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien, and no "NAYS" Motion carried.

Interim City Auditor, Ada Arneson, quested the employment time period for the temporary employees be extended for one-month. Motion made by Hysjulien, seconded by Weyrauch, to approve extending the temporary employment time period until May 14, 2025 for Joan Hollekim and Ronica Pederson and that it be reviewed each Council meeting. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

POLICE REPORT Chief of Police, Kevin Litten, met with the Council to discuss auctioning two used 2016 police vehicles as no action was taken on March 28, 2025 regarding Chief of Police Litten's request. Motion made by Hysjulien, seconded by Littlecreek, to authorize Chief of Police Litten to advertise for sealed bids for the sale of two used 2016 police vehicles with a minimum bid of \$9,000 per vehicle and to indicate in the bid that the vehicles be sold as is. The motion also required the presence of three witnesses for the bid opening at which time the vehicles could be sold to the highest bidder above the \$9,000 requirement. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hys-

julien; and no "NAYS". Motion carried. **PUBLIC WORKS REPORT** Public Works Director, David Brown, commented that once the weather is warm. the Public Works employees will start cold patching on city streets. Also, PW Director Brown mentioned the street sweeper has been returned and the landfill will open

next week, Wednesday, April 16, 2025.

ATTORNEY UPDATES City Attorney Hogue mentioned the agreements that have been tabled should be

<u>ĆOUNCIL CONCERNS</u>

Mayor Ranum brought forth a request for sponsoring a "Best of the Class" advertisement at \$315. The Council had no objections.

Mayor Ranum stated he talked to Chris Schneider about serving on the Special Assessment Committee and to Jacob Carpenter about accepting another term. Motion made by Hysjulien, seconded by Littlecreek, to appoint Chris Schneider and reappoint Jacob Carpenter for a two-year term (April 2025 to April 2027) to the City Special Assessment Committee. All present voted ves. Motion carried.

Council Member Hysjulien mentioned the Employee Handbook has two different workweeks for City employees and felt they should be the same using the Stanley Police Department schedule going forward. Motion was made by Hysjulien, seconded by Weyrauch, to approve amending Section 207 Work Schedules & Overtime of the City of Stanley Employee Handbook to eliminate the two workweeks and that regular workweek starting and ending period is established as follows: 1. For all employees starting each and every Sunday at 12:01 A.M. and ending each and every Saturday at 12:00 P.M. midnight. All present voted yes. Motion carried.

Council Member Hysjulien commented on the one hour parking in front of City Hall and requested that an ordinance be established in order to charge a fine for violators. Motion made by Hysjulien, seconded by Taylor, to authorize the legal department in conjunction with the City Police Department to draft an ordinance pertaining to parking violations and fines. All present voted yes. Motion carried.

Council Member Hysjulien commented the repairs for owners resulting from damages from the Joe Lucy Sewer Project need to be complete by June 1, 2025 and that the Release of Claims and Assignment Agreements for owners need to be forwarded to ity Engineer, Patrick Carabello.

Council Member Hysjulien discussed the upcoming city-wide cleanup as far as acceptable and non-acceptable items. The Council agreed to have PW Director Brown and Council Members Weyrauch and Johnson meet to make a reasonable list of what will be acceptable for the curb-side

JUDGES REPORT Motion made by Johnson, seconded by Jarmin, to approve the March 2025 Judge's

The Council discussed the payment for a security officer ("Rent-A-Cop") that is working for BNC while they are occupying the City Hall. Going forward, BNC

Report. All present voted yes. Motion car-

will directly be paying the security officer that is working for their bank. The Council discussed liability concerns of the offi-cers working for BNC. The City Attorney would do some research concerning this

Motion made by Hysjulien, seconded

Weyrauch, to approve the following

.\$1,703.77

. \$590.23

\$872.91

.\$1,067.00

. \$150.00

...\$40,955.04

....\$522,912.50

\$3599.04

ACH Payroll......\$106,915.61 2147E Circle K, Fuel\$788.07 2148E Verizon Wireless, Cell Phones

BNC Bank \$671.00 21041 Circle Sanitation, March Garbage Services \$18,764.25 21042 Core & Main, Wa Meters;

Office Supplies; Qtrly Copies - City Hall & PW \$1,902.36 21044 Galls LLC, PD Supplies . . . \$51.77 21045 Goettle Law, PLLC, April Retainer

21047 Hawkins Inc, Chemicals \$1,419.56

Netmotion Fees \$736.4 21050 Kelly Kudrna, Reimbursement for

Library Cleaning\$1,275.00 21054 Matthew Bender, Code

Electricity\$1,067. 21060 ND Envelope Company, Receipt

K9 Phantom Office Visit &

21062 One Call Concepts, March

Pre-Employment Testing - J.

Monitoring Fees at Cop

21068 R&T Water Supply, March

Reimbursement for

on Main St

BNC Bank

Ngorimo .

Trailer w/ Water Tank & Holding

21069 Radisson Inn, Hotel Lodging for Dennis \$205.00

21071 RTC Networks, Phone, Fax & Int

210/6 Stanley Auto & Iruck, Shop, Oil,
PD, & St. Supplies \$405.18
21077 Stanley Hardware Inc, City Hall &
PW Supplies \$1,166.27
21078 Stanley Park District, 1st Qtr Tax
Collections \$40,949.55
21079 Starion Bond Services, Bond

Pmts - Principal, Interest &

Supplies . . .

21083 Uline, PD Supplies .

21080 Tioga Machine Shop, Replace

Sleeves for Sheer Bolts \$246.68 21081 Tractor Supply, Shop, Sewer, & Wa

21082 Tritech Software Systems, Annual

21088 BALCO Uniforms, 2 PD Vests for

21089 Bravera Bank - Visa, IDOC Mkt

Fee; PD Monthly Adobe & MS

Supplies; PD Training Fees;

PD Records & Training - J.

Wa Testing Fee-Sauber;

Subscr; PD Laptop; PD Supplies; PD Uniforms; K9 Dog Food; Office

K9 Equip & Install Partitions; Gun

Mount & Window Bars \$1,176.00 21091 Police Records & Info Mgmt,

Council Members voted "Aye": Johnson,

Weyrauch, Taylor, Jarmin, Littlecreek and

Hysjulien; and no "NAYS". Motion car-

Motion made by Hysjulien, seconded by Weyrauch, to adjourn at 8:52 P.M. All

MINUTES OF THE

STANLEY CITY COUNCIL NOVEMBER 21, 2024

Mayor Marlin Ranum called the No-

Accepted and approved this 13th day of

Marlin Ranum, Mayor

Stanley City Council

present voted yes. Motion carried.

Interim Stanley City Auditor

May, 2025.

ATTEST:

Ada Arneson

Officers Rivers & Salinas. . .\$3,570.00

21084 USA Blue Book, Wa & Sewer

Field OPS Maint. Fees \$4,233.64

21074 Souris Basin Planning Council,

Out Light Fixture; Troubleshoot Lights

2025 Membership Dues \$150.00

Books for Clerk of Court \$640.00 21061 Northwest Veterinary Services,

21059 Mo-Williams Electric,

21048 Holiday, Car Washes \$ 21049 Information Tech Dept., PD

21046 Grafix Shoppe, PD

MXUs; Wa Supplies; Sensus Cable\$11,494.62

Reimbursement for

21040 Chris Jenkins, Postage & Rent A Cop Reimbursement for

Workshop .

for PD..

2156E Mutual of Omaha, May 2025

bills: ACH Payroll. . .

vember 21, 2024 special meeting to order at 4:00 P.M. The following Council Members were present: Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek and Chad Hysjulien. Council Member Kirk Johnson was absent. Others in attendance were City Auditor, Allyn Sveen; and Planning and Zoning Administrator/City Assessor, Amanda Dennis; and Chief of Police,

CITY PROPERTIES - JOHN RIAN
ADDITION - BID OPENING
It being 4:00 P.M., the bid opening for

the sale of city-owned property described as Lot 29, Replat of John Rian Addition Phase 1, Stanley City was held. Planning & Zoning Administrator, Amanda Dennis, reported that no bids were received. Motion made by Hysjulien, seconded by Littlecreek, to close the bid opening and place this item on the next regular meeting of the City Council. All present voted yes. Motion carried.

TAX ABATEMENT - EOG RE-

SOURCES
Stanley City Assessor, Amanda Dennis presented the Application for Abatement or Refund of Taxes from EOG Resources Inc. for Parcel #61-0065400. Mountrail County Tax Director, Lori Hanson, and Tax Assessor, Kim Savage, were present. Council Member Hysjulien questioned an obsolescence being applied to an occupied building. Tax Director Hanson stated obsolescence can be applied to any building and is broken down into three categories, physical, functional and other. Tax Director Hanson further explained there are numerous reasons for allowing an obsolescence such as location, condition of the structure, etc. Tax Director Hanson explained the 30% obsolescence that was allowed for vacancy has been removed, the current obsolescence is 3% for windows and mold and will be removed when this condition is corrected. The recommendation is to include 10% obsolescence for location factor. Motion made by Hysjulien, seconded by Littlecreek, to approve the application from EOG Resources to continue allowing the 3% obsolescence for the windows and mold and a 10% for location factor. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Motion made by Taylor, seconded by Littlecreek, to adjourn at 4:16 P.M. All present voted yes. Motion carried. Accepted and approved this 13th day of

Marlin Ranum

Stanley City Council ATTEST:

Allvn Sveen Stanley City Auditor MINUTES OF THE

STANLEY CITY COUNCIL **JANUARY 14, 2025**

Mayor Marlin Ranum called the January 14, 2025 regular meeting to order at 7:00 P.M. The following Council Members were present: Kirk Johnson, Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek and Chad Hysjulien. Others in attendance were City Auditor, Allyn Sveen; Planning and Zoning Administrator, Amanda Dennis; Chief of Police, Kevin Litten; Public Works Director, David Brown; City Attorney, Ryan Sandberg from Pringle & Herigstad Law Firm; and Charlie Hankins with Brosz Engineering.

TAX ABATEMENT - STANLEY

Stanley City Assessor, Amanda Dennis, presented the Application for Abatement or Refund of Taxes from the Stanley Community Public School District #2 for Parcel #61-0048520. Tim Holte, Stanley School Superintendent, was present for the abatement to explain when the school took occupancy in the building. The property would qualify for an exemption beginning July 1, 2024 as it is being utilized as a school bus barn. Motion made by Hysiulien, seconded by Littlecreek, to approve the application of the Stanley School as recommended by City Assessor Dennis for an exemption beginning July 1, 2024. ON ROLL CALL VOTE, the following Council Members voted "Ave": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYŚ". Motion carried.

MINUTES Motion made by Hysjulien, seconded by Littlecreek, to approve the minutes of the December 1, 2024 regular meeting and the December 20, 2024 special meeting. All present voted yes. Motion carried.

PLANNING AND ZONING REC-<u>OMMENDATIONS</u> Todd Heidbreder, Chairman of the

Planning & Zoning Commission, presented the P&Z Commission report to the City Council.

Estate of Allen Aho

Chairman Heidbreder presented a plat for the re-plat of property 618 4th St SE from a metes and bounds description to a legal description in order to sell the property. Motion made by Taylor, seconded by Littlecreek, to approve and authorize the Mayor to sign the Plat of Outlot 92 in the NW1/4 NE1/4 of Section 28, Township 156, Range 91 contingent upon review and approval from the County. All present voted yes. Motion carried.

MOBILE FOOD PERMIT

Maria Arteaga Chairman Heidbreder commented that an application for a mobile food permit was received from Maria Arteaga to operate a mobile food unit on property owned by Meiers Oil at 6165 Highway 8. The P&Z Commission set a hearing for February 10, 2025 at 5:30 P.M.

REZONE APPLICATION City of Stanley/Frontier Development

Group
Chairman Heidbreder informed the Council an application was submitted to rezone the property described as Lot 1 of Sublot C of Outlot 1 in the W1/4NE1/4 of Section 29, Township 156, Range 91, City of Stanley. This undeveloped property is being donated by Frontier Development Group to the City of Stanley. The property is currently zoned C3 - Highway Commercial District and the City would like it zoned to Public. The P&Z Commission set a hearing for February 10, 2025 at 5:35

MORATORIUM ORDINANCE
Chairman Heidbreder mentioned the P&Z Commission was provided a copy of the adopted ordinance declaring a moratorium on the development of data centers and battery storage facilities in the City of Stanley and the extra-territorial jurisdic-

P&Z COMMISSION CONCERNS Chairman Heidbreder commented that the P&Z Committee was provided an update from P&Z Administrator Dennis on the status of the apartment buildings in the John Rian Addition. The 5-plex will be demolished and there is a potential buyer for

PLANNING & ZONING ADMINIS-

TRATOR REPORT

Amanda Dennis, P&Z Administrator, presented the following permits for the Council's approval:

Building Permits Permit #, Address, Name, Improvement 44-24, SW Less Hwy R/W (gravel pit),

Fritel Construction, Equipment Shop

academy and will be done with field training by the middle of next month. The Police Department has been working with Public Works to take care of the abandoned vehicle issue regarding snow removal. Most abandoned vehicles that are being tagged are being moved by the owners but the Police Department has had to tow a few that are now sitting in the City impound lot. Chief of Police Litten stated the City ordinances need updating, and he asked that the Council look through the traffic and animal

(Continued on Page 14)

S1-25, 6165 Highway 8, Rose City Canopy & Sign (Meiers Oil), New Sign Motion made by Littlecreek, seconded by Taylor, to approve the P&Z Administrator Report. All present voted yes. Motion

carried STANLEY VISITORS' COMMIT-

Permit #, Address, Name, Type of

Motion made by Hysjulien, seconded by Taylor, to approve a grant of \$4,000 from the Stanley Visitors' Promotion Fund to the Mountrail County Ag Improvement Association for the 2025 Women in Ag Program to be held April 2, 2025. All present voted yes. Motion carried.

Discussion was held on the Stanley Fund Application from Paige Gohrick requesting EDC grant funding of \$25,000 to purchase and remodel the building at 15 1st Ave SW. City Auditor Sveen commented the EDC is recommending a \$20,000 loan with forgiveness of \$5,000 per year for each year of occupancy in the building. Paige Gohrick is buying a vacant building and making improvements and creating some office rental space which is extremely hard to find. Although the business does not generate sales tax, it does provide foot traffic bringing people to the Main Street area. Council members expressed their

concerns of funding this request.

Motion made by Hysjulien, seconded Littlecreek, to approve an interest free four year loan of \$20,000 to Paige Gohrick to assist with the purchase and remodel of the old post office building at 15 1st Ave SW with a loan forgiveness of \$5,000 per year for each year the business remains in operation during the four year period. All present voted yes except for Johnson and Jarmin who voted no. Motion carried.

Discussion was held on making recipients accountable for the monies they receive and having required criteria and reporting throughout the term of the loan/ grant to make sure they are complying with the terms for which funding was received. It was mentioned that there has been recipients that have defaulted on their promissory note and are paying back loan/grant funding. A letter would be sent to Cody & Cassandra Gerich DBA Gerich Enterprises LLC to appear at the next Council meeting to discuss the EDC loan/grant funding that they received.

1ST READING - ORDINANCE
ESTABLISHING EMPLOYEE RECRUITMENT AND RETENTION BONUS PROGRAMS FOR EMPLOYEES

The Council reviewed the proposed Ordinance Establishing Employee Recruitment and Retention Bonus Programs for Employees of the City of Stanley. City Attorney Sandberg explained there is a constitutional provision that bonuses could be considered gifts and be illegal. City Attorney Sandberg stated there is a State statue regarding recruitment and retention bonuses that would authorize bonuses for recruitment and retainage of employees. Motion made by Hysjulien, seconded

by Weyrauch, to approve the First Reading of the proposed Ordinance Establishing Employee Recruitment and Retention Bonus Programs for Employees of the City of Stanley. ON ROLL CALL VOTE, the following Council Members voted "Aye" Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

BROSZ ENGINEERING Charlie Hankins with Brosz Engineering was presented to update the Council on projects being handled by their firm.

5th Street SE Reconstruction Engineer Hankins stated the 5th Street SE Reconstruction Project is under winter suspension; no further updates were discussed.

5th Street SE Commercial Repair Engineer Hankins stated a letter was approved by legal counsel and sent to the contractor (Knife River) concerning the sewer backup. The Contractor has contacted their insurance agent and is requesting a total cost of damages. It has been explained that the contractor will be responsible for the damages and the costs associated with the damages. City Auditor Sveen stated she is keeping a record of the total damages and the bills being paid to Gustafson Septic. These costs will be submitted once they are finalized.

Capital Improvement Phase 3 Engineer Hankins commented the Project Hearing for the CIP Phase 3 Project is scheduled for January 23, 2025 at 4:00 P.M. The plans for this project are 80% complete and will be going through the internal review process by the end of the week.

John Rian Reconstruction
Engineer Hankins mentioned bids were opened yesterday (January 13th) for the John Rian Reconstruction Project, and it is recommended to award the project pending review. There were four bids received with Knife River being low bidder at \$1,676,573.92, which was under the engineer's estimate. No action was taken on awarding a contract.

Multi-Community Chip Seal
Engineer Hankins stated bids were opened on December 17, 2024 for the Multi-Community Chip Seal Project. The low bidder was Asphalt Preservation Company at \$216,616.47. The estimated engineer's construction cost was \$215.951 Engineer Hankins recommended awarding the contract to the low bidder.

Motion made by Hysjulien, seconded by Johnson, to award the contract for the Multi-Community Chip Seal Project to the low bidder, Asphalt Preservation Company, in the amount of \$216,616.47. ON ROLL CALL VOTE, the following Council Members voted "Aye": Johnson, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

<u>General Service Agreement</u> Engineer Hankins presented the Council with an updated version of the General Service Engineering Agreement that addressed concerns that the Council had. No action was taken at this time

R&T WATER DISTRICT - ANNEX-ATION AGREEMENT The Council reviewed the draft Water

Agreement Regarding Annexation. Motion made by Littlecreek, seconded by Hysjulien, to continue using the existing original Water Agreement Regarding Annexation. All present voted yes. Motion carried. GAMING PERMITS

Motion made by Hysjulien, seconded by Taylor, to approve a Local Permit to the Bethel Home Auxiliary for a raffle on 2/16/2025. All present voted yes. Motion

carried. **POLICE REPORT**

Chief of Police, Kevin Litten, mentioned two officers graduated from the

ordinance sections on the modifications