MINUTES OF THE STANLEY CITY COUNCIL AUGUST 11, 2026

Mayor Marlin Ranum called the August 11, 2026, regular meeting to order at 7:00 P.M. The following Council Members were present: Darren LeRohl, Jesse Weyrauch, Kris Halvorson, Randy Jarmin, George Littlecreek (via Teams at 7:26 P.M.), and Chad Hysjulien. Others in attendance were City Auditor, Ada Arneson; Planning and Zoning Administrator, Amanda Dennis (via Teams); Public Works Director, David Brown; City Attorney, Ryan Sandberg from Pringle & Herigstad Law Firm; Stanley City Administrative Assistant, Joan Hollekim and City Engineer, Patrick Carabello with Brosz Engineering. Chief of Police, Samuel Pesik, was absent.

MINUTES

Motion made by Halvorson, seconded by LeRohl, to approve the minutes of July 14, 2026, regular meeting and August 3, 2026, special meeting. All present voted yes. Motion carried.

PLANNING AND ZONING RECOMMENDATIONS

Todd Heidbreder, Chairman of the Planning & Zoning Commission, presented the P&Z Commission report to the City Council.

MOBILE FOOD PERMIT

La Shingada (Emmanuel Villa)

Chairman Heidbreder informed the Council the P&Z approved the request from LaShingada (Emmanuel Villa) for a Mobile Food Permit to allow for a mobile food unit at Sonshine Car Wash LLC (Parcel #61-0049100), located at 911 4th St SW. Mr. Villa has met all criteria in accordance with the City P&Z Ordinance.

Motion made by Hysjulien, seconded by Halvorson, to approve a Mobile Food Permit to LaShingada (Emmanuel Villa) to allow for a mobile food unit on property owned by Sonshine Car Wash LLC (Parcel #61-0049100), located at 911 4th St SW. All present voted yes. Motion carried.

CONDITIONAL USE PERMIT

Highline Water LLC (David and Stephanie Enander)

Chairman Heidbreder informed the Council the P&Z Commission approved the request of Highline Water LLC for a Conditional Use Permit to place a pump on property owned by David and Stephanie Enander in NW¼SE¼ of Section 32 in Idaho Township. The ND State Water Commission granted Highline Water, LLC, a Conditional Use Permit through May 1, 2029. Also, Chairman Heidbreder mentioned the State has a monitoring well by the City well; the Knife River Reservoir water level is low, and Highline Water LLC is currently restricted from pumping.

Motion made by Hysjulien, seconded by LeRohl, to approve a Conditional Use Permit to Highline Water LLC to place a pump on property owned by David and Stephanie Enander located in the NW¼SE¼ of Section 32, Township 156, Range 91 (Parcel #18-0021300) for the purpose of pumping water from the Knife River Reservoir for industrial use with permit valid through May 1, 2029, to coincide with the State permit. All present voted yes. Motion carried.

VARIANCE PERMIT

Scott Fields

Chairman Heidbreder informed the Council the P&Z Commission approved a Variance Permit to allow a 6' rear yard setback for a garage as requested by Scott Fields. The P&Z Ordinance requires a 20' rear setback. Chairman Heidbreder mentioned there are other structures in the alley that do not meet the 20' rear setback. Also, Mr. Fields was advised at the P&Z meeting that the garage apron needs to be 2' from the rear property line.

Motion made by Hysjulien, seconded by LeRohl, to approve a Variance Permit to Scott Fields to allow for a 6' rear yard setback from the east property line at 534 3rd St SE (Parcel #61-0033300) for the purpose of constructed a garage. All present voted yes. Motion carried.

REZONE APPLICATION

A Plus Properties (Kier Jackson)

Chairman Heidbreder stated the rezone application filed by Kier Jackson with A Plus Properties to rezone properties in the John Rian Addition was tabled until the next P&Z Commission meeting as no one appeared to represent the application. The request to change zoning from C-3 Corridor-Highway Commercial District to R-2 Single-Family District to build custom homes on larger lots. The lots are located east and west of the Church of Jesus Christ of Latter-day Saints.

SEPTEMBER MEETING DATE

Chairman Heidbreder informed the Council the regular meet date of the P&Z Commission has been changed from Monday, September 7, 2026, to Tuesday, September 8, 2026, at 4:30 p.m., due to the Labor Day holiday.

P&Z COMMISSION CONCERNS

Chairman Heidbreder commented on the food truck operating on property adjacent Napa Auto Stores. Chairman Heidbreder stated a Special Mobile Permit was granted, and the permit is valid for seven (7) consecutive days.

PLANNING & ZONING ADMINISTRATOR REPORT

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

BUILDING PERMITS

Permit #, Address, Name, Improvement

23-26, 910 Alexis Street, Nisarg Patel, Widen Existing Curb/Driveway

24-26, 528 South Main Street, James Ellingson, New Front Deck

25-26, 610 6th Street SE, Lisa Lapica, New Back Deck

26-26, 810 2nd Street SE, Josh Nichols, New Side Deck

27-26, 2 Adeline Drive, Benjamin Robertson Sr, New Patio with Cover & Generator Pad

28-26, 410 3rd Street SE, Dittbrenner Woodworking LLC (Norman Stenbak), New Side Deck

29-26, 604 6th Avenue SW, Twyla Horvath (Lila Thorlaksen), Extend Existing Backyard Fence

SPECIAL EVENT MOBILE FOOD PERMITS

Permit #, Address, Name, Dates

SE12-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 1-July 7

SE13-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 8-July 14

SE14-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 15-July 21

SE15-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 22-July 28

SE16-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 29-August 4

SE17-26, 911 4th Street SW, La Shingada (Sonshine Car Wash LLC), July 29-August 4

SE18-26, 1010 South Main Street, TNT BBQ LLC (Whips Garage), August 9-August 15

SE19-26, 1st Avenue SE, Rebecca Goettle, August 9, 2026

SE20-26, 1st Avenue SE, Stacey Brauneller, August 9, 2026

SE21-26, 110 South Main Street, Stanley Farmer's Market, August 9, 2026

SE22-26, Main Street, Full Flavor Farms, August 9, 2026

Motion made by Halvorson, seconded

by Jarmin, to approve the P&Z Administrator Report. All present voted yes. Motion carried.

CHRISTIAN CROSSROADS ACADEMY - REQUEST SCHOOL ZONE SIGNAGE

Dennis Lindahl, Community Engagement Coordinator for the Christian Crossroads Academy, appeared to request the installation of two "School Zone" signs along the Frontage Road south of Highway 2 adjacent the school. Also, discussion was held on having at 15-mph speed zone during school hours. The Christian Crossroads Academy will follow the same hours as the public school.

Motion made by Halvorson, seconded by Hysjulien, to approve installing two "School Zone" signs on the Frontage Road adjacent Christian Crossroads Academy at the City's expense and designating the area by this school as a 15-mph speed zone during school hours. All present voted yes. Motion carried.

EDC COMMITTEE

Steve Springan, President of the Economic Development Committee (EDC), presented application requests for EDC loan/grant funding. The EDC met on August 7, 2026.

The application from Dittbrenner Woodworking will remain on hold by the EDC as further information is still needed to act on the application. The EDC is recommending approval of the application received from Terry Dick for an expansion of services to Dakota Drug's existing pharmacy at 107 South Main Street. The EDC is recommending an interest-free five-year loan of $30,000 with loan-forgiveness of $6,000 per year for each year the business remains in operation during the five-year period. The Council requested clarification of the expansion of services that will be provided before acting on the request.

Discussion was held concerning past due paybacks for businesses no longer in operation as required by the promissory note terms. The Council discussed the Gerich Enterprises LLC (Cody or Cassandra Gerich) loan payback as the building at 203 South Main St has been sold. The Council discussed the amount of loan-forgiveness that will be allowed as the produce business has not been operational since 2025. Also, the Council discussed the paperwork drafted by the City Attorney pertaining to the payback of funds.

Council Member Littlecreek appeared via Teams at this time, 7:26 P.M.

Motion made by Hysjulien, seconded by Weyrauch, to approve forgiveness of one and one-half (1½) years payment ($12,000) for the period the produce business was operational with Gerichs' paying the balance of $28,000 back to the City and to also approve proceeding with legal action if Gerichs' fail to pay the City the balance owed of $28,000. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried. A letter would be sent to Gerichs' notifying them of this action and of the promissory note terms if the City needs to engage an attorney to enforce its rights.

VISITORS COMMITTEE

The Visitors Committee met on August 4, 2026, to review applications and make recommendations for grant funding from the City Visitors Promotion Fund.

Motion made by Hysjulien, seconded by LeRohl, to approve the recommendations of the Visitors Committee as follows: $5,000 to the ND Equine Association for the 2026 Cowboy Fall Festival on September 19 & 20, 2026 and $3,000 to the Stanley Municipal Airport for the Stanley Airport Fly-In Drive-In event on August 14, 2026. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

LETTER FROM THE LEADER BAR - RE: DUMPSTER

A letter was received from Brady Rodenhizer and Chase Lindberg, representing The Leader Bar & Grill, concerning the dumpster that serves their business. Brady Rodenhizer met with the Council to discuss the dumpster adjacent to the Leader Bar. Mr. Rodenhizer stated a fence is not feasible as it would hinder garbage collection. Council Member Hysjulien commented there is no alternative location on The Leader Bar's property to relocate the dumpster as the building encompasses the entire lot. The Council agreed to allow temporary allowance for the dumpster on 1st Ave SW in the southwest corner of The Leader Bar adjacent to the roll-up door.

GAMING PERMIT

Motion made by Hysjulien, seconded by LeRohl, to approve a Local Permit to Stanley Park District for a raffle, calendar raffle and sports pool for the period 9/13/2026 to 04/30/2027. All present voted yes. Motion carried.

The Council reviewed the quarterly update of gaming funds from the Kenmare Vets gaming sites at the Beach Bar and the Five Spot.

SECOND READING - AMEND HOME RULE CHARTER ORDINANCE 15.0103(3f)

The Council reviewed the proposed ordinance to amend and re-enact Chapter 15, Article 1, Section 15.0103(3f) of the Home Rule Charter. The amendment is formality as the voters passed a measure on June 9, 2026, to extend the 1.5% sales and use tax for an additional term of six (6) years from 12/31/2026 to 12/31/2032.

Motion made by Hysjulien, seconded by Halvorson, to approve the Second Reading and Final Passage of the amendment to the Home Rule Charter Ordinance 15.0103(3f) of the Stanley City Ordinances authorizing a sales tax for a term of six years from the date of the passage of the measure, ending 12/31/2032. Said Ordinance is on file in the Stanley City Auditor's Office. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

FIRST READING - ORDINANCE PROHIBITING THE SALE & DISTRIBUTION OF KRATOM PRODUCTS

Briana Dazell, Officer with the Stanley Police Department, spoke on the proposed ordinance that would prohibit the sale and distribution of kratom products. Discussion was held on whether to proceed with this ordinance as the ND State Governor passed an Executive Order, prohibiting the creation, manufacturing, delivery, distribution, sell, purchase, or possession of kratom or a kratom product effective August 5, 2026. The ND Legislature will meet in special session in September to address this matter. Council Member Jarmin expressed concerns should the legislators decide not to support this prohibition. Discussion was held on proposed changes that the Chief of Police requested be addressed in the ordinance.

Motion made by Hysjulien, seconded by Weyrauch, to approve changing the violations and penalties in the first section to read as follows: "More than one ounce (28.35 grams) is guilty of a Class B Misdemeanor". The original proposed penalty was an infraction. All present voted yes. Motion carried.

Motion made by Hysjulien, seconded

by Jarmin, to approve the First Reading enacting and adding Section 12.0434 prohibiting the sale, distribution, and possession of Kratom and Kratom products in the Stanley City limits to Chapter 12, Article 4 of the Stanley City Ordinances. All present voted yes. Motion carried.

2ND FIRST READING - ORDINANCE AMENDING CLASS B MISDEMEANORS FINE FROM $1000 TO $1500

As there were substantial changes after the First Reading to change the maximum allowable penalty and fine from $1,000 to $1,500, the City Attorney requested a second First Reading. The Council reviewed the ordinance amending several sections to the 1999 Revised Stanley City Ordinances. City Attorney Sandberg pointed out that there is a discrepancy in Ordinance 7.0601 and Council needs to decide if the penalty should be an infraction or a Class B Misdemeanor.

Motion made by Hysjulien, seconded by Halvorson, to approve the 2nd First Reading of the proposed ordinance amending Sections 1.0104, 2.0204, 3.0202, 3.0211C(6b), 3.0301(3), 4.0401, 6.0114, 7.0307, 7.0601, 8.0301, 8.0406, 10.0301(2), 10.0503, 10.0602, 18.0117 of the Stanley City Ordinances providing a maximum fine of $1,500 for Class B misdemeanor offenses and to approve amending Section 7.0601 to make violations a Class B misdemeanor with the maximum penalty of $1,500. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

FIRST READING - AMENDING CHAPTER 9 TRAFFIC ORDINANCE

The Council reviewed the proposed ordinance amending Article 4 Moving Offenses and Article 11 Disposition of Traffic Offenses of Chapter Nine Traffic of the Stanley City Ordinances. Discussion was held on proposed changes that the Chief of Police requested be addressed in the ordinance.

Motion made by Halvorson, seconded by Weyrauch, to approve adding #1-5 to 39-04-37 under Section #3 of Ordinance 9.0406 to clarify the section of ND Century Code as 39-04-37(6) is listed separately under #3-A of Ordinance 9.0406. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Motion made by Hysjulien, seconded by Jarmin, to approve the First Reading amending Ordinance 9.0406 Offenses Defined; Penalties Provided; Ordinance 9.1105 Offenses Excepted; Ordinance 9.1106 Amount of Statutory Fees; Ordinance 9.1107 Nonmoving Violation Defined and Ordinance 9.1108 Moving Violation Defined of Chapter Nine of the Stanley City Ordinances. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

LIQUOR LICENSE RENEWAL

Briana Dazell, Officer with the Stanley Police Department, informed the Council that alcohol was dispensed at Mex-Mix without a liquor license; the owner was charged and pled guilty. After a lengthy discussion, it was determined that the application to obtain a license was properly filled out at the time it was submitted as the violation was after the date of application. Also, discussion was held on whether it was mandatory or discretionary loss of license for certain violations. Council Member Halvorson commented that Racer's was granted a grace period when its business was in violation. City Auditor Arneson mentioned that Mex-Mix inquired if margaritas and daiquiris be allowed under its license. As this is not allowed under the license applied for, the Council agreed this request would not be allowed.

Motion made by Hysjulien, seconded by Weyrauch, to approve an on-sale beer and wine liquor license to Fridah LLC (Mex-Mix) for the period of August 11, 2026 to June 30, 2027. All present voted yes. Motion carried.

2025 AUDITOR REPORT

Motion by Hysjulien, seconded by Halvorson, to approve the Audit Report for the year ended December 31, 2025, as conducted by Rath & Mehrer, P.C.

BROSZ ENGINEERING REPORT

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

Capital Improvement Plan Phase 3 - District #62 Water & Sewer and District #63 Street (Schedule A) and District #64 Water & Sewer and District #65 Street (Schedule B)

Engineer Carabello stated all concrete and asphalt have been paved. The asphalt and concrete blockouts were not completed in time to include in Pay Application #9. The seeding began this week. Engineer Carabello stated seeding specifications were revised and the contractors are using a dormant seed mix. Brosz has completed a preliminary walkthrough and put together a punchlist. Engineer Carabello mentioned it is anticipated the project will come under budget approximately $300,000.

Council Member Hysjulien requested that the substantial/final completion walkthrough be scheduled for Friday, August 21, 2026. Hysjulien recommended that the boulevards not be accepted at this time, as the contractor had not completed the necessary preparation work and corrections are needed. Hysjulien also stated that the payment for seeding should be withheld and that the contractor should be required to eliminate the weeds, rake the boulevards and hydroseed the areas again. Engineer Carabello mentioned the weeds were sprayed, but the treatment was unsuccessful. Motion by Halvorson, seconded by Hysjulien, to authorize Council Member Hysjulien to represent the City at the scheduled walkthrough and to agree with the recommendations as discussed. All present voted yes. Motion carried.

Motion made by Weyrauch, seconded by Hysjulien, to approve payment to Kemper Construction for Pay Application #9 in the amount of $298,411.32 for CIP3 ($34,556.25 for Street District 63, $14,748.75 for Sewer District 64, $15,304.80 for Water District 64, and $233,801.52 for Street District 65). ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Motion made by Hysjulien, seconded by LeRohl, to provide Kemper Construction a Certificate of Substantial Completion for Capital Improvement Project Phase 3 Schedule B. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Capital Improvement Project Phase 4

Engineer Carabello stated the final Preliminary Engineering Report (PER) is complete and submitted to the ND Department of Quality for review. Engineer Carabello provided the City with a stamped copy. The PER can be used for any SRF applications for the next ten years. Any project outside of the scoped CIP4 area will require additional solicitation of views letters, a public input meeting and a sewer televising. The City can only apply every 10 years for a planning assistance grant, although projects can be added with additional input meetings held if necessary. The project is all closed out and the City Auditor's Office will submit a request for cost-share reimbursement.

POLICE COMMITTEE REPORT

Jesse Weyrauch, Chair of the Police Committee, presented the recommendations from the July 29, 2026, Police Committee meeting. Chair Weyrauch commented that the City discussed the Pay Schedule for the Police Department that was previously adopted and will be discussing revisions to the Pay Schedule soon and bringing forth recommendations to the Council.

Motion made by Hysjulien, seconded by Jarmin, to approve a step increase from $32.07 per hour (Step 1) to $32.87 per hour (Step 2) for Officer Joseph Rivers and Officer Raphael Salinas. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

No action was taken on the Memorandum of Understanding between the Stanley School District and the Stanley Police Department pertaining to the joint cooperative effort of providing a School Resource Officer. The Council is waiting for approval from the Stanley School District of the draft MOU sent to them in May of 2026.

Officer Briana Dazell was present for other items of discussion brought forth for the Police Department. A request was made to approve sending Officer Raphael Salinas to Gracie Jie-Jitsu certification class to become a defensive tactics instructor. Council Member Hysjulien was in favor of the training but felt Officer Salinas should obtain a Methods of Instruction (MOI) instructor certification first to become an accredited trainer. The Council did not act on the request for training; the PD will check the procedure for the MOI certification.

Repair estimates from Westlie Motor Company were presented to Council for the 2020 patrol vehicle. The Council felt the estimates to repair the front axle shaft and overhaul the transmission were excessive and requested that the PD obtain a second estimate.

PUBLIC WORKS COMMITTEE REPORT

Chad Hysjulien, Chair of the Public Works Committee, reported on the PW Committee held on August 10, 2026.

Equipment

Chair Hysjulien stated quotes were obtained from three dealerships for the purchase of a new ½ ton pickup truck for the PW Department. Prairie Ford submitted the low bid. Hysjulien noted there is funding allocated in the budget for this purpose with the objective of replacing outdated equipment each year, so the budget is more balanced on a year-to-year basis. Motion made by Halvorson, seconded by LeRohl, to approve the purchase of a 2027 F-150 4X4 Supercrew XL from Prairie Ford for $53,000 less trade-in value of $13,500 for a net price of $39,500 plus license fees and less any rebates. ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Chair Hysjulien mentioned quotes will be presented at the next Council meeting for a new mower and for a new generator at the County Lift Station. The generator at the County Lift Station is too small. The older generator could be used at the PW Building at the cost of a transfer switch and electrical work.

Complaint - Kenneth Wright

Chair Hysjulien stated a request was received from Kenneth Wright to forgive his water bill as tenant moved out and the fitting on top of the water heater had corroded causing a large consumption of water. The PW Committee is recommending denial based on a previous denial of excessive usage from improper installation of toilet-flapper. Motion made by Weyrauch, seconded by Halvorson, to deny the request of Mr. Wright's for water bill forgiveness as recommended by the PW Committee. All present voted yes. Motion carried.

City Clean-up Notices

Chair Hysjulien informed the Council that approximately 90 letters were sent to residents to clean up properties to comply with Stanley City Ordinances.

General Business

Chair Hysjulien stated the PW Committee discussed doing street repair projects in 2027 and not proceeding with any major projects that require sewer and water replacement. Hysjulien mentioned 2nd Street SW from 6th Avenue to the Stanley High School needs a milling and overlay. Hysjulien suggested all members of the Council inspect City streets so that a listing can be submitted for recommendation to the Council.

Chair Hysjulien discussed the location of the east "Welcome to Stanley" sign being in site of the landfill. The landfill piles do not present a good first impression of Stanley. The PW Committee is recommending giving the concrete pile away to whoever would remove the pile in its entirety. The value of the pile is more of a deterrent to the City, as paying someone to move the unsightly pile would cost the City more than it would to give it away. Motion was made by Halvorson, seconded by Jarmin, to approve the recommendation of the PW Committee to give the concrete away to someone who is willing to remove the concrete pile. All present voted yes. Motion carried.

PUBLIC WORKS REPORT

Public Works Director, David Brown, commented the wood pile will be burned and relocated to the north and trees will be planted to make the landfill's appearance better.

The Council recessed at 8:56 P.M. and reconvened at 9:02 P.M.

RESOLUTION TO INCLUDE WATER SALES BUILDING WATER RATES

The Council reviewed the resolution establishing rates for water and sewer services. The resolution was recently approved on June 9, 2026. The change is to include bulk water rates for the Water Sales Building and to increase the rate for treated water from $14.68 to $20.00 per 1,000 gallons. The rate for untreated water sales will remain the same.

Motion made by Hysjulien, seconded by LeRohl, to approve the following resolution: