RESOLUTION NO. 2026-08-11
A RESOLUTION OF THE CITY OF STANLEY TO SET WATER & SEWER RATES
(Resolution approved 6-9-2026 amended to include rates at the Water Sales Building)

WHEREAS, Chapter 7 of the Stanley City Ordinances authorizes the Stanley City Council to establish, by resolution, rates for water and sewer services; and

WHEREAS, the rates established in this resolution are not necessarily being increased but are being clarified and standardized to ensure consistency for all customers within the City of Stanley and to unify such rates into a single policy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Stanley, North Dakota, to set rates and/or policy effective July 1, 2026 and effective September 1, 2026 for Bulk Water Rates from the Water Sales Building located at 8143 61st St NW, Stanley ND as follows to wit:

1. Non-Refundable Connection Fee: The City will charge a $75.00 non-refundable connection fee to any party requesting a new utility connection. The fee is initially charged to the property owner and is also charged to each renter of the property. If the renter relocates to another rental property served by City utilities, the $75 fee may be transferred. The same transfer applies to an owner that sells their residence and moves to another residence served by City utilities. The fee is transferrable only if the owner's or renter's utility account is in good standing as a customer of the City of Stanley.

2. Water Meter Deposit: The City will provide a water meter for each new utility connection, and all water meters shall remain the property of the City of Stanley. If an owner makes a request to the City to test their water meter, a $50.00 testing fee will be imposed if the meter is found to be accurate. If the meter is found to be inaccurate, the City will incur the cost of testing and will install a replacement meter. If a water meter fails due to neglect or due to the failure to maintain heat tape and/or insulation, the meter will be replaced at the owner's or renter's expense at actual cost, including labor.

3. Water Shut Off/Turn On Fee: If a resident requests the City to shut off the water at the curb, a $25.00 fee will be charged to shut off the water and a $25.00 fee will be charged to turn the water back on during regular business hours; after-hours emergency shut-off fee will be $50.00 and after-hours emergency turn-on fee will be $50.00. If water is shut off by the City due to account delinquency, a $100.00 fee will be charged to shut off the water at the curb and a $100.00 fee will be charged to turn the water back on.

4. Water Rates: Any structure with an installed water meter, regardless of whether water is being used or if the meter is disconnected, is considered an account of the City of Stanley and shall be charged the water base rate and the minimum water usage charge as set by the City Council. Water usage over the required minimum shall be billed accordingly. The monthly water rates are as follows:

Within the Incorporated Limits of the City:

* $8.00 per 1,000 gallons of water usage - minimum charge of 1,000 gallons
* $18.50 - Residential Water Base Rate
* $21.25 - Commercial Water Base Rate
* $47.50 - High-Volume User Water Base Rate - Commercial and/or Industrial

Outside the Incorporated Limits of the City:

* $11.00 per 1,000 gallons of water usage - minimum charge of 1,000 gallons
* $30.00 - Residential Water Base Rate
* $32.75 - Commercial Water Base Rate
* $47.50 - High Volume User Water Base Rate - Commercial and/or Industrial

Any commercial or industrial connection with annual water usage over 100,000 gallons, as determined from the preceding twelve months of usage, is considered a high-volume user and shall pay the high-volume user base rate as set by the City Council. The high-volume user base rate shall not apply to residential accounts.

Water meter connections tied only to the City water system, maintained as a separate account and used exclusively for a lawn sprinkler system, will be charged the minimum water usage fee as set by City Council, regardless of whether water is being used. The base rate fee does not apply provided the minimum monthly water usage fee is paid year around.

5. Sewer Rates: Any structure connected to the City sewer system shall be charged the minimum sewer charge as set by the City Council, regardless of whether water is being used. Sewer usage over the required minimum shall be billed accordingly. The monthly sewer rates are as follows: $1.50 per 1,000 gallons - $15.00 minimum charge.

6. Water & Sewer Rate for Second Meter at Same Address: Any structure with an installed second water meter at the same address, regardless of whether water is being used or if the meter is disconnected, shall be charged the minimum water usage charge as set by City Council. Water usage over the required minimum shall be billed accordingly. In addition, if such structure with a second meter is connected to the City sewer system, sewer usage will be charged at $1.50 per 1,000 gallons.

7. Lagoon Rate: Any structure connected the City sewer system shall pay the minimum lagoon charge as set by the City Council, regardless of whether water is being used. The monthly lagoon rate is set at $2.00 per month.

8. Rate/Fee Waiver(s): An account that has remained idle for more than one consecutive year may be eligible for a fee waiver(s) only upon City Council review and approval. This type of waiver is for inhabitable structures.

9. Bulk Water Rates: All customers obtaining water at the Water Sales Building located at 8143 61st St NW, Stanley, ND, will be charged water rate fees through Design Solutions & Integration (DSI) as follows:

* $20.00 per 1,000 gallons of treated water (residential and agricultural users only)
* $20.00 per 1,000 gallons of untreated water

FURTHER BE IT RESOLVED, that all accounts being finalized shall pay all outstanding and current rates in full. No charges shall be prorated and no fees shall be waived upon account finalization.

ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Absent and not voting, none.

THEREUPON, Resolution was declared and adopted and carried.

Approved the 11th day of August, 2026.
CITY OF STANLEY
/s/ Marlin Ranum
Marlin Ranum, Mayor

ATTEST:
/s/ Ada Arneson
Ada Arneson, City Auditor

CITY AUDITOR UPDATES

Western Area Water Supply Authority Letter - Intent to Survey

Notification was received from Shae

Johnson, Landowner Relations with Western Area Water Supply, on behalf of R&T Rural Water District, of plans to construct a rural water distribution line over and across a route that includes City property and the intent to enter for survey City property in the SW of Section 22, Township 156, Range 91 adjacent Reservoir Road in early September.

Loan Approvals - DWSRF & CWSRF

City Auditor, Ada Arneson, informed the Council she received notification from the ND Public Finance Authority that the City was approved for loan funding of $300,000 under the Drinking Water State Resolving Fund (SRF) Program and $350,000 under the Clean Water SRF Program for Capital Improvement Project 3.

ND League of Cities Conference - Grand Forks - September 16-18, 2026

City Auditor Arneson mentioned the ND League of Cities Conference will be held in Grand Forks on September 16-18, 2026, if any council members wanted to attend. City Auditor, Ada Arneson; Deputy City Auditor, Ronica Pederson and City Assessor/P&Z Administrator, Amanda Dennis, tentatively plan to attend.

CITY ATTORNEY UPDATES

City Attorney, Ryan Sandberg, had no updates for the Council.

COUNCIL CONCERNS

Council Member Hysjulien mentioned A Plus Properties LLC at 606 Westview Lane (Parcel #61-0094401) is filling in the ditch on the north side of their property. It was mentioned that McDonald's Real Estate Company at 504 Westview Lane (Parcel #61-0094405) also filled in its north ditch. Further discussion will be held regarding this issue after research is conducted to see if the area along Westview Lane is reserved for a drainage ditch.

Council Member Weyrauch stated he is still looking into a flagpole for City Hall using the spare space north of City Hall.

JUDGES REPORT

Motion made by Halvorson, seconded by Hysjulien, to approve the July 2026 Judge's Report. All present voted yes. Motion carried.

BILLS

Motion made by Halvorson, seconded by Hysjulien, to approve the following bills:

ACH Payroll. $79,997.96
2449E Bravera Bank - Visa, IDOC Mkt Fee; PD Monthly Adobe, Norton, MS Subscr; K9 Dog Food; City Hall Office Supplies; PD Supplies; Domain Annual Fee; NDRW Membership Dues; Sirius Annual Dues; 2026 NCRAAO Conf. Dues $2,877.38
2450E Google LLC, July Email Workspace Fees $336.00
2451E Circle K, Fuel & Car Washes $1,454.49
2452E Montana Dakota Utilities, Utilities. $8,431.45
2453E Mo-Williams Electric, Electricity. $637.00
2454E NDPERS-Retirement, August 2026 Contributions $16,596.82
2455E AFLAC, August 2026 Premiums $1,113.28
2464E Verizon Wireless, Cell Phones $1,591.79
2465E State Tax Commissioner$26,184.51
2467E Blue Cross Blue Shield, September 2026 Premiums. $24,552.28
2468E VSP Insurance Company, Vision Premium - August 2026 . . . . . $481.12
2469E Mutual of Omaha, September 2026 Premiums $1,106.92
22041 Sunny Halvorson, Reimburse for Cop Rental 8-8-26 . . . . $700.00
22042 Abel Enterprises, June-August IT Various Support; 3-External HDs $4,270.75
22043 Ada Arneson, Meal Reimbursement for Bis Training $58.00
22044 Banyon Data Systems, Vault, Payroll, DD Support. $354.00
22045 Barnes & Noble, Library Books & Dvds $411.14
22046 Batteiger Lawn Service, Property Clean Up at 908 5th St SE & 8116 61st St NW Lots 2 & 3. . . . .$5,500.00
22047 Brosz Engineering, Engineering Fees $45,217.50
22048 Cash Drawer, Postal Rects . $16.00
22049 Card Services, Wa Supplies$183.24
22050 Chamley Pipe & Salvage LLC, 2 - 30 Yd Roll Off Dumpsters - Monthly Fees $200.00
22051 Chris Jenkins, Meal & Gas Reimburse. For Training in Watertown, SD. $237.00
22052 Circle Sanitation, July Garbage Services & Rplcmnt Tote at 1007 3rd St SE $19,808.25
22053 City of Minot Treasurer's Off., Water Analysis $180.00
22054 CNH Industrial Accounts, St Supplies $408.07
22055 D&L Heating & AC, AC Not Working at Cop 4Plex Unit #1 . . . . $265.00
22056 Dakota Dust Tex Inc, City Hall & PW Rug Service. $327.85
22057 Delphine Aune, Overpmt on Final Wa Acct at 329 1st St NW. $41.50
22058 Ditch Witch of ND, Wa Supplies $674.86
22059 Electric Pump, Replace ABS Board $13,291.90
22060 Federal Tax Deposit, Social Security $0.00
22061 First District Health Unit, Water Analysis $60.00
22062 Gaffaney's of Minot, PD & Clerk of Court Supplies $1,098.85
22063 Hawkins Inc, Chemicals $1,616.51
22064 Holiday Stationstores, Car Washes $88.00
22065 Hunter Firearms, PD Supplies $149.90
22066 Information Tech Dept., PD Netmotion Fees $908.05
22067 John Deere Financial, St Supplies $622.82
22068 Kelly Kudrna, Reimburse for Books; Mileage & Supplies . . $436.72
22069 Kemper Construction, Pmt #9 - CIP3 Sew, Wa, Str Dist 62, 63, 64 & 65 . . . .$298,411.32
22070 Margaret Lager, City Hall & Library Cleaning $975.00
22071 Martens Welding, Weld Snow Gate on Road Grader $1,000.00
22072 Meiers Oil & Towing, Fuel & Fire Dept Fuel $1,541.38
22073 Mo Co Correctional Center, July Boarding Prisoners. $869.00
22074 Mountrail County Promoter, July Ads/Notices $1,504.25
22075 Mountrail County Auditor, 2026 Primary Election Expenses .$1,893.95
22076 MCMC, July City Sales Tax $43,795.06
22077 MTI Distributing Inc, Procore 648 for Golf Course $45,749.59
22078 ND Equine Assoc., VP Grant-Cowboy Fall Festival-Sept 19&20, 2026 . . . .$5,000.00
22079 NDSWRA, 2026-2027 Membership Dues $115.00
22080 Northwest Veterinary Srvcs, K9 Phantom Office Visit-Shots . . $242.38
22081 One Call Concepts, July Locates $129.00
22082 O'Reilly Auto Parts, St Supplies $122.13
22083 Pinnacle, Fuel $2,184.04
22084 Powerplan OIB, St Supplies $636.98
22085 Preble Medical Services, Employee Testing $200.00
22086 Pringle & Herigstad, July Retainer Fees $18,967.00

22087 R&T Water Supply, July
Water $64,371.02
22088 Ralphs Plumbing & Heating, Cop 4plex - AC not working
Apt #1 . . . . $478.13
22089 Rath & Mehrer PC, 2025 Audit
Fees $18,000.00
22090 Richland Pump & Supply, St
Supplies $28.42
22091 Ronica Pederson, Meal Reimbursement for Bis
Training $58.00
22092 RTC Networks, Phone, Fax & Internet Services. $1,526.00
22093 Rudolph Electric, Work on Generator at Lift Station. $615.00
22094 Stanley Airport Authority, VP Grant - Stanley Fly In/Drive In - Aug 14,
2026 . . . .$3,000.00
22095 Stanley Auto & Truck, St
Supplies $31.26
22096 Stanley Hardware Inc, Shop Supplies; Fire Dept
Supplies $2,442.97
22097 Swanston Equipment, Wa
Supplies $698.13
22098 Tractor Supply Credit Plan, St
Supplies $257.21
22099 U R Next Towing, Towing
Fees $700.00
22100 Ubiquity Property Mgmt, Reimburse for Overpmt on Final Wa
Acct-375 Adeline $112.70
22101 Vanessa Johnson, City Hall & Library Cleaning $225.00
22102 WAWSA, July 2026 Industrial
Sales $1,177.99
22103 Forte, State Audio Recording Equip. for Municipal Court .$1,616.00
22104 ND Dept of Environmental Quality, Wastewater Collection Exam Fee -
LeRohl $50.00
22105 ND League of Cities, 2026 Annual Conference Fees-Arneson, Dennis, Halvorson, & Pederson $1,100.00
22106 NDBOA, 2026 Conference - P&Z
Dennis $215.00

ON ROLL CALL VOTE, the following Council Members voted "AYE": LeRohl, Weyrauch, Halvorson, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried. Mayor Ranum expressed disappointment with the amount of overtime still being worked. Also, Circle Sanitation will be covering the cost of the overhead door that was damaged.

PUBLIC COMMENTS

There were no public comments.

Motion made by Hysjulien, seconded by Halvorson, to adjourn at 9:16 P.M. All present voted yes. Motion carried.

Accepted and approved this 8th day of September, 2026.

Marlin Ranum, Mayor
Stanley City Council

ATTEST:
Ada Arneson
Stanley City Auditor