

Proceedings Of The New Town Council

NEW TOWN REGULAR CITY COUNCIL MEETING MINUTES AUGUST 19, 2026

Members Present: Mayor Jay Standish; Council Members: Frank Sillitti, Nathaniel Mayer, Jesse Baker, Doug Bratvold (via teams).

Others Present: City Attorney William Woods, Eileen Zaun, Laurie Giffey, Essy Mata, Scott Andersen, Jason Strand, Cal Oldenburg, Troy White Owl, John DeGroot, Carolyn Hayden, Demetrius Jamerson, Ryan Graf, Brian Oskowski, Garrett Stubstad, Gerad Kisner.

Meeting called to order: 5:01 P.M.

Motion by Sillitti, second by Mayer to approve the agenda, all voting aye. Motion carried.

1. Minutes:

Motion by Sillitti, second by Mayer to approve regular council meeting July 15th, 2026.

All Voting Aye: Motion carried.

Motion by Sillitti, second by Mayer to approve special meeting July 22nd, 2026.

All Voting Aye: Motion carried.

2. Financials:

Motion by Sillitti, second by Bratvold to approve the financials and bill set as presented. First of the month and council bills totaling \$2,043,640.00.

First of the month: CK#046613 3D Specialties \$480.32; CK#046614 Arrow Apparel \$365.00; CK#046615 Blue, Kim \$100.00; CK#046617 MTI Distribution \$28,234.65; CK#046618 MWEC \$9,511.64; CK#046619 RTC \$2,948.80; CK#046620 Woods, William \$3,850.00; **Total Checks: \$45,490.41; Council Bills:** CK#046647 Ackerman-Estvold Engineer \$19,145.86; CK#046648AE2S \$92,163.63; CK#046649 Aire-Master Of North Dakota \$120.00; CK#046650 American Welding & Gas \$10,276.22; CK#046651 Armor Interactive \$3,394.83; CK#046652 Barnes & Noble \$24.00; CK#046653 Bratvold, Geri \$75.95; CK#046654 Cabral, Arthur \$250.00; CK#046655 CEI \$8,373.85; CK#046656 Cenex Fleet Card \$169.14; CK#046657 Core & Main \$99.18; CK#046658 Dakota Fire Extinguishers \$1,359.41; CK#046659 Dakota Party

Rentals \$1,954.63; CK#046660 Demetrius, Jamerson \$45.00; CK#046661 Dept. Of Environmental \$515.45; CK#046662 Direct Med \$199.75; CK#046663 Benton, Dustin \$250.00; CK#046664 Elan Financial Services \$277.51; CK#046665 First District Health Unit \$90.00; CK#046666 Flowpoint Environmental \$334.27; CK#046667 Furuseth Law Firm \$1,000.00; CK#046668 Gaffanays Of Minot \$31,017.20; CK#046669 Graymont \$10,572.31; CK#046670 Hawkins Inc \$4,894.65; CK#046671 Hayden, Carolyn \$45.00; CK#046672 Industrial Equipment \$1,310.88; CK#046673 Lowes Printing \$317.00; CK#046674 Menards \$46.47; CK#046675 Mitchell, Bobbi Ann \$160.74; CK#046676 Mountrail County Auditor \$1,893.95; CK#046677 Mountrail County Promoter \$459.42; CK#046678 Napa \$2,337.66; CK#046679 ND Department Of Environmental \$165.00; CK#046680 New Town Jack & Jill \$100.30; CK#046681 One Call Concepts \$40.50; CK#046682 Postmaster \$236.00; CK#046683 Quadient \$936.61; CK#046684 Rath & Mehrer \$35,000.00; CK#046685 RDO Equipment \$3,409.25; CK#046686 Rolac Contracting Inc \$1,715,729.00; CK#046687 Satermo Hardware \$1,304.15; CK#046688 Security Fence \$58.00; CK#046689 Slawson Exploration \$27.08; CK#046690 United Quality \$215.27; CK#046691 \$1,773.34; CK#046692 United Quality \$5,440.79; CK#046693 United Quality \$2,006.69; CK#046694 Vessco Inc \$37,915.90; CK#046695 Visa \$135.78; CK#046696 Westlie Motor Company \$329.03; CK#046697 White Owl, Troy \$153.00; **Total Checks: \$1,998,149.65**

3. Bonds City Hall - Brian Oskowski:

Bids for the city's \$7,000,000.00, bond sales tax revenue, series 2026B, were opened today. AMKO Advisors recommend that the council award the sale to Robert W. Baird & Co., at a true interest cost of 4.568%, and adopt the award resolution.

Motion by Bratvold, second by Sillitti to approve the Bond Resolution.

Voting Aye: Bratvold, Sillitti, Baker, Mayer

Voting Nay: None

Motion by Mayer, second by Bratvold to accept the bid from Robert W. Baird & Company, \$6,945,386.80.

Voting Aye: Mayer, Bratvold, Sillitti, Baker

Voting Nay: None

4. Marina - Randy Jarmin

The New Town Marina is wanting to know if the city would help out with the expense to clean the cracks out and fill pot-holes, \$6,000.00. Name of the company is Curb 2 Curb.

Motion by Bratvold, second by Sillitti to help the Marina out with the crack sealing - \$6,000.00.

Voting Aye: Bratvold, Sillitti, Mayer, Baker

Voting Nay: None

5. Airport - Garret Stubstad:

A bid estimate for a new 50' X 25' hanger for the airport \$178,250.00, was given and also a bid for the electrical \$18,000.00. They are wondering the City Council can help out with some of this. They want to start this September 1st, 2026. We have such a demand for another hanger.

After much discussion, it was decided that the council will wait until the city finds out how they are sitting towards the end of this year with finances. We are not saying yes nor are we saying no.

6. Ordinance 2nd Reading Commercial to Residential:

Publication of the Notice of Hearing for the re-zoning was published once a week for two (2) weeks, pursuant to NDCC 40-39-06, on July 29, 2022 and August 5, 2022.

A public hearing on the matter was held at the New Town City Hall on the 17th day of August, in the City of New Town, State of North Dakota. At such meeting, no sufficient written contests were presented to re-zoning, nor was any legal cause shown why said re-zoning should not be granted.

The following real property located within the City of New Town, or within one mile, as set forth in NDCC 40-47-01.1 (1.) (a.) (1), of the exterior boundaries of the City of New Town shall be re-zoned from Commercial to Residential are as follows:

709 Eagle Dr. Subdivision: (056-284) RE-ARGMNT BLKS 6-7-8 HIGHLAND VILLAGE Block: 8

Legal: E1/2N1/2 of LOT 4 & N1/2 LOT 5 LESS SUBLOTA

Motion by Mayer, second by Baker to approve the re-zoning from commercial to residential as described.

All Voting Aye: Motion carried.

7. 2nd Reading Sanitary Sewer Lines:

The purpose of this ordinance is to establish that the owner of property connected to the municipal sanitary sewer system is solely responsible for the inspection, maintenance, repair, replacement, and associated costs of the building sewer service line and all sewer laterals extending from the structure served to the point of connection with the City's sanitary sewer main.

The owner of any property connected to the City's sanitary sewer system shall be solely responsible for the operation, inspection, maintenance, cleaning, repair, rehabilitation, replacement, and all associated costs of the building sewer service line from the structure served to its connection with the municipal sanitary sewer main. The City shall not be liable for damages, backups, overflows, blockages, failures, or losses arising from defects, deterioration, or failures of any privately owned sewer service line or lateral for which the property owner is responsible under this ordinance.

Motion by Sillitti, second by Baker to approve the 2nd reading, Sanitary Sewer Lines Ordinance 2026-08.

Voting Aye: Sillitti, Mayer, Baker

8. The Venue:

Contract substantial completion date of December 1, 2025, tally of liquidated damages 12/1/2025 to 08/10/2026, \$126,000.00. August 10th is the substantial completion date. This means they still have to finish the punch list of items, but we can sign off on the substantial completion. Most of the work left is the exterior of the building, inside is complete. Ackerman-Estvold is still holding about \$500,000.00 from Valent. Mayor Standish will sign the substantial completion document G704-2017. It was decided to have the city get their own contractors to finish the work that needs to be done outside.

9. City Foreman - Scott Andersen:

Had to let two guys go, but I also hired 2 new guys. We will do striping down main street on Sunday at 7:00 A.M. until we are done. Had Keller Paving fix the manhole on 8th Street and driveway on 109 Main

Street. Waiting on a quote for the stoplight west of town that got hit. I have a quote from John Deere for extended warranty on our 2019 loader for \$13,000.00, or a new 2027 loader \$249,048.00.

Motion by Sillitti, second by Mayer to go with the extended warranty for the 2019 loader for \$13,000.00.

Voting Aye: None

Voting Nay: Bratvold, Sillitti, Baker, Mayer, motion failed.

After much discussion, it was decided to get the new 2027 loader, \$249,048.00 with a trade-in of \$142,500.00. Total we would pay \$106,548.00. This would come out of the 2027 budget.

Motion by Baker, second by Sillitti to approve the 2027 new John Deere Loader \$106,548.00. This will go in the 2027 budget year.

Voting Aye: Baker, Sillitti, Mayer, Bratvold

Voting Nay: None

10. Water Plant Update Cal Oldenburg:

Spencer Marchand has left AE2S and our new person is Ryan Graf; he will be working on 2027 budget with Eileen and helping the city out on any other financial related issues. The Lead Service Line Inventory project work is completed. The city started with 180 customer-side unknowns, and we are now down to 137 that still need to be identified. Well #2 VFD had an electrical failure, will have CEI swap well #4 VFD into #2, and work on a plan for well #4 that might be a little cheaper than full VFD replacement. Water Dept. finished burying lime sludge for the year, and will be working on distribution valves and curbstops over the next few weeks.

WW Update - Kia is having a channel grinder installed in Rodeo Grounds lift station, should be done in the new few weeks.

11. Ackerman-Estvold Ryan Andersen:

City Hall- Change order number 010-Remove ACM from sill-to-sill line at clerestory deduct \$650.00, add concrete payment were removed into the Fire Department parking lot add \$11,130.00, New total net: \$10,480 (drawn from contract contingency allowance).

Motion by Mayer, second by Baker to approve change order #010 for \$10,480.00 to be coming out of the contingency allowance.

Voting Aye: Mayer, Baker, Sillitti, Bratvold

Voting Nay: None. Motion carried.

Reconstruction- Contract substantial completion date of August 21, 2026.

12. AE2S - Jason Strand:
New Town 2025 Street & Utility Improvement (Phase 2) Meyer Contracting:

The project was substantially complete on November 6, 2025. Meyer Contracting has completed their curb stop punch list items that were identified previously.

The Project Initiation and Acceptance form was approved by the City of New Town at the July 15 council meeting, contingent on the remaining punch list work being completed. I have included the form in tonight's report, for signature. The total construction cost of this project is \$6,039,415.90. The original bid amount was \$5,936,267.71, so there was only a 1.74% increase in construction costs during the course of construction.

Motion by Mayer, second by Sillitti to approve the Project Initiation and Acceptance letter.

All Voting Aye: Motion carried.

New Town Sand Hill Water Tower/ GSR

Peterson Contracting was on site in late July, and installed the geopiers for the water tower's foundation. Central Foundations was on site in early August, and installed the foundation and foundation walls for the water tower. McPherson Concrete Storage Solutions is on site this week, constructing the concrete column of the water tower, which will support the water tower's bowl. Gerard Tank & Steel plans to construct the steel bowl on the water tower this fall. AE2S has also been working on reviewing submittals from Gerard Tank & Steel and from Main Electric Construction. Contract No. 1 (Gerard Tank & Steel) \$4,559,300.00; Contract No. 2 (Main Electric Construction) \$215,995.00; Task Order #18 (AE2S) \$635,000.00.

13. Police Report - Troy White Owl:

We are participating in DOT grant for Drunk Driving Campaign. Hiring of Zachary Schutt and Brandon Frey. Brandon will have to go to training in Bismarck. Mayor Standish told Chief White Owl that we are not going to pay for an officers training. We have gotten burned so many times sending them to training and then they leave the department after just a few months. No more hiring and sending them to training. Bid closed on the 3 police vehicles; we got quite a few bids in. I attended NDPOA conference in Minot. Department planning yearly side are qualifying soon. We have a dog kennel issue, the doors for the ken-

nels do not line up right with the opening in the wall, also, the concrete slab out back is not aligned right either. The contractors are looking into this. This will be on Rolac to fix this right.

Calls of service: 511

14. Building Permits:

Motion by Sillitti, second by Mayer to approve the following building permits: Strata Corporation, 8790 39th St NW, replating; China Express, 358 Main Street, moving propane tank; Tala Bake, 422 7th Street, Demo the house; Dane Bekkedahl, 3895 87th Avenue NW, Building an 80' X 80' shop; Tom & Jodi Hale, 344 Main Street, Replacing the top portion on the front of business; North Segment, 633 12th Street, 240 feet of fencing; New Town Airport, 3849 88th Ave NW, New hanger; Margie Vandall, 350 East Ave. #A17, Changing roof from shingles to metal.

All Voting Aye: Motion carried.

15. Thrill & Chill Tara Jo Fox:

The Thrill and Chill is looking to get a liquor license for on sale only. We were turned down at the last council meeting and coming back today to explain why we want the liquor license. We want the license for events that may come about, and also for someone to just relax and spend time in our dining area and outside patio area. We have seating for 148 people. We close at 9:00 P.M. so it's not like they will be here all night. We will watch everything closely.

Motion by Bratvold, second by Baker to approve Thrill & Chill with a class-2 license (On sale beer & liquor).

Voting Aye: Sillitti, Baker, Bratvold

Voting Nay: Mayer. Motion carried.

16. Full-Time Hire Joe Plangalay:

Joe Plangalay has been here over 3 months and would like to get him on full-time hire with \$1.00 more an hour and full benefits. He is our custodian person for The

Venue.

Motion by Baker, second by Sillitti to hire Joe Plangalay full-time with \$1.00 more an hour, plus benefits.

Voting Aye: Baker, Sillitti, Mayer, Bratvold

Voting Nay: None

17. Lowe's Garden Center:

Have a quote from Lowe's for the work in front of The Venue, \$89,176.71. This is for installing patios on north side with pavers, boulders, landscape fabric, cedar box over utilities.

Council said no, way too expensive.

18. Public Comment:

No one here for public comment.

Meeting adjourned: 7:45 P.M.

Jay Standish, Mayor

Eileen Zaun, Auditor