Proceedings Of The New Town City Council

NEW TOWN REGULAR CITY COUNCIL MEETING MINUTES SEPTEMBER 16, 2026

Members Present: Mayor Jay Standish; Council Members: Frank Sillitti, Jesse Baker, Doug Bratvold.

Absent: Nathaniel Mayer

Others Present: City Attorney William Woods, Eileen Zaun, Laurie Giffey, Essy Mata, Scott Andersen, John DeGroot, Patrick Samson, Jason Strand, Ryan Anderson, Cal Oldenburg, Kia Herbel, (Teams -Ryan Graf).

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

Motion by Sillitti, seconded by Baker to approve the agenda, adding #13 the Venue (Bratvold).

All Voting Aye.

1. 2027 Final Budget

The final budget for 2027 was presented, with some new funds added this year. Will have to watch our spending as all the revenues are spoken for due to the upcoming project and all the funds.

Motion by Bratvold, seconded by Baker to approve the 2027 Final Budget as presented.

Voting Aye: Bratvold, Baker, Sillitti

Voting Nay or Absent: Mayer

2. Minutes:

Motion by Baker, seconded by Sillitti to approve the minutes from August 19, 2026.

All Voting Aye: Motion carried.

3. Financials:

Motion by Baker, seconded by Sillitti to approve the financials and bill set as presented.

Voting Aye: Baker, Sillitti, Bratvold

Voting Nay or Absent: Mayer

First Of The Month: CK#046698 Kim Blue $600.00; CK#046699 Cal Oldenburg $479.23; CK#046700 Commercial Recreation $30,554.08; CK#046701 Dakota Party Rentals $1,141.97; CK#046702 Laurie Giffey $52.41; CK#046703 IHeart Radio $1590.00; CK#046704 Menards $608.12; CK#046705 MHA Nation Dancers $2,100.00; CK#046706 MWEC $9;928.29; CK#046707 North Dakota Post $395.00; CK#046708 Rydell Auto Center $49;398.00; CK#046709 Vanwinkle Painting $13;550.00; CK#046710 William Woods $2,050.00; **Council Bills:** CK#046715 3D Specialties $391.84; CK#046716 Ackerman-Estvold $12,673.29; CK#046717 AES $90;063.87; CK#046718 American Welding & Gas $85.55; CK#046719 Armor Interactive $12,087.41; CK#046720 Barnes & Nobel $345.35; CK#046721 Kim Blue $65.89; CK#046722 Geri Bratvold $437.16; CK#046723 CEI $37;934.79; CK# 046724 Core & Main $9,246.32; CK#046725 Cottingham Insurance $6,704.00; CK# 046726 Culligan Water $177.02; CK#046727 Dakota Pump & Control $68,411.43; CK#046728 Elan Financials $1,383.57; CK#046729 Energy Laboratories $1,534.00; CK#046730 First District Health Unit $90.00; CK#046731 Flowpoint Environmental $332.22; CK#046732 Furuseth Law Firm $1,000.00; CK#046733 Gaffney Of Minot $1,899.80; CK#046734 Graymont $20,186.85; CK#046735 Hawkins $6,061.20; CK#046736 Julie Herbel $204.40; CK#046737 Information Technology $345.35; CK#046738 Karl Emergency Vehicles $170.00; CK#046739 Keller Paving & Landscaping $9,100.00; CK#046740 KXMC $276.00; CK#046741 Language Link $7.50; CK#046742 Menards $701.54; CK#046743 Minot Plumbing $275.00; CK#046744 Mountrail County Correctional $400.00; CK#046745 Mountrail County Promoter $499.41; CK#046746 NAPA $600.18; CK#046747 NT Jack & Jill $215.08; CK#046748 Northern Testing $835.00; CK#046749 Northwest Collision & Custom $1,272.36; CK#046750 One Call Concepts $54.00; CK#046751 Online Dakota Information $51.94; CK#046752 Premier Partners $1,300.00; CK#046753 RDO $1,487.90; CK# 046754 RTC $3,050.80; CK#046755 Satermo Hardware $986.73; CK#046756 Marvelous Strand $148.42; CK#046757 Trinity Health $260.00; CK#046758 United Quality Cooperative $2,119.75; CK#046759 United Quality Cooperative $1,829.82; CK#046760 United Quality Cooperative $3,993.76; CK#046761 United Quality Cooperative $2,551.90; CK#046762 Visa $656.43; CK#046763 Visa $103.01; CK#046764 Western Dakota Energy $4,000.00; **Total Checks: $308,607.84**

4. Ray-Tioga Water Resolution:

The City of New Town is hereby authorized to enter into a written Potable Water Sales Agreement with R&T Water District for the sale and delivery of potable water by the City to R&T.

The agreement shall establish the terms and conditions governing the City's sale and delivery of potable water to R&T are to be set out in a separate Bulk Water Purchase Agreement, to be executed between the parties. R&T Water District ("R&T") has requested that the city provide potable water to R&T for use in providing bulk water to the Little Knife Bay Cottage Sites.

The City and R&T desire to enter into a written agreement establishing the terms and conditions under which the City will sell and deliver potable water to R&T, including applicable water rates, metering, billing, delivery points, water quality requirements, responsibilities for operation and maintenance, and other matters necessary for the provision of water service.

Motion by Sillitti, seconded by Baker to approve the Water Resolution between the City and R&T.

Voting Aye: Baker, Sillitti, Bratvold

Voting Nay or Absent: Mayer

Bulk Water Purchase Agreement: The City and R&T desire to enter into a written agreement establishing the terms and conditions under which the City will sell and deliver potable water to R&T, including applicable water rates, metering, billing, delivery points, water quality requirements, responsibilities for operation and maintenance, and other matters necessary for the provision of water service; and delivered to PURCHASER. PURCHASER shall be responsible for providing the necessary enclosure and installation of SELLER's metering equipment and appurtenances required for proper operations of the metering equipment to be located at the Point of Delivery. CALIBRATION AND ADJUSTMENTS: SELLER shall calibrate the metering equipment whenever requested by PURCHASER but not more frequently than once every twelve

(12) months. A meter registering not more than two percent (2%) above or below the correct reading shall be deemed to be accurate. The previous readings of any meter disclosed by test to be inaccurate shall be corrected for the six (6) months before such test in accordance with the percentage of inaccuracy found by such tests. If any meter fails to register for any period, the amount of water finished during such period shall be deemed to be the amount of water delivered in the corresponding period immediately prior to the failure, unless SELLER and PURCHASER agree upon a different amount.

Motion by Sillitti, seconded by Baker to approve the Bulk Water Purchase Agreement.

Voting Aye: Sillitti, Baker, Standish

Voting Nay or Absent: Mayer, Bratvold

5. Water Plan Update - Cal Oldenburg:

It was brought up about the vehicle rotation and when to get rid of them. Council said that's up to you guys to figure out when you want to do this, as long as when we get rid of them, we are not giving them away. Scott and Cal will get together and come up with a plan. ND-DWSRF has come up with funds to help out with the Lead & Copper, it's 66% forgiveness and 0.5% loan. This would help buy equipment needed for the Lead & Copper lines. We likely have to have to pothole minimum of 56 curbstops and 152 total that need to be dug up but 96 are customer side unknowns. This would be a loan application for determining unknowns - contractors vs buying equipment.

Motion by Sillitti, seconded by Bratvold to approve applying for the DWSRF loan 66% forgiveness & 0.5% loan.

Voting Aye: Sillitti, Bratvold, Baker

Voting Nay or Absent: Mayer

In the process of switching Elbowwoods over to rural water.

Waste Water Update - Kia Herbel:

Got the new pickup from Grand Forks and now its in Minot getting the lift put on and then will get it decaled. New Rodeo grinder got installed and I want to thank you all for letting us get this, it helps out so much, makes my work a little easier.

6. City Foreman- Scott Andersen:

Have been at the Venue putting in the rubber mulch for the playground. We got it all done, turned out nice. Getting ready for winter, got some ice melt ordered for the new concrete. Stop light at college drive, still have not heard anything, will check with them again. When I call no one knows where the parts are or if they are in. The council commented the guys that helped out during the 75th did an "awesome" job, everything was cleaned up so nice.

7. AE2S - Jason Strand:

New Town 2025 Street & Utility Improvements (Phase 2)

The project was substantially complete on November 6, 2025. 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.

The water spigot at 514 4th Street N (Sarah Owlboy's house) has developed a leak during the one-year warranty period. I have visited the homeowner, and we are working with Meyer Contracting to resolve the issue.

New Town Sand Hill Water Tower / GSR

McPherson Concrete Storage Solutions has completed the concrete column for the water tower, which will support the water tower's bowl. Gerard Tank & Steel has poured the top slab on the concrete column, which will act as the bottom of the tower bowl. Gerard Tank & Steel has been working on welding steel sections on the ground, and will soon be working on erecting them at the top of the concrete column. Tonight, I am presenting Pay Application #1 for approval, for a total of $840,195.00. Approval of this pay application should be contingent on AE2S receiving AIS and BABA certifications from Gerard Tank & Steel for the project.

Motion by Sillitti, seconded by Bratvold to approve pay App# (1) $840,195.00 to Gerard Tank & Steel.

Voting Aye: Sillitti, Bratvold, Baker

Voting Nay or Absent: Mayer

New Town 2027 Street & Utility Improvements (Phase 3) Design: Work is ongoing on the project. The current scope of the project is to fully reconstruct the sanitary sewer, street, and curb and gutter on Eagle Drive, 1st Street N, Central Avenue N, and 3rd Street N, as listed below: Base Bid- Eagle Drive - Central Ave N to East Avenue (3 blocks), 1st Street N - Park Pl N to East Avenue (4 blocks), Central Avenue N - 1st Street N to Eagle Drive (1 block), Alternate #1, 3rd Street N - ND 23 to W Central Avenue (3 blocks) Construction is scheduled to take place during the summer of 2027.

8. Ackerman-Estvold - Patrick Samson:

Building Permits / New Development

New Town Public School District Grand Stands, a variance will be required for encroachment into the right-of-way setback.

Venue Site: Completed a site visit and a few items caught my attention: there are no ADA signs or detectable warning panels installed at the handicap stalls. I reviewed the plans and specifications, and the call outs are not on the plans. This was missed by Ackerman-Estvold and not the contractor, we will have them installed at our cost. The site grading in the courtyard was designed relatively flat so that it could be used as outdoor venue space. With the playground installed, the site drainage is flatter than I would like to see. If the area is no longer to be used as outdoor space for vendors, I would recommend adding a storm sewer inlet to improve the drainage and help water move away from the building a little faster. This is a conversation that should have taken place when we were informed that a playground was being added to the space. I spoke with the other partners and if the city is not looking to use this area as outdoor vendor space, Ackerman-Estvold would cover the cost of adding a storm drain.

Ryan Anderson - The Venue: 1. Punch list is close to complete. Draft O&M manuals and closeout submittals were submitted Sept. 1. * O&Ms, warranties, inspection logs, as-builts, etc. We've reviewed draft docs and returned with various markups. * Final O&M and closeout documents yet to be submitted. * Items pending resolution and expecting to be addressed with Council in the near future.

*Valint PCO-05 for delay days and general conditions. *CO-10 for final soil corrections - Valint taking exception to the denial of delay days. * Resolution of liquidated damages. *Deduction of remaining allowances from the contract. PR-11 (Valint CO #21) - Deduct $1,406.70, eliminating seeding from landscaped areas, we recommend accepting this deduct. * PR-12 (Valint CO #22) - Deduct $3,081, replacement of damaged concrete, we recommend rejecting this deduct and requiring Valint to correct the work.

Motion by Bratvold, seconded by Sillitti to reject Valint work done on the concert in front of the Venue. Make them correct it right and not take the deduct they

requested.

All Voting Aye: Motion carried.

* CO10 for final soil corrections; Net ADD $46,641.60 (drawn from contingencies). * Valint PCO-05 - Delay Days & General Conditions; tabled. * Forthcoming deduction of remaining allowances. * Contingency Allowance Balance $79,978.18, * Soil Corrections Allowance Balance $23,795.58 * Will be drawn down by the final soil corrections cost of $46,641.60 from CO10 once settled.

Ryan Anderson - City Hall: Boiler inspection completion timeline, Kuvio tile installation completion timeline, Roof coping installation completion timeline, etched ceramic tile installation completion timeline, Permanent locksets delivery and installation completion timeline, Flat files and counter completion timeline, Door 110-1 fire-rated glazing installation completion timeline, Completion of remaining punch list items: Substantial Completion set on September 1, 2026.

Tally of liquidated damages (8/21/26 to 9/1/26): 11 days x $2,000 = $22,000

9. Police Report Tabled:

No one here from the police department.

10. Building Permits:

Motion by Bratvold, seconded by Baker to approve the following building permits:

Russell Sveen, 208 5th Street N., Reshingle; Evelyn Wounded Face, 3989 89th Ave. N, New Home; Talib Chohan, 303 Dakota Dr. change setback, New Town School, Grandstands, change setbacks.

Both Talib Chohan and New Town School will have a public hearing for the setbacks.

All Voting Aye: Motion carried.

11. Building Inspector - John DeGroot:

Would like to know if he can get a wage increase, he didn't get one earlier when the rest of the city did.

Motion by Bratvold, seconded by Sillitti to give the Building Inspector as 10% increase in wage.

Voting Aye: Bratvold, Sillitti, Baker

Voting Nay or Absent: Mayer

12. Public Comment:

No one here for public comment.

13. The Venue - Doug Bratvold:

Doug wants to know if we can buy the legion a grill to have at the Venue for their pancake feeds. Eileen has all ready got one coming for the Venue. Need to get some shades on the west side of the venue, as the sun is right in your eyes sitting in the afternoon. Eileen will have some ordered.

Meeting adjourned: 6:21 P.M.

Jay Standish, Mayor

Eileen Zaun, Auditor