Proceedings Of The Stanley City Council

MINUTES OF THE STANLEY CITY COUNCIL OCTOBER 14, 2025

Mayor Marlin Ranum called the October 14, 2025 regular meeting to order at 7:00 P.M. The following Council Members were present: Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek (via Teams) and Chad Hysjulien. Council Member Kirk Johnson was absent. Others in attendance were City Auditor, Ada Arneson; Planning and Zoning Administrator, Amanda Dennis; Interim Chief of Police, Samuel Pesik; Public Works Director, David Brown; City Attorney, Ryan Sandberg from Pringle & Herigstad Law Firm; Stanley City Administrative Assistant, Joan Hollekim; Administrative Assistant, Jeanette Ranum; and City Engineer, Patrick Carabello with Brosz Engineering.

7:00 PM PUBLIC HEARING - CIP 1 STREET IMPROVEMENT DISTRICT 54

Confirmation of Assessment List by Governing Body - NDCC 40-23-16

No written notices of appeals were filed with the City Auditor in regards to CIP 1 Street Improvement District 54. No one appeared at the public hearing.

Council Member Hysjulien commented that he felt the goal of the City should be to assess water and sewer projects only, and that the City pays 100% of street improvement projects if funding is available. Council Member Hysjulien stated that the current finance of the City has funding to cover the owner share of special assessments for the Capital Improvement Project Phase 1 - Street District 54 as certified by the Special Assessment Commission.

Administrative Assistant Hollekim mentioned the City Stanley/Infrastructure Fund currently has over $9 million. Hollekim stated she will be presenting a transfer request before year end 2025 for about $8.4 million to various improvement districts that have been completed over the past couple years or are currently in progress. There also will be a substantial transfer request next year for the balance of project costs. The Infrastructure Fund would be restored with a $3 million transfer in 2025 and an anticipated $4 million transfer in 2025 from the General Fund that is currently receiving substantial revenue from the Oil & Gas Gross Production Tax. In addition, the City Sales Tax has had a positive impact on funding infrastructure projects.

Motion made by Hysjulien, seconded by Weyrauch, to confirm the special assessment list for CIP 1 Street Improvement District 54 with the revision that all assessments certified by the Special Assessment Committee be diminished and that owners pay 0% of the street project and the City pay 100% of the costs as the City has sufficient reserves to cover the $869,302.75, the 25% owner share, as originally assessed. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Council Member Taylor abstained from voting. Motion carried.

MINUTES

Motion made by Taylor, seconded by Littlecreek, to approve the minutes of the September 9, 2025 regular meeting and the September 23 & 26, 2025 special meetings. 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.

VARIANCE PERMIT

Gary Friesen

Chairman Heidbreder informed the Council the P&Z Commission approved the Variance Permit request filed by Gary Friesen for an 8' rear setback and 2' side setback for construction of a garage at 516 2nd St SW (Parcel 61-0066600). The current ordinance requires a 5' side yard setback and a 20' rear yard setback from the property line. The existing one-stall garage would be shifted to the south and expanded to a three-stall garage.

Motion made by Hysjulien, seconded by Taylor, to approve a Variance Permit to allow for an 8' rear setback from the west property line and a 2' side setback from the south property line for a garage at 516 2nd St SW as requested by Gary Friesen and as recommended by the P&Z Commission. All present voted yes. Motion carried.

MOBILE FOOD PERMIT

Paco's Taco/Carlos Delgado

Chairman Heidbreder commented that an application was submitted to allow a mobile food unit on A Plus Properties LLC at 505 Westview Lane (Parcel #61-0094401) to sell Mexican Food. The P&Z Commission set a public hearing for November 10, 2025 at 4:35 P.M.

PLAT LOT

Jerald & Dorothy Enander

Chairman Heidbreder informed the Council the P&Z Commission approved the plat described as Outlot 3 in the SE1/4SE1/4 of Section 32, Township 156N, Range 91W submitted by Jerald & Dorothy Enander to re-plat property at 6005 82nd Ave NW for the purpose of selling 12 acres of land.

Motion made by Taylor, seconded by Weyrauch, to approve and authorize the Mayor to sign the Plat of Outlot 3 in the SE1/4SE1/4 of Section 32, Township 156N, Range 91W, 5th P.M., as submitted by Jerald & Dorothy Enander and as recommended by the P&Z Commission. All present voted yes. Motion carried.

PLAT LOT

Cody & Cassandra Gerich

Chairman Heidbreder informed the Council the P&Z Commission approved the plat of Sublot A of Outlot 92 in the NW1/4NE1/4 of Section 28, Township 156N, Range 91W submitted by Cody & Cassandra Gerich to replat property at 118 4th St SE in order to split the lot for development purposes. Chairman Heidbreder mentioned approval was contingent upon County review and approval. If approved, the size of the split lot would be 50' X 100'; the minimum lot size is 7,000 square feet. A variance would be needed to build in the future.

Motion made by Hysjulien, seconded by Taylor, to approve and authorize the Mayor to sign the Plat of Sublot A of Outlot 92 in the NW1/4NE1/4 of Section 28, Township 156 N, Range 91W, 5th P.M., City of Stanley as submitted by Cody & Cassandra Gerich and as recommended by the P&Z Commission with approval being contingent upon County review and approval. All present voted yes. Motion carried.

REPLAT APPLICATION

City of Stanley

Chairman Heidbreder informed the Council, the Re-plat of Lots 27, 28 and 29 of the Re-plat of John Rian Addition Phase 1 located in the SW1/4 of Section 16, Township 156N, Range 91W, 5th P.M., in the City is complete as requested by the City Council to include Lot 27. No action was taken at this time as the plat was submitted for County review and approval.

REZONE APPLICATION

A Plus Properties

Chairman Heidbreder commented an application was submitted by A Plus Properties to rezone property in the Annabelle Stanley Rodeo along 4th St SE and 5th St SE (old Community Building & rodeo grounds property) from R4 to R2 to allow for mixed use from 22 condos to 6 lots from 4 single family and 2 multi-family homes. The P&Z Commission set a public hearing for November 10, 2025 at 4:40 P.M.

P&Z COMMISSION CONCERNS

Chairman Heidbreder mentioned a member of the P&Z Commission brought forth a concern of street parking on 8th Ave SW in front of a local business across from the Stanley High School. The P&Z Commission said the street is a public street and the owner needs to address the matter elsewhere.

There was a discussion on whether the lot across the school was zoned commercial; P&Z Administrator Dennis would need to search records to verify zoning use. Regardless, Council Member Hysjulien stated the owner needs to fill out a complaint form and file it with the City of Stanley.

PLANNING & ZONING ADMINISTRATOR REPORT

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

Building Permits

Permit #, Address, Name, Improvement

41-25, 205 8th Avenue SE, Betty Lou Schell, New Egress Window

42-25, 706 9th Avenue SE, Morton Buildings, Inc (Ragamuffins Daycare), New 72' x 129' Daycare Center

43-25, 437 1st Street NW, Robby Nichols, New 28' x 40' Garage

44-25, 309 Railroad Avenue, Mitchell Quist, New 16' x 40' Shop

45-25, 606 Westview Lane, A Plus Properties LLC (Jay & Kier Jackson), 21' x 80' Concrete Driveway Apron

46-25, 121 10th Avenue SE, Kyle Nichols, 15' x 48' Driveway Extension

47-25, 422 1st Street SE, Rock's Egress & Concrete Inc. (Christopher Beehler), 2 New Egress Windows

48-25, 406 9th Avenue SE, Matthew Stone, New Backyard Fence

Motion made by Weyrauch, seconded by Taylor, to approve the P&Z Administrator Report. All present voted yes. Motion carried.

Also, P&Z Administrator Dennis informed the Council the State of North Dakota will be adopting the 2024 version of the International Building Code effective January 1, 2026. As the City of Stanley adopted the State of North Dakota rules, the City will need to replace their current 2021 code book with the 2026 version. The budget may be over by $1,500 for this purchase.

CITY ASSESSOR - REPORT ON SPECIALS FOR JOHN RIAN & ANNABELLE HOME STREET PROJECTS

City Assessor, Amanda Dennis, presented information to the Council on existing special assessment in the John Rian and Joe Lucy Subdivisions. Assessor Dennis stated the amount assessed for District 45 for water and sewer for John Rian Phase 1 was $896,115.05, District 46 for street and storm drainage for John Rian Phase 1 was $749,602.43, and District 49 for street lights for John Rian Phases 1-3 was $675,000. Assessor Dennis stated it appears the developer paid for water, sewer and street for John Rian Phase 2 and John Rian Phases 4-5 are undeveloped. Also, Assessor Dennis reported the amount assessed for water and sewer for District 42 in the Joe Lucy 2nd Subdivision was $263,974 and for street for District 43 in the Joe Lucy 2nd Subdivision was $760,296.82. The frontage road built in Annabelle Homes in 2011 was paid by grant funding of $96,775.20.

SPECIAL ASSESSMENT LOAN RESOLUTION - CIP DISTRICT 53

The Council reviewed the resolution pertaining to the City internally funding the owner's share of special assessments for a private connection for water & sewer in conjunction with the CIP District 53 Water & Sewer Improvement Project.

CITY OF STANLEY, NORTH DAKOTA
RESOLUTION NO. 2025-10-14 (DISTRICT 53 - PRIVATE CONNECTIONS ONLY)

Council Member Hysjulien introduced the following resolution and moved its adoption:

RESOLUTION APPROVING THE TERMS OF INTERNAL LOAN IN CONNECTION WITH **CAPITAL IMPROVEMENT PHASE 1 SEWER DISTRICT NO. 53 PROJECT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANLEY, NORTH DAKOTA (HEREINAFTER REFERRED TO AS THE "CITY COUNCIL") AS FOLLOWS:

Section 1. Background.

1.01 The City Council operates a sanitary sewer and water supply system and established **CAPITAL IMPROVEMENT PHASE 1 SEWER & WATER DISTRICT NO. 53 PROJECT** (hereinafter referred to as the "Project") for the purposes of improving, maintaining, operating, repairing, or extending said sanitary sewer and water supply system.

1.02 The City Council determined a need to construct the improvements to its sanitary sewer and water supply system as described in the Project.

1.03 The City Council determined a need to incur certain costs in connection with the Project.

1.04 The total actual Project cost was $2,142,325.96 with the breakdown of costs as follows: City Share in the amount of $1,602,919.47; Owner Share in the amount of $534,306.49 for the public portion of project and Owner Share in the amount of $5,100 for private sewer and water connections.

1.05 The City Council has determined to finance the owner share in the amount of $534,306.49 for the public portion of the project through the issuance of Bonds and to finance the owner share in the amount of $5,100 for private sewer and water connections (hereinafter referred to as the "Prepayment") on a temporary bases from City Stanley Fund #041 that receives funding through Sales Tax revenue and from Oil & Gas Gross Production Taxes transferred from the General Fund (hereinafter referred to as the "Fund"), which fund is administered by the City and has a balance that is legally available for such purposes.

1.06 The City Council authorizes the Mayor or his designee to execute and deliver any necessary agreement or document necessary as the City Attorney or Bond Counsel deems appropriate.

1.07 The City Council intends to reimburse the Fund for the Project from future special assessments levied for the Project in accordance with North Dakota law or other available City funds in accordance with the terms of this resolution (which terms are referred to collectively as the "Internal Loan).

Section 2. Terms of Internal Loan.

2.01 The City Council shall repay to the Fund the principal amount of funds advanced for the Project an amount not to exceed **$5,100 from Private Special Assessments,** together with interest on the principal amount advanced, accruing from the date of each initial expenditure or advance, at the rate of three and one-half percent **(3.5%)** interest per annum. The private special assessments will be financed on a five (5) year term loan. The repayment will be made from Fund 062 (CIP 2 Sewer & Water District #53) to City Stanley Fund 041.

2.02 Principal and interest ("Payments") shall be paid annually on **November 15** ("Payment Date"), commencing on the first Payment Date after receipt of the first special assessment levy proceeds after disbursement from the Fund and continuing through the date the principal and accrued interest of the Internal Loan is paid in full. Payment shall be made by transfer of funds from Fund 062 (CIP 2 Sewer & Water District #53) to City Stanley Fund 041.

2.03 The principal sum and all accrued interest payable under this Internal Loan are pre-payable in whole or in part at any time by the City Council without premium or penalty.

2.04 This Resolution is evidence of an internal borrowing by the City Council and shall not be deemed to constitute a general obligation of the State of North Dakota or any political subdivision thereof, including, without limitation, the City. Neither the State of North Dakota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Internal Loan or other costs, and neither the full faith and credit nor the taxing power of the State of North Dakota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Internal Loan or other costs incident hereto. The City Council shall have no obligation to pay any principal amount of the Internal Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06 If any section, paragraph or provision of this Resolution shall be held invalid or unenforceable for any reason, the validity or unenforceability of said section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

2.07 This Resolution shall be controlled by the laws of the State of North Dakota, and as a result, any claim, demand, or cause of action arising under the terms of this Resolution shall be brought in Mountrail County, North Dakota.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

Adopted this 14th day of October, 2025.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member Taylor. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". The following Council Member was absent and not voting: Johnson. The majority having voted aye, the motion carried and the resolution was duly adopted.

/s/ Marlin Ranum, Mayor
Marlin Ranum, Mayor
City of Stanley

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

CONTINENTAL RESOURCES - WATER PERMIT

Todd Benard with Continental Resources met with the Council to discuss temporarily using the City's water permit to draw water from the Stanley Reservoir and use City property in Section 34 of Idaho Township off Highway 8 on the SE side to set equipment to draw water for a 28-35 day operation not to exceed 60 days for a five well completion project in July/August 2026. An access road would be built, and upon completion remediation of the site to its original state would be done. Mr. Benard stated Continental's request is to draw 425 acre feet; the current GIS estimate in the reservoir is 75,000 acre feet. Mr. Benard stated 16" transfer pipes will be used. Council Member Hysjulien pointed out there is a residence on the south side of the proposed location and questioned whether this location would be a noise issue for this adjacent resident. Also, it was pointed out the City leases this land to an area rancher. Mr. Benard stated the company is receptive to using another location or sound abatement at the requested location. The Council requested Mr. Benard provides a clearer map and a detailed description of the request. Mr. Benard discussed paying $100,000 for this temporary use request; the company wanted to make this offer to the City first as it would benefit all the residents. The Council agreed they are amicable to the concept of working with Continental Resources to work out an agreement to use the City's water permit and property.

BID NOTICE FORMS FOR VACANT JOHN RIAN LOTS

The Council reviewed revised documents drafted by the City Attorney pertaining to the sale of City-owned vacant lots in the John Rian Addition. The Council discussed setting a special meeting on Thursday, October 23 to set terms for the bidding process. Council Members Weyrauch and Jarmin would meet with a couple of City employees to specify conditions for bidding on city properties depending on the option used in the bid letting process. Motion made by Jarmin, seconded by Weyrauch, to further table action on calling for bids for the sale of City-owned property in the John Rian Addition until the October 23 special meeting. All present voted yes. Motion carried.

LOSTWOOD MEDIA EDC APPLICATION & REVISIONS TO EDC AGREEMENT

The Council reviewed the revised loan document as drafted by the City Attorney. Council Member Hysjulien would like to meet with EDC before any action is taken on the revised documents. The Council expressed no objections.

WATER & WASTEWATER OPERATOR AGREEMENT

Motion made by Hysjulien, seconded by Littlecreek, to approve the Water & Wastewater Operator Memorandum of Agreement using Ward Heidbreder as the City's Certified Water & Wastewater Operator at no cost to the City, as there is nobody currently employed by the City that is certified. All present voted yes. Motion carried. PW Director, David Brown, commented that the City is at least two full years out before having a certified employee.

COMSTOCK CONSTRUCTION - STANLEY SCHOOL ACCEPTED OFFER TO PAY 50% OF $59,593

The Stanley School District accepted the Council's offer to pay 50% ($29,796.50) of the proposal from Comstock Construction Inc. in the amount of $59,593 for repair of the pavement on South Main Street east of the Stanley High School. The Stanley School will pay Comstock and the City of Stanley will reimburse the Stanley School District.

CORY HALE INVOICE

The Council was provided copies of certified documents from Cory Hale pertaining to a billing to the City of Stanley for the impounding of vehicle by the Police Department. Motion made by Hysjulien, seconded by Weyrauch, to table this matter. All present voted yes. Motion carried.

ENGINEERING REPORT

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

5th Street SE Commercial Repair - District #58

Engineer Carabello stated the subcontractor has begun the seeding restoration for 5th Street SE Commercial Repair Project and hopefully this project will be complete by next meeting date and the retainage can be released.

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 the final concrete pour is scheduled for October 15th. The paving is scheduled for October 20th with seeding and blockouts scheduled the following week. Engineer Carabello stated Brosz construction engineering contract for Schedule A is approaching contract limit. Engineer Carabello stated the engineering contract was not updated when the change order was approved for an additional block of watermain which increased the amount of services and watermain by 55%. Further, Engineer Carabello stated the concrete has taken more time than expected. Brosz anticipated 15 concrete tests for the area west of 5th Street and 30+ tests will be performed at a pace of 1 set of tests per day. Engineer Carabello stated if contract limits are exceeding, Brosz will continue to execute the work but will track any overages.

Motion made by Hysjulien, seconded by Weyrauch, to approve payment to Kemper Construction for Pay Application #4 in the amount of $454,723.06 for CIP3 ($24,587.73 for Sewer District 62, $71,781.34 for Water District 62, $258,703.57 for Street District 63, and $99,650.42 for Street District 65). ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Engineer Carabello discussed using SRF funds for the owner's share of the CIP3 Project. Motion made by Taylor, seconded by Littlecreek, to proceed with the necessary paperwork to secure SRF funding for the 25% owner's share of the water and sewer portion of CIP3. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Discussion was held on work that will be done on the CIP3 Project prior to winter suspension. The Council asked Engineer Carabello to relay to the contractor the City will support the decision of the contractor if they do not lenient on deadline dates if the contractor does not start with the second portion (Schedule B) of the water and sewer project. Engineer Carabello stated the contractor was just going to do the sewer connection but is leaning towards not starting this year.

John Rian Reconstruction - District 59 & #60

Engineer Carabello stated the contractor has begun site cleanup and other punchlist style items to get ahead of substantial completion walkthroughs. The substantial completion walkthrough will be performed on October 10th. The formal punchlist has been drafted and provided to the contractor. Engineer Carabello mentioned that 11 manholes need to be cleaned and 3 gate valves repaired. PW Director Brown stated the gate valves are no longer an issue, two of the gates valves are operable and the crocked gated valved will be marked as out of service which is not a concern as other gate valves are located within reasonable distance. Also, PW Director Brown stated Gustafson Septic Services did a final clean out and inspection and the manholes are all clear. It was also mentioned that the contractor will be paying for damaged street lights and the chipped manhole cover.

Motion made by Hysjulien, seconded by Weyrauch, to approve payment to Knife River Corporation – North Central for Pay Application #5 in the amount of $115,876.63 ($76,956.17 for John Rian Commercial District #59 and $38,920.46 for John Rian Residential District #60). ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Motion made by Hysjulien, seconded by Weyrauch, to approve Certificate of Substantial Completion for John Rian Commercial District #59 and John Rian Residential District #60. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Multi-Community Chip Seal

Engineer Carabello presented the final pay application for the Council's consideration. Engineer Carabello stated $3,500 has been deducted to repair the chip seal on the hill on 3rd Street. Council Member Hysjulien stated the gouges should work out over the winter and the plan is to lay a second coat of chip seal next year if need be.

Motion made by Hysjulien, seconded by Littlecreek, to approve payment to the Burke County Auditor for Final Pay Application #3 in the amount of $7,086.25 for worked performed by Asphalt Preservation Company Inc. for the Chip Seal Project District 61. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

POLICE REPORT

Interim Chief of Police, Samuel Pesik, discussed items pertaining to the Stanley Police Department. Interim Chief of Police Pesik updated the Council on trainings attended by the officers and community events the officers participated with. Interim Chief of Police Pesik mentioned the Police Department currently has four applications for the open police officer position. Also, Interim Chief of Police Pesik made the Council aware of a recent incident where citizen involvement resulted in the apprehension of a person trespassing on someone's property. Interim Chief of Police Pesik mentioned he is working on award recognition for the heroic efforts by this citizen.

PUBLIC WORKS REPORT

Public Works Director David Brown presented the public works report. PW Director Brown stated the Country Meadows Lift Station pumps have both been replaced with the City's spare pumps. PW Director Brown stated it would cost $11,216 and would take 18 weeks to repair one of the older pumps in the well. The cost of new FLYGT pump would cost $12,521 and would be ready in 12 weeks. Motion made by Hysjulien, seconded by Weyrauch, to approve the purchase of a new FLYGT pump at the cost of $12,521. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

PW Director Brown stated there are three spots on 7th Ave SE where the water freezes causing homeowners to be without water. PW Director Brown suggested laying insulation on top of the water line. The cost would be $7,500 for labor to dig up these 3 spots, a total of 85 feet, and to lay insulation to prevent the water lines from freezing. The PW Department has the insulation for the project. Motion made by Hysjulien, seconded by Taylor, to approve proceeding with insulating water lines on 7th Ave SE as recommended by the PW Director. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

PW Director Brown discussed an issue pertaining to the new curb stop on 3rd Ave SE and 5th St SE. PW Director Brown explained when the new curb stop was installed and connected to the old curb stop there was no water flow indicating there is a pinch between the old and new curb stop. PW Director Brown suggested digging up the old curb stop; eliminate it and fix the spot that is restricting water flow to the new curb stop. The cost would be $3,000. Motion made by Hysjulien, seconded by Taylor, to approve proceeding with the curb stop repair on 3rd Ave SE and 5th St SE as recommended by the PW Director. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

PW Director Brown stated he has received quotes from Kemper and Mountrail Builders to install the 600' of 60" culvert piping to repair the storm water ditch line that runs alongside Cells 2 and 3. Motion made by Weyrauch, seconded by Taylor, to accept the low quote in the amount of $81,875 from Mountrail Builders for the storm water ditch repair project as presented by PW Director Brown with payment from the Sewer Operating Fund. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

CITY AUDITOR UPDATES

City Auditor Arneson presented the Council with the listing of properties that will be forfeited for failure to pay delinquent taxes. The Council reviewed the appraisal price set for the one property in the City of Stanley. A representative(s) of the City will appear at the appraisal hearing on October 21st at 9:30 A.M. to request that the special assessment amount for CIP1 Improvement District 53 that will be certified in 2025 for collection in 2026 is added to the appraisal price.

City Auditor Arneson informed the Council that certified letters were sent to Vestis pertaining to cancellation of services at the Public Works Building and at the City Hall. City Auditor Arneson mentioned that Vestis has not responded to the letters sent nor did their company provide services this past week at either location.

CITY ATTORNEY UPDATES

City Attorney, Ryan Sandberg, discussed the Resolution of the City of Stanley to increase water and sewer rates passed on 12/10/2019. The resolution states the $10 per month increase be earmarked to the Infrastructure Fund 41. The Council discussed amending the resolution to eliminate the transfer to the Infrastructure Fund rather than increasing the fees to the operations and maintenance of the sewer and water utilities. City Attorney Sandberg stated the resolution could be amended as long as the fee stays in the sewer/water funds. The City Auditor's Office would draft a resolution to present at the upcoming November 10th meeting.

COUNCIL CONCERNS

Council Member Jarmin brought forth concerns of deteriorating streets in Stanley, particularly the Meadows Street in Country Meadow Subdivision that was built in 2014. The owners are being special assessed and the street is desperately in need of repairs. Kier Jackson was present and she expressed her concerns on this street. Council Member Hysjulien suggested the City look into options to repair the blockouts around the manholes.

JUDGES REPORT

The September 2025 Judge's Report would be acted on at the next Council meeting.

BILLS

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

2249e Federal Tax Deposit . . .$14,572.04
2250e NDPERS-Retirement, Deferred Comp $552.50
2251e Google LLC, Email Workspace Fees $336.00
2256e Bravera Bank, IDOC Mkt Fees; PD Adobe & MS Monthly Fee Subscr; PD Supplies; Hotel Lodging-Dennis; PD Membership Dues; K9 Training, City Hall Microphone $1,619.03
2257e Circle K, Fuel $834.22
2258e Montana Dakota Utilities, Utilities $8,037.92
2259e Mo-Williams Electric, Electricity $530.00
2260e Federal Tax Deposit . . .$12,609.66
2261e NDPERS-Retirement, Deferred Comp $552.50
2262e State Tax Commissioner, Quarterly State Tax Withholdings $1,559.27
2263e AFLAC, October Premiums $1,018.75
2264e Blue Cross Blue Shield of ND, November Premiums $24,424.78
2265e Mutual of Omaha, November Premiums $1,011.79
2266e VSP Insurance Co., November Premiums $467.84
2267e Federal Tax Deposit . . .$11,065.97
2268e NDPERS-Retirement, Retirement $19,337.08
2270e Payment Service Network, Monthly Fees $1,272.71
21451 ND Child Support Division, Remit Id - 794574 . . . . $323.08
21452 Kemper Construction, Addl Pmt #3 Dist. 62 Cip3 Sewer $629.69
21453 Knife River Corp, Pmt #4 Dist. 59 Jr Comm $152,669.83
21454 NDAAO Secretary/Treasurer, Reg Fees - Dennis for Classes $845.00
21455 Pinnacle, Fuel $1,680.14
21456 Starion Bond Services, Bond Pmt - Int & Fees. $10,686.25
21457 ND Child Support Division, Child Support $323.08
21458 A&W Towing & Recovery, Towing Fees $256.25
21459 Ace K9, Protective Relay Module $375.00
21460 Ada Arneson, Reimb for NDLC Annual Conf. Training $274.60
21461 Amanda Dennis, Reimb for NDBOA Conf. Training $694.80
21462 Baker & Taylor, Library Books & Dvds $161.02
21463 Barnes & Noble, Library Books $322.34
21464 BBH Insurance Inc, NDSFTF Property Changes 07/01/25 .$1,691.00
21465 Brosz Engineering, Engineering Fees $67,320.00
21466 Burke County Auditor, Pmt #3 - Dist. 61 Chip Seal $7,086.25
21467 Catails LLC, 2025 Website Mgmt. $2,114.00
21468 Circle Sanitation, Sept Garbage Services & Rplcmt Tote . . .$19,541.25
21469 City of Minot Treas Office, Water Analysis $180.00
21470 Comfort Inn Bismarck, Hotel Lodging for Brown & Sauber $220.00
21471 Core & Main, Lagoon Pipe Supplies $61,962.00
21472 Dakota Fire Extinguishers, Annual Service-PW Bldg. $9,381.38
21473 Estvold Oilfield Services, Cleaned Out Sewer Sump at Holiday $1,500.00
21474 Ferguson Waterworks #2516, Fire Hydrant. $5,366.84
21475 First District Health Unit, Water Analysis $120.00
21476 Frontier Precision Inc, RTX Renewal GPS Mapping $1,995.00
21477 Gaffaney's of Minot, City Hall & PD Supplies $1,556.12
21478 Galls, LLC, PD Uniforms . $353.58
21479 Holiday Stationstores, Car Washes $93.50
21480 Information Tech Dept., PD Netmotion Fees $881.40
21481 John Deere Financial, St. Supplies $312.39
21482 John E Reid & Assoc Inc, Training for SRO Dazell. $630.00
21483 Kelly Kudrna, Reimbursement for Books $277.44
21484 Kemper Construction, Dist. 62 Pmt #4 Cip3 Sew $454,723.06
21485 Knife River Corp, Dist. 59 Pmt #5 Jr Comm. $115,876.63
21486 Larson Tire Service, Tire Repairs Mower, Truck Trailer $297.47
21487 Margaret Lager, City Hall & Library Cleaning $1,650.00
21488 Matthew Bender, Code Updates. $362.96
21489 Meiers Oil & Towing, Diesel, Fuel, Oil. $2,511.93
21490 Mike's Plumbing & Heating, Plumbing at Fire Dept $220.00
21491 Minot Daily News, Hometown d $355.00
21492 Mo Co Correctional Ctr., September Boarding Prisoners. $440.00
21493 Mountrail Co. Promoter, Sept Notices/Ads $1,030.50
21494 MCMC, Sept City Sales Tax $50,957.83
21495 ND Post Board, 3 Years Post Licenses - Rivers & Pesik $90.00
21496 Newman Signs, Traffic Signs. $788.15
21497 One Call Concepts, Sept Locates $84.00
21498 Overdrive Inc., Library Maint. & Dig Consortium $800.00
21499 Pringle & Herigstad PC, September Retainer Fees $13,624.00
21500 Protech Integrations LLC, Fire Monitoring Fees at Cop 4Plex. $150.00
21501 R&T Water District, September Water $51,320.72
21502 Radisson Inn, Hotel Lodging for Arneson & Pederson $454.00
21503 Ralphs Plumbing & Heating, AC not working Library $195.00
21504 Ronica Pederson, Reimb for NDLC Annual Conf. Training $305.60
21505 RTC Networks, Phone, Fax, & Int Services $1,520.00
21506 Rudolph Electric, Repair Broken Wire in Jr Add $8,042.59
21507 Sanitation Products, St Sweeper Supplies $2,906.71
21508 Schock's Safe & Lock Inc, Rekey Vhcl Impound. $364.00
32509 Share Corp., Wa Supplies $4,850.00
32510 Stanley Airport Authority, 2nd & 3rd Qtr Tax Collections $15,092.39
32511 Stanley Auto & Truck, St Supplies $34.61
32512 Stanley Hardware, Inc, St Supplies $386.42
21513 Stanley Park District, 2nd & 3rd Qtr Tax Collections. $38,953.01
21514 Stryker Sales, LLC, PD Kit$736.00
21515 The Computer Store, Installed Software Library $269.99
21516 Tractor Supply Credit Plan, Shop & Wa Supplies $284.67
21517 U R Next Towing, Towing Fees $1,400.00
21518 Vestis, Rug Service City Hall & PW Bldg. $2,149.07
21519 Stanley Post Office, Postage for Water Billing: Permit #61 . .$5,000.00
21520 ND Child Support Division, Child Support $323.08
ACH Payroll. $114,463.18

ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

PUBLIC COMMENTS

Kier Jackson appeared before the Council to request that the City have an ordinance to prohibit parking on the grass in the yards as this would improve the appearance of the City. Council Member Hysjulien explained this would be hard to enforce as a lot of citizens don't have adequate off-street parking.

Motion made by Hysjulien, seconded by Weyrauch, to adjourn at 9:05 P.M. All present voted yes. Motion carried.

Accepted and approved this 10th day of November, 2025.

Marlin Ranum
Stanley City Mayor

ATTEST:
Ada Arneson
Stanley City Auditor