

# Proceedings Of The Stanley City Council

## MINUTES OF THE STANLEY CITY COUNCIL DECEMBER 9, 2025

Mayor Marlin Ranum called the December 9, 2025 regular meeting to order at 7:00 P.M. The following Council Members were present: Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek and Chad Hysjulien. Others in attendance were City Auditor, Ada Arneson; Planning and Zoning Administrator, Amanda Dennis (via Teams); Interim Chief of Police, Samuel Pesik; Public Works Director, David Brown; City Attorney, Ryan Sandberg from Pringle & Herigstad Law Firm (via Teams); and City Engineer, Patrick Caraballo with Brosz Engineering.

**MOTION**  
Motion made by Weyrauch, seconded by Taylor, to approve the minutes of the November 10, 2025, regular 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.

#### VARIANCE PERMIT

*Cody Gerich*  
Chairman Heidbreder explained the Variance Permit request filed by Cody Gerich for property at 618 4<sup>th</sup> St SE (Parcel #61-005200) to allow for a lot size of 5,000 square feet. The Zoning Ordinance requires a minimum lot size of 7,000 square feet for R1 single-family detached residential zoned property. The current lot size is approximately 100' X 100' and in October 2025 the Council approved a plat to split the lot making two 50' X 100' lots creating 5,000 square foot lots. The P&Z Committee approved Gerich's request for a Variance Permit.

Motion made by Littlecreek, seconded by Taylor, to approve a Variance Permit to allow for a 5,000 square foot lot at 618 4<sup>th</sup> St SE as per requested by Cody Gerich and as recommended by the P&Z Commission. All present voted yes. Motion carried.

#### PLAT LOT

*Lucinda Douglas*  
Chairman Heidbreder informed the Council the P&Z Commission approved the plat request filed by Lucinda Douglas to subdivide Outlot 3 in Section 4 of Purcell Township to create two lots to be known as Lots 1 & 2 of the Douglas Subdivision. The land in question is within the City's extra-territorial jurisdiction.

Motion made by Hysjulien, seconded by Littlecreek, to approve and authorize the Mayor to sign the plat for property described as the Douglas Subdivision, Lots 1 & 2, located in Outlot 3 of Gov't Lot 1, Gov't Lot 2, Gov't Lot 3, the S1/4NW1/4 and the S1/2NE1/4 of Section 4, Township 155N, Range 91W. All present voted yes. Motion carried.

#### MOBILE FOOD PERMIT

*Paco's Taco/Carlos Delgado*  
Chairman Heidbreder discussed the Mobile Food Permit request filed by Paco's Taco/Carlos Delgado to allow a mobile food unit on A Plus Properties LLC at 606 Westview Lane (Parcel #61-0094401) to sell Mexican Food. The Council tabled action on this permit at their last regular meeting until the mobile food unit passed state health inspection from the district that serves Stanley City. Chairman Heidbreder stated documentation has been received verifying the unit passed the state health inspection.

Motion made by Littlecreek, seconded by Taylor, to approve the Mobile Food Permit request filed by Paco's Taco/Carlos Delgado to allow a mobile food unit on A Plus Properties LLC at 606 Westview Lane (Parcel #61-0094401) to sell Mexican Food and as per recommendation of the P&Z Commission. All present voted yes. Motion carried.

#### 2025 Expiring Term - P&Z Commission

Chairman Heidbreder informed the Council that Gene Wing's term expires at the end of the year, and he will not be seeking reappointment. The P&Z Commission recommended Ben Wing to serve on the P&Z Commission as representative from the extraterritorial jurisdiction. Motion made by Littlecreek, seconded by Taylor, to appoint Ben Wing to serve on the P&Z Commission for a five-year term as recommended by the P&Z Commission. All present voted yes. Motion carried. Chairman Heidbreder expressed gratitude of Gene Wing's many years of dedicated service and his contributions to the P&Z Commission.

**Plat Review Information**  
Chairman Heidbreder informed the Council the P&Z Commission discussed the Council's concern of P&Z making motions pertaining to plat approvals that are contingent upon county review. Chairman Heidbreder stated the P&Z Commission will no longer be making these types of motions and will not be signing the plats until the plats receive Council's approval.

#### PLANNING & ZONING ADMINISTRATOR REPORT

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

#### Building Permit

**Permit #, Address, Name, Improvement**  
53-25, 504 1<sup>st</sup> St NW, Daniel Battieger (Dara Juma), New Front Yard Fence

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

#### EDC COMMITTEE & LOST-WOOD MEDIA EDC APPLICATION

Brandi Larson, representing the Economic Development Committee (EDC), met with the Council to present requests acted on by the EDC at their December 2, 2025, meeting. The first request is from the Stanley Park District requesting \$300,000 in grant funding for the purpose of constructing a new shelter/pavilion in Wilson Park where the basketball court is currently located. The second request is from the Mountrail County Medical Center (MCMC) requesting \$200,000 in grant funding towards the cost of a new MRI suite at the hospital. Representative Larson stated the EDC is recommending \$150,000 in EDC grant funding to the Stanley Park District and \$150,000 to the MCMC. In addition, Representative Larson stated the EDC is recommending the tabled application for Lostwood Media in the amount of \$25,000 be granted under the current EDC parameters. The EDC will continue to work towards finalizing a new application and loan process to use moving forward after the new year.

The Council further discussed the funding that was awarded to Lostwood Media on June 10, 2025. The owner of Lostwood Media had concerns after reviewing the revised loan documents and withdrew her application for funding. On July 8, 2025, the Council tabled action on the letter of withdrawal to allow time to review the revised promissory note and other documents to see if adjustments were needed. It was not the Council's intent to hinder applicants from receiving EDC funding.

Motion made by Hysjulien, seconded by Littlecreek, to approve awarding the grant funding as approved on June 10, 2025, to Lostwood Media based on the original loan guidelines. The funding was for an interest free five-year loan of \$25,000 to assist with fire disaster recovery to replace essential equipment to rebuild her business with a loan forgiveness of \$5,000 per year for each year the business remains in operation during the five-year period. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

Engineer Caraballo stated the damages withheld for streetlights in conjunction with the John Rian Reconstruction project included the labor cost of the electrician.

Motion by Hysjulien, seconded by Littlecreek, to approve the Final Balancing Change Order #1 for an increase of \$64,280.45 (\$41,810.29 Commercial District #59 and \$22,470.16 Residential District #60) to the contract with Knife River Corporation - North Central and to approve the Final Pay Application #6 in the amount of \$82,684.11 (\$46,927.31 for John Rian Commercial District #59 and \$35,756.80 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.

Council Member Hysjulien expressed his concerns on awarding funding to the Stanley Park District and the Mountrail County Medical Center as they are already receiving a large portion of the 1 1/2% city sales tax funding. Council Member Hysjulien stated both projects are warranted projects and he is not against either project, he just wanted to point out they are already receiving sales tax allocations. EDC Representative Larson stated the sales tax does not cover the cost of these projects and to progress forward these entities need additional funding beyond the amount they are receiving from the sales tax. Mayor Ranum agreed with comments made by Council Member Hysjulien, but felt the hospital project is beneficial to the whole surrounding area, and he would not be against allocating funds to either entity. The current balance in the EDC Fund 40 is approximately \$522,000 and the EDC cannot carry over more than \$150,000. Any balance over \$150,000 is transferred to the City Infrastructure Fund 41. Council Member Hysjulien asked if there were any stipulations to prevent someone from applying for two years once they receive funding. Representative Larson was not aware of anything but would check to make sure.

Motion made by Hysjulien, seconded by Littlecreek, to approve the recommendation of the EDC Committee to award grant funding of \$150,000 to the Stanley Park District towards a new pavilion and \$150,000 to the MCMC towards a new MRI suite at the hospital. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek, and Hysjulien; and no "NAYS". Motion carried.

City Attorney, Ryan Sandberg, commented on bid requirements for public improvement construction under Chapter 48-01-2-02.1 of the ND Century Code. Representative Larson stated the cost for the pavilion is only an estimate, the Park District has not moved forward on anything yet.

Representative Larson brought to the Council's attention there are no term limits for EDC members. Council Member Hysjulien felt there should be term limits; a four-year term was suggested. Representative Larson stated John Westby will be stepping down as EDC member at the end of the year and the committee is recommending Dustin Cossette be appointed to the EDC. Motion made by Hysjulien, seconded by Littlecreek, to approve the appointment of Dustin Cossette to the EDC as recommended by the EDC. All present voted yes. Motion carried.

#### SRF FINAL PROJECT CLOSEOUT CERTIFICATION - CIP PHASE 2

Motion made by Hysjulien, seconded by Littlecreek, to approve signing final closeout certifications for the Capital Improvement Project Phase 2. All present voted yes. Motion carried.

#### FLOODPLAIN ORDINANCE - SB 2027

The Council reviewed the November 21, 2025, letter from Tyler Spomer, National Flood Insurance Program (NFIP) State Coordinator pertaining to a new law that took effect on August 1, 2025, under Senate Bill 2027 relating to floodplain management authority. City Attorney, Ryan Sandberg, commented the City does not have any body of water that would cause flooding so does not believe that this applies to the City. City Attorney Sandberg recommended following up with Mr. Spomer to see if any action is needed.

#### POLICE COMMITTEE

Representative Larson stated John Westby will be stepping down as EDC member at the end of the year and the committee is recommending Dustin Cossette be appointed to the EDC. Motion made by Hysjulien, seconded by Littlecreek, to approve the appointment of Dustin Cossette to the EDC as recommended by the EDC. All present voted yes. Motion carried.

#### VACANCY DISCUSSION - COUNCIL MEMBER, JDA, P&Z, & COMMISSIONER

Mayor Ranum stated he visited with several people to fill the vacancy in the City Council. Mayor Ranum is recommending Darren LeRohl. City Attorney Sandberg stated anyone can recommend but the appointment needs the approval of the City Council. Motion made by Taylor, seconded by Hysjulien, to approve the appointment of Darren LeRohl to the Stanley City Council. All present voted yes. Motion carried. The appointment includes the recommendation of Darren LeRohl to the Mountrail County Job Development Authority, the Mountrail County Planning & Zoning and the City committees that were held by the late Kirk Johnson provided Mr. LeRohl is agreeable to serving on these board/committees.

#### FINAL REVIEW OF JOHN RIAN SALE DOCUMENTS BEFORE PUBLICATION

The Council reviewed the finalized documents for the sale of City-owned property in the John Rian Addition Phase 1. Motion made by Hysjulien, seconded by Taylor, to approve the finalized documents as presented and advertise the sale of City-owned lots in the John Rian Addition Phase 1 in the January 7 & 14 issues of the Promoter. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek, and Hysjulien; and no "NAYS". Motion carried.

#### ENGINEERING REPORT

City Engineer, Patrick Caraballo, 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 Caraballo stated the major work items west of 5<sup>th</sup> Street are complete. The topsoil and seeding will be completed in the spring. The CIP3 Project has officially entered winter suspension. Engineer Caraballo mentioned Schedule A portion of CIP3 is projected to finish \$150,000 under budget. A substantial completion walk-through for Schedule A will be needed in the spring.

#### Chief of Police

Chief of Police, Samuel Pesik, presented a quote from Axon Enterprise for bodycams for the Police Department. This quote was overlooked at the last Council meeting as the agreement was presented to the Police Committee at the same time the taser quote was reviewed. Motion made by Littlecreek, seconded by Taylor, to approve the five-year contract with Axon Enterprise for bodycams at a cost of \$42,456.42 (\$8,056.42 for year 2026 and \$8,600 for years 2027, 2028, 2029 & 2030). ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

#### ADVERTISE FOR PART-TIME OFFICE ASSISTANT

All present voted yes. Motion carried.

#### CITY AUDITOR UPDATES

#### PLEDGE OF SECURITIES - BRAVERA BANK

Motion made by Hysjulien, seconded by Weyrauch, to approve the Pledge of Securities of Bravera Bank as presented. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

#### HIGHLAND WATER - WATER PERMIT

The Council reviewed the acknowledgement that the ND Department of Water Resources received the City Council's letter opposing the Conditional Water Permit Application No. 7442 of Highline Water LLC to draw 350 acre-feet from the Stanley Reservoir.

#### SET SPECIAL MEETING DATE FOR YEAR-END

A special meeting of the Stanley City Council was set for Tuesday, December 30, 2025, at 4:00 P.M. The Employment Committee would meet Monday, December 29, 2025, at 10:00 A.M.

#### CITY ATTORNEY UPDATES

City Attorney, Ryan Sandberg, explained draft ordinances for Chapter 9, Chapter 12 and Chapter 20 of the Stanley City Ordinances.

#### 1<sup>ST</sup> READING - CHAPTER 9 - TRAFFIC

Motion made by Taylor, seconded by Hysjulien, to approve the First Reading of the proposed reenacted and amended in its entirety of Chapter 9 Traffic of the 1999 Revised Ordinances of Stanley. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

#### 1<sup>ST</sup> READING - CHAPTER 12 - OFFENSES

Motion made by Taylor, seconded by Littlecreek, to approve the First Reading of the proposed reenacted and amended in its entirety of Chapter 12 Offenses of the 1999 Revised Ordinances of Stanley. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

#### 2<sup>ND</sup> READING - CHAPTER 20 - MUNICIPAL COURT

Motion made by Hysjulien, seconded by Littlecreek, to approve the Second

district 62 Water Improvement Project. ON ROLL CALL VOTE, the following Council Members voted "AYE": Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no "NAYS". Motion carried.

#### John Rian Reconstruction - Districts #59 & #60

Engineer Caraballo stated the damages withheld for streetlights in conjunction with the John Rian Reconstruction project included the labor cost of the electrician.

Motion by Hysjulien, seconded by Littlecreek, to approve the Final Balancing Change Order #1 for an increase of \$64,280.45 (\$41,810.29 Commercial District #59 and \$22,470.16 Residential District #60) to the contract with Knife River Corporation - North Central and to approve the Final Pay Application #6 in the amount of \$82,684.11 (\$46,927.31 for John Rian Commercial District #59 and \$35,756.80 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.

#### PUBLIC WORKS REPORT

Public Works Director, David Brown, presented the public works report. PW Director stated the storm water ditch repair project that runs alongside Lagoon Cells 2 & 3 was completed before the weather turned. Mayor Ranum felt the project should have been extended to the east approximately 80'. PW Brown stated the storm water ditch will be evaluated in the Spring to see if it runs and if necessary, additional repairs will be made.

Council Member Hysjulien pointed out the efficiencies at the City level by the utilization of the recent purchase of GPS equipment. The Public Works Department has been "boots on the ground" and has been accurately locating curb stops. The department will continue adding layers to the GIS to have databases for the City.

Council Member Hysjulien explained the Agreement to Perform Utility Services & Drive Repair to have a document of record pertaining to property at 306 4<sup>th</sup> St SE as discussed at the last regular meeting of the City Council. Motion made by Littlecreek, seconded by Taylor, to approve the Agreement to Perform Utility Services & Drive Repair as follows:

#### Agreement to Perform Utility Services & Driveway Repair

This Agreement is made and entered into on 9<sup>th</sup> day of December, 2025, by and between the City of Stanley, PO Box 249, Stanley, ND, 58784, hereinafter referred to as "City", and David E. and Claudia G. Faulkner, 306 4<sup>th</sup> St SE, Stanley, ND 58784, hereinafter referred to as "Owner".

WHEREAS, water, sewer and street improvements were performed under Capital Improvement Project Phase 3 for Water & Sewer District 62 and Street District 63 in the construction year 2025, and

WHEREAS, the "Owner's" property described as Lots 2 & 3, Block 3, Everson's First Addition to the City of Stanley (Parcel #61-0036900) was part of the improvement project, and

WHEREAS, prior to construction in 2025, the "Owner" had a separate water and sewer connection to Lot 2 and to Lot 3, and suitable driveway access to Lot 2, and

WHEREAS, during construction in 2025, a connection was only installed to Lot 2 and the driveway access was not done