



Engineering Memorandum

July 28, 2025

RE: August 5th Commission Meeting

4th AVE SE DEVELOPMENT AGREEMENT WITH JOHN SCHNIEDER

For your consideration is a development agreement with John Schneider (OWNER and CONTRACTOR) to construct the roadway and utilities from 6th Ave SE to 5th Ave SE. The lots and right-of-way dedication were platted with the Netzer's 1st Subdivision dated 1977 and the Southview Homes Second Addition dated 2012.

The OWNER will pay for all construction within the City of Dickinson platted right-of-way including in Section 2 of the development agreement document. The financial security for the public infrastructure is defined in Section 7 of the development agreement document. Construction engineering and inspections will be performed by the engineering of record (Northern Plains Engineering) who will be directly contracted through the City of Dickinson. All costs for the construction engineering and inspections will be paid by reimbursed to the City of Dickinson by the Owner. A one-year warrantee period for the construction of the roadway and utilities is included once substantial completion of the construction has been met.

The City Engineering staff recommends approval.

