

I. CALL TO ORDER

President Scott Decker called the meeting to order at 4:30 PM

II. ROLL CALL

Present were: President Scott Decker, Vice President Robert Baer
Commissioners Jason Fridrich, Joe Ridl and Russ Murphy.

Telephone: None

Absent: None

PLEDGE OF ALLEGIANCE**1. ORDER OF BUSINESS**

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the June 16, 2026 meeting as presented.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

2. CONSENT AGENDA

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

A. Approval of the City Commission Meeting Minutes dated June 2, 2026

B. Approval of Accounts Payable, Commerce Bank and Checkbook

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

3. ADMINISTRATION/FINANCE**A. Library Board Appointments**

City Administrator Dustin Dassinger states a selection committee consisting of Deputy City Administrator Carlson, Library Director Ian Anguiano, Library Board President Troy Kuntz and myself met on June 8th and interviewed candidates for three open positions on the board. Administrator Dassinger states the interview committee recommends: Sarah Boltz for a 3-year term; Melinda Obach for a 3-year term, and Linda Steve for a 2-year term.

Commissioner Joe Ridl questions the selection committee. He is wondering why the Library Director and the President of the Board is on the committee. He states the way the Board is they would be a boss over the Director. Is this not a conflict to have the Director on the selection committee.

Administrator Dassinger states it is common practice to have a director on the interview committee.

Commissioner Ridl states that someone's term on the board was up and being appointed again, how does the century code work. The library has protection from century code.

City Attorney Christina Wenko states the century code discusses the term and terming out of appointments. A board member can serve 2 consecutive terms and then has to have a 1-year lapse and then can be reappointment. Ms. Wenko did contact the NDLC to get a

second view point. They did agree with the interpretation. She states this is interesting as a lot of the boards for the city do not have this limited scope in statute, the statute if written for members to be terming out. She states the City must follow this century code.

MOTION BY: Russ Murphy SECONDED BY: Jason Fridrich
To approve the appointment of the above listed library board members and their terms.

DISPOSITION: Roll call vote...Aye 4, Nay 1 (Ridl), Absent 0
Motion declared duly passed

Commissioner Joe Ridl votes no on the motion not having enough knowledge on this item.

B. Finance Committee Board Appointment

City Administrator Dustin Dassinger states that Deputy City Administrator Carlson and himself reviewed the applicant for the open position on the Finance Committee. City Administration recommends approval of Stepheny Reger to serve a two (2) year term on the Finance Committee.

MOTION BY: Robert Baer SECONDED BY: Russ Murphy
To approve the appointment of Stepheny Reger to serve a 2-year term on the Finance Committee.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

C. Emergency Declaration

City Administrator Dustin Dassinger presents a Resolution Declaring a Pre-Event Local Emergency for the America's 250th Celebration and Theodore Roosevelt Presidential Library Grand Opening. Administrator Dassinger states since the opening of the Theodore Roosevelt Presidential Library is a nationally significant event and has been designated as an America and Freedom 250 Signature Event. The celebration is expected to attract thousands of visitors, dignitaries, elected officials, media representatives, and support personnel from across the nation and internationally. While the library itself is located in Medora, Dickinson is anticipated to serve as the primary regional support community due to its lodging capacity, restaurants, transportation infrastructure, healthcare facilities, retail services, and public amenities. As a result, the City expects a substantial temporary increase in population and activity levels throughout the event period. This resolution is not a declaration that an emergency currently exists. Rather, it is a proactive preparedness measure authorized under North Dakota Century Code Chapter 37-17.1 that allows the City to establish the operational framework necessary to respond quickly and effectively should emergency conditions arise. The Theodore Roosevelt Presidential Library opening represents one of the most significant events ever hosted in western North Dakota. The event presents an opportunity to showcase Dickinson, strengthen regional partnerships, and support economic activity throughout the area. Proactive planning and preparedness are essential to ensuring the event is conducted safely and successfully while minimizing impacts to local residents and businesses. City Administration recommends approval of the resolution declaring a pre-event local emergency effective July 1, 2026, through July 7, 2026. Adoption of the resolution will provide the City with the legal authority, operational flexibility, and preparedness framework necessary to effectively support the Theodore Roosevelt Presidential Library Grand Opening and associated America's 250th events while protecting the health, safety, and welfare of the community.

Commissioner Russ Murphy commends all the local leadership and business partners in preparing for this event and this is the final piece of work for the next month or so. The City is as ready as they can be.

President Scott Decker states he appreciates all the hard work by City Staff and surrounding businesses.

MOTION BY: Russ Murphy
To approve Resolution No. 16-2026

SECONDED BY: Robert Baer

RESOLUTION NO. 25 - 2026
**A RESOLUTION DECLARING A PRE-EVENT LOCAL EMERGENCY FOR MASS
GATHERING ASSOCIATED WITH THE AMERICA'S 250TH & THEODORE
ROOSVELT PRESEIDENTIAL LIBRARY GRAND OPENING**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

D. Gaming Site Authorization – Brotherhood of Saint Anthony

City Administrator Dustin Dassinger presents a gaming site authorization request was made by the Brotherhood of Saint Anthony. This would be at the Saint Anthony Club, located at 105 1st Street SE. This would have an effective date of July 1st, 2026-June 30th, 2027 and would include: Bingo, Pull Tab Jar, and Electronic Pull Tab Device.

MOTION BY: Jason Fridrich
To approve the Gaming Site Authorization for Brotherhood of Saint Anthony.

SECONDED BY: Russ Murphy

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

E. HR Monthly Report

HR Generalist Natalie Torgerson presents the monthly HR Report to include 3 Police Officer openings; Public Safety Telecommunicator have three open positions, Fire Department has one Paramedic, and 1 EMT. She states there are several positions open in the Public Works Department to include the Street Department, Solid Waste Operators, Solid Waste Foreman, Scale, Utility Operator and others.

F. Monthly Financial Report

Deputy Finance Director Katie Greenwood updates the Commission with the monthly Financial Report. The general fund shows \$6.8 million as this has not moved much from the beginning of the year. She visits about the sales tax, hospitality tax, oil impact revenue and states the utility revenue are collected at 35% and enterprise funds are 35%.

G. Library Annual Report

Library Director Ian Anguiano states 2025 was an exciting year for the library even with the unexpected water events in the building. He states the library was closed for a month for carpet installation and then another huge incident in basement and shut down for 8 weeks. The library cut short 30% of program. They had 357 programs in 2025. Attendance dropped only about 14% to 65,831 people through door in library. Still one of the best year on record. Massive amount of E circulation at 57,363 items in 2025. The book mobile drove 14,000 miles. Billings county is the largest user of the book mobile. A lot of positive feedback on new book mobile. Replaced both library doors and they are beautiful. There were 900 attendees to summer kickoff. Grinchmas was an explosion in 2025 – 273 participants. Raised 500 charitable donations for local school age children;

H. Abatement Application – Koch Property Investments Inc. – Lot 6, Block 14, Koch Meadow Hills 4th Addition

MOTION BY: Robert Baer SECONDED BY: Russ Murphy
To approve the reduction in this property value for parcel #1189-1400-0600 for 2024.

MOTION BY: Russ Murphy SECONDED BY: Joe Ridl
To approve the reduction in this property value for parcel #1189-1400-0600 for 2025.

I. Abatement Application – Koch Property Investments Inc. – Lot 7, Block 14, Koch Meadow Hills 4th Addition

MOTION BY: Jason Fridrich
To approve the reduction in this property value for parcel #1189-1400-0700 for 2024.

City Assessor Chris Dickinson states this parcel is unusable and would like to have the value decreased from \$72,300 to 0 for the year 2025.

MOTION BY: Russ Murphy
To approve the reduction in this property value for parcel #1189-1400-0700 for 2025.

SECONDED BY: Jason Fridrich

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

J. Abatement Application – Koch Property Investments Inc. – Lot 8, Block 14, Koch Meadow Hills 4th Addition

City Assessor Chris Dickinson states this parcel is unusable and would like to have the value decreased from \$36,100 to 0 for the year 2024.

SECONDED BY: Jason Fridrich

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

MOTION BY: Robert Baer

SECONDED BY: Russ Murphy

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

City Assessor Chris Dickinson states this parcel is unusable and would like to have the value decreased from \$43,600 to \$30,600 for the year 2024. This is due to the booster station property. The remaining is the footprint of the City lifts station. The value portion is usable.

SECONDED BY: Joe Ridl

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

City Assessor Chris Dickinson states this parcel is unusable due to an oil well. He would like to have the value decreased from \$72,700 to 0 for the year 2024.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

Engineer Josh Skluzacek states the Department of Mineral Resources will decide if it can be built on or not.

City Assessor Chris Dickinson states this parcel is unusable and would like to have the value decreased from \$72,700 to 0 for the year 2025.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the reduction in this property value for parcel #1189-1100-0600 for 2025.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

M. Abatement Application – 23rd Street Apartments LLC – Lot 29, Block 5, Country Oaks Estates 2nd Addition

City Assessor Chris Dickinson states these values are generated by separating the taxable vs non-taxable exempt 501c3 portions of the property. Some apartments are offered as affordable, taxable housing rather than the Able Inc residents which are covered under State and federal government assistance programs. He would like a reduction from \$500,700 to \$494,556 for 2025.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve the reduction in this property value for parcel #1100-0500-3600 for 2025.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

N. Abatement Application – 23rd Street Apartments LLC – Lot 31, Block 5, Country Oaks Estates 2nd Addition

City Assessor Chris Dickinson states these values are generated by separating the taxable vs non-taxable exempt 501c3 portions of the property. Some apartments are offered as affordable, taxable housing rather than the Able Inc residents which are covered under State and federal government assistance programs. He would like a reduction from \$1,508,700 to \$1,505,492 for 2025.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the reduction in this property value for parcel #1100-0500-2800 for 2025.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

O. Abatement Application – Prairie Hills Mall – 1681 3rd Avenue West

City Assessor Chris Dickinson presents an abatement for Prairie Hills Mall. He states this was determined by using the income approach to value as we did to certify the 2026 value at the BOE in May using prior year's income data and would seek approval based on that certification under the income approach to value

MOTION BY: Joe Ridl

SECONDED BY: Robert Baer

To approve the reduction in this property value for parcel #1110-0100-0100 for 2025.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0

Motion declared duly passed

P. Abatement Application – Khyber Hospitality LLC - 240 29th Street West

City Assessor Chris Dickinson states this property is a little more complex. Assessor Dickinson states from the time the hotel was completed in 2016, values remained very stagnant until 2025 when an economic obsolescence was removed after being applied in 2017 and increased in 2018. This was apparently altered each consecutive year due

President Scott Decker states he tends to lean toward Mr. Dickinson's value of the property.

Assessor Dickinson states yes that is the recommended value to the City. He would be in support of the unit cost of value or square foot.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

1. No Report

Fire

Police

1. SRO Contract

MOTION BY: Joe Ridl SECONDED BY: Jason Fridrich
To approve the SRO contract with Dickinson Public School.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

6. COMMUNITY DEVELOPMENT SERVICES

A. Rezone Request - Eagles Point Rezone

City Planner Natalie Birchak presents a rezoning request from AG to RR. This is for Lot 2, Block 1, Eagles Point. She states this would allow for 8 – 5 acre lots for future residential construction. The city’s current zoning is 10 acres so this area needs to be rezoned. Ms. Birchak states there has been no public comments on this item. This is presented for a second reading with no changes since the first reading.

MOTION BY: Joe Ridl

SECONDED BY: Russ Murphy

To approve second reading and final passage of Ordinance 1861.

ORDINANCE NO. 1861

AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR TRACTS OF LAND WITHIN THE EXTRATERRITORIAL ZONING JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

B. Final Plat – Eagles Point Second Subdivision

City Planner Natalie Birchak states the applicant is requesting approval of the Eagles Point 2nd final major subdivision, being a replat of Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of Section 18, Township 140 North, Range 96 West, in the City of Dickinson’s Extra-Territorial Zone. According to the applicant, the purpose of this subdivision is to divide the lot for future residential development. The site is zoned Agricultural (AG). The site consists of +/- 40.01 acres. Staff recommends approval of this final major subdivision contingent on approval of REZ-002-2026. The Planning and Zoning Commission recommended approval of the associated Eagles Point zoning map amendment (REZ-002-2026) at the April 8th, 2026 P&Z Commission meeting. The property is generally located to the north of 33rd Street Southwest, and is currently legally described as Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve Resolution No. 27-2026

RESOLUTION NO. 27 - 2026

**A RESOLUTION APPROVING FINAL PLAT ENTITLED
EAGLES POINT SECOND SUBDIVISION
STARK COUNTY, NORTH DAKOTA**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

C. JE Dunn – Future Task Order – Fire Station 1A (202409)

Senior Engineer Kris Keller presents for informational purposes only a pre-construction Construction Manager At-Risk services. The scope of services for JE Dunn to provide is as following:

- Schematic design phase cost estimate including:
- Assumptions, exclusions, contingencies, and escalation
- Cost Model for major building and site components
- Identify major cost divers
- Constructability review and input
- Preliminary project schedule
- Active participation in design/programming meetings and discussions

D. GEVO, INC. – 3RD Party Feasibility Study Agreement – Reuse Water Feasibility

MOTION BY: Robert Baer
To approve Evo, Inc. 3rd Party Feasibility Study Agreement

7. PUBLIC HEARING – 5:00 P.M.

RESOLUTION NO. 26 - 2026

City Planner Natalie Birchak states the applicant is requesting approval of a Zoning Map Amendment from Agricultural (AG) to Public (P) for All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, in the City of Dickinson's Extra-Territorial Zone (ETZ). The purpose of this rezone is to allow for the subdivision of the property into 120 1,000-square-foot lots for sale as cemetery plots. The site consists of +/- 11.39 acres. Staff recommends approval of this zoning map amendment subject to the approval of the

associated FLP-004-2026 and SUP-003-2026. The companion Dickinson South Cemetery 2nd final major subdivision is also scheduled for public hearing at the June 10, 2026 Planning and Zoning Commission meeting (FLP-004-2026). Additionally, the companion Dickinson South Cemetery Special Use Permit (SUP) is also scheduled for a public hearing at the June 10, 2026 Planning and Zoning Commission meeting. The property is generally located along 20th Avenue SW.

Commissioner Russ Murphy questions if there are distinguishing lot sizes for cremations or full body burial. Is there a section for cremation.

Planner Birchak states all these lots are fully body lots.

President Scott Decker states there was discussion about adding onto the East side a veterans/public service part of the cemetery and maybe have a chapel but really haven't had a lot of veterans approach him anymore.

President Scott Decker opens the public hearing at 5:06 p.m. Hearing no comments the public hearing is closed at 5:07 p.m. and the following motion is made.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve first reading of Ordinance 1862.

ORDINANCE NO. 1862

**AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR
REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR
TRACTS OF LAND WITHIN THE EXTRATERRITORIAL ZONING
JURISDICTION OF THE CITY OF DICKINSON, NORTH DAKOTA.**

DISPOSITION: Roll call vote...Aye 5, Nay 0, Absent 0
Motion declared duly passed

8. PUBLIC COMMENTS NOT ON AGENDA

Lisa Aune whom is an existing library board member until June 30, 2026. Library appointment – couple of things I have been the VP for library board for last 2 years, walking through budget, processes and policies moving forward. Concerns – approving expenditures after they had been paid and mailed before library board met. City attorney said that 10/2024. Ms. Aune read the Attorney Generals opinion. Question arising – could we change process. Can we have those expenditures to be sent out, can we follow the city attorneys recommendation and attorney general. Can we wait until library board can review the bills. She did get resistance. We were not supposed to be doing that in that fashion. Going forward I had to interview for this position after being on here. Voted as VP 2 years in a row. She reads the people who did the interviews and states she knew that this was going to be a losing battle for her. I know I was going to be at an ending battle. Appointment process now have that library board is in authority over and overseeing decision making of who is going to be over them. Can be subjective when doing these appointments and interviews. If you have a director that is able to pick his bosses in theory, if we don't agree on policy or don't agree with administration is doing. She questions who is really running the library board to me it is not the library board it is administration.

Resident Kimberly Ho states it has been a few years since she has have spoken in front of the Commission. Personal experience of servicing on Dickinson area public library board, 2 years ago I stood before you explaining what century code said about serving terms. It was granted from city commission I could serve a second term. See if we can get it. Not consistent. Decisions were made here today earlier I do not know what can be done about that. Share my experience of a current board member and citizen of Dickinson.

9. COMMISSION COMMENTS

No Comments

11. ADJOURNMENT

MOTION BY: Joe Ridl

SECONDED BY: Jason Fridrich

Adjournment of the meeting was at 6:00 P.M.

DISPOSITION: Roll call vote... Aye 5, Nay 0, Absent 0
Motion declared duly passed.

OFFICIAL MINUTES PREPARED BY:

Rita Binstock, Assistant to City Administrator

APPROVED BY:

Dustin Dassinger, City Administrator

Scott Decker, President
Board of City Commissioners

Date: July 7, 2026