

City Commissioner Jason Fridrich states Vanguard put anything in their notes on how they came up on this value. The years of 2024 and 2025 just re-evaluation. This remained stagnant for 2023 back to 2013. He states 2022, 2021, 2020, 2019 all remained consistent within few thousand dollars during that time.

President Scott Decker states there is a decrease in land in 2024 but then a 30% increasing improvements to the actual structure, from 20 million to 26 million.

Assessor Dickinson states the land revalue that was applicable in 2024 was in excess land. Vanguard was applied only to the improvement and not to the land. Reclassification of land over an acre so value did come down. Commercial property was all of excess land.

Commissioner Jason Fridrich states it is hard to look back in 2023 on what was going on. Hard time understanding fairly flat for 7 years in a row and now a huge increase in 2024 and 2025.

City Assessor Dickinson states the City needs to take – notes, notes, notes, difficult to make judgement without notes. Probably well overdue after being flat for 7 years. I think seeing small increases every couple years but no in 10 years seeing larger jump over a period of time. Should have reviewed it every year. Couldn't rely on previous year and reflect on current year.

Mr. Dahl from Ryan, LLC states in 2024 increased spurred Menard largely ignoring and taking it for what it was. The last increase is what spurred the reaching out in 2023 as it was still available. That is what brought us here today.

Mr. Dahl states that 2024 and 2025 increased and this was a red flag for Menard's. The company asked what was going on here. Realizing in some inequity here with Walmart and what they have do not support the assessment at all. \$20,600,000 – maybe meet half way. He states they will be filing for 2024 and 2025.

Commissioner Jason Fridrich asks about the history about \$26 million for 7 years and now they think it is worth 23 after 7 years.

Mr. Dahl states that Menards brought this to Mr. Dahl and his company and got serious about it and like they said because of the increase and 2023 was the only year that they could go back.

President Decker presents the following for a motion:

2023 assessed value for Menard's property
26,228,300.00 staff recommend staying
23,000,000 million – company recommending

Assessor Dickinson states the data collected from the office and using Vanguard off of cost approach would recommend no change at this time.

MOTION BY: Jason Fridrich

SECONDED BY: Russ Murphy

To approve the recommendation of staff of no change on parcel #2500-0500-0101 since they have been paying for a valuation of \$26 million for the past 7 years and now only coming forward.

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

Abatement - Sanford's Grub and Pub

City Assessor Chris Dickinson states 2023 same as 2022 and no increase no appeal and no informational address of the value of that time. During commercial evaluation this did go up 2022, 2021, 2020 and 2019 and not questioned at that time. He states this is the same reason as Menards. The land allocation changes during the revalue which was in the 2024 and 2025. Change of allocation increased the land due to the size based off of straight square footage. Excess land reallocation again and this was reduced at this point. Improvement value actually came down during that reevaluation process at time. Straight data changes in 2023 which was applicable in 2024. We support value that was assigned through Vanguard and previous administration recommend no change.

Mr. Jim Dahl from Ryan, LLC states it is their goal is to identify market value of 2023 and not a change in value or if they appeal the prior year and what is the basis of what the tax payer is paying. We are after that coming to market value in 2023 and not tax payer had previously appealed. 2,506,000. Put \$1,432,500 that is what they are getting in rent, paying expenses and get to market value which was how we going to \$1.3 which is \$190 dollars per square foot. Perkins's sale in 2023 at \$177 dollars per square foot, probably the best data point. An inferior property so \$177. Looked at Minot – built within 2 years and sold \$168 dollars a square foot. Again is \$269 per square foot. Client was willing to offer \$1.6 million is what they are offering.

City Assessor Dickinson valued argument at \$1,6 million. I am not questioning the fact that should be getting market value.

Commissioner Fridrich states these companies have not contested in a timely manner. Every tax payer has the ability to talk to assessor and correct any value at any time. Downplaying this at any time. Hard to go back a couple of years. Finding sales is hard. I still believe the previous administration had all data they had at that time and generated an accurate value that we had. Based off of data that was at that time. There was no notation in software will increase. There are very limited notes. Really look at it as ND has set up. Over 1 acres needs to be in excess land valuation. Tax payers have been seeing quite a tax break.

Commissioner Jason Fridrich states there is a building in Williston that is there is \$3.3 million and that building will open next month. It is so hard. I understand that they submitted information and look back 3 years to determine what the market value was at that time is almost nearly impossible. 100% cost in land cost. Possible \$1.7 million

Mr. Dahl states as far as Williston goes their market is significantly stronger, restaurant just built and Dickinson had one torn down. Market evidence and Williston is doing quite a bit better in that regard. That is what is developed in original officer and come to \$1.6 to compromise. At \$1.7 million is \$228 dollars per square foot and this is a fair compromise.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the change of valuation to \$1.7 million for Sanford's Grub and Pub.

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

Abatement - Nash Finch – 2500-0100-0301

City Assessor Chris Dickinson recommends no change to this property. In 2022, \$10,879,500. Remained the same in 2023, drop significantly after to \$9,3 million in 2024 and 2025. Land price after revalue was done and land was properly allocated. Based off of market correction that the previous administration and vanguard had done. Little bit of increased of total assessed value, 2024 and 2025 increase of land slightly. Actually, came down after 2023 value. The previous assessed value has been in the \$10 million

dollar range. Fluctuations up and down with this property and once again the value was not looked at, questioned or reviewed until the office revalue done in 2023.

Jim Dahl states the owner is asking for a very large reduction. He states a professional appraisal was completed and this is what triggered the appeal. After the appraisal the valuation for financing at \$5,630,000 and it is assessed at \$10,879,500. He states this is a significant difference. Very aware and the client is extremely pushing us hard to get in front of board here. Included the entire appraisal. They are promoting a \$5.8 million dollar offer. Willing to go to \$6,360,000 which is \$120 dollars a square foot. Based on national appraisal firm MAI concluding of market value of \$5,630,000. MIA is a national designated appraisal.

Appraiser Dickinson states he had reviewed this briefly. He does disagree on the process of the appraisal done for finance purposes can be done differently for property assessment. This was done financing purposes only. These can actually be lower on what the true value really is. It is a reputable firm and the reason the appraisal was done in the first place. It is assessed at a little under 10 million. \$10,879,500 in 2022; 2023 and 2024.

Commissioner Russ Murphy states the land value with Menards and Spartan Nash shows this increase and why is there such a difference, land value so much different.

Assessor Dickinson states it is based off of square foot. Accurate data based on property. When vanguard allocated the land correctly by the State of ND. If the land came down the assessment would have come down. Data correction on the valuation. When looked at Vanguard objective data and change. They looked at measurement and square foot valued off of the use. Objective straight up corrections and not a guess.

Commissioner Fridrich states this is hard to understand the land allocations. He states dropping the land and assessed value went up.

President Scott Decker states could compromise between \$10.8 and \$6.3 million.

Jim Dahl states \$6.4 million would be a 11% higher than assessment. \$7 million - seems to be a pretty good compromise. Seems like a reasonable compromise. There is 53,000 square feet, Family Fare and Quick Stop.

Commissioner Jason Fridrich is struggling with this one, understand appraisal and appraisal for financing, banks fairly conservative. Went from 15 to 9 million. It has seen a value adjusted. I can't believe we were off this far all these years. Data that our value is correct. It was corrected in 2024 and 2025.

Assessor Dickinson states the overall assessed value is what they are going to pay taxes on. Overall assessment has remained consistent or overall have come down. Re-evaluation were significant on the land but the overall assessment has come down.

MOTION BY: Jason Fridrich

SECONDED BY: Russ Murphy

To approve staff recommendation of no change on the value of this property, leave the value unchanged.

Jim dahl states they had an appraisal in 2023, no better data that proves the value wrong. That is \$5.36 million regardless of the appraisal purposes. It hard to say that they are off by 20%. That is a compromise at \$7 million. Benefit is the city of Dickinson and they have been getting more in taxes in property as this is being over assessed and appraisal to prove it. No better data with an appraisal unbiased and working for a third party. Data of appraisal and we are willing to compromise 20% above that. No change is not right and not right for the tax payer.

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

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

C. Final Plat – West Ridge 4th Addition

City Planner Natalie Birchak states the applicants are requesting the approval of a zoning map amendment from General Commercial to Medium-Density Residential for Lot 1 of Block 6 of the West Ridge 2nd Addition Subdivision, located within the City of Dickinson. The property is generally located along 50th Avenue West and is legally described as Lot 1, Block 6, of the West Ridge 2nd Addition Subdivision, located in the NE1/4 of the SE1/4 of Section 36, Township 140 North, Range 97 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. Planner Birchak states the purpose of this rezoning is to allow for the applicant to combine the subject lot with the properties to the west and south into one large lot. The subject property is approximately 2.23 acres. Planner Birchak states they want to reduce the tax burden on this property. There have been no public comments on this item. Staff recommends approval.

MOTION BY: Jason Fridrich
To approve Resolution 01-2026.

SECONDED BY: Joe Ridl

RESOLUTION NO: 01-2026
A RESOLUTION APPROVING FINAL PLAT ENTITLED
WEST RIDGE 4TH ADDITION SUBDIVISION
STARK COUNTY, NORTH DAKOTA

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

D. Pavement Management Data Update Contract Amendment to MDST

Engineer and Community Development Director Joshua Skluzacek presents a contract amendment with MDS Technologies, Inc. to update the City of Dickinson Pavement Management Plan utilizing the PAVER database and provide up to two hours of general consulting as needed for an estimated time and material amount of \$2,960.00. The funds for this portion of the project will be Cash on Hand. A legal review of this contract has been completed. Director Skluzacek states keeping the pavement management records up to date in a database is a critical tool for project forecasting, records retention in a single database, and long-term pavement management. Staff recommends approval.

MOTION BY: Robert Baer

SECONDED BY: Joe Ridl

To approve Pavement Management Data Update Contract Amendment with MDST.

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

E.Asbestos Abatement Bid Tabulation – 22 S 10th Avenue West
Code Enforcement Officer II Tiffany Stewart states in May, 2025 the City of Dickinson voted to demolish 22 S 10th Avenue West. This decision had required an asbestos test which was completed and came back positive. Therefore, the City put out for bids the work of

asbestos removal. She states two bids were received and opened on 12/17/2025. The lowest bid came in from Integrity Environmental, LLC at \$4,150.

President Scott Decker is baffled by the bid amount difference. He states this is quite significant and is concerned if it has transportation, disposal, etc. in the bid.

Code Enforcement Officer II Stewart states she has been in contact with both of the contractors and the City is not sure why there is such a difference in bids. Integrity states this removal is for the entire building and their travel cost from Williston. The landfill cost will be assessed to the property and was not in the bid. She states Integrity states this is their bid and there is no error in the bid.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the bid for Integrity Environmental, LLC for \$4,150 to remove the asbestos from 22 S 10th Avenue West.

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

E. Monthly Report

Engineer and Community Development Director Joshua Skluzacek presents the year end review of the monthly Community Development Report. He states there were 14 different plats, 12 minor subdivisions, 5 SUP, 11 zoning map amendments, 19 lot modifications and many other items that took place throughout the year. He visits about building and codes and the number of budling permits paid and picked up. He reviewed the engineer projects for the Commissioners and states GIS is getting things updated for the project.

President Scott Decker states this is going to be a busy year. The State of the City is at the beginning of February. President Decker wishes everyone a Happy New Year!

7. **PUBLIC HEARING – 5:00 P.M.**

A. No Report

9. **PUBLIC COMMENTS NOT ON AGENDA**

None

10. **COMMISSION COMMENTS**

None

11. **ADJOURNMENT**

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

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: January 6, 2026