

I. CALL TO ORDER

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

II. ROLL CALL

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

Telephone: None

Absent: Vice President Robert Baer

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

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the December 2, 2025 meeting as presented.

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

2. CONSENT AGENDA

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

A. Approval of the City Commission Meeting Minutes dated November 18, 2025

B. Approval of Accounts Payable, Commerce Bank and Checkbook

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

3. ADMINISTRATION/FINANCE**A. 2026 Alcohol License Renewals**

City Administrator Dustin Dassinger presents the 2026 liquor license renewals. The total number of Commercial On-Sale/Off-Sale Liquor licenses were 18; 2 Motel/Hotel; 3 Lodge/Club; 14 Restaurant; 1 Beer and Wine Concession; 1 Microbrewery; 2 Beer and Wine; 3 Beer only and four licenses did not renew for 2026. City Administrator recommends approval of the liquor license renewals.

MOTION BY: Jason Fridrich

SECONDED BY: Russ Murphy

To approve the liquor license renewals for 2025 as listed.

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

B.2026 Tobacco License Renewals

City Administrator Dustin Dassinger presents the 2026 Tobacco License Renewals. He states there were a total of 50 renewal submittals. The City has been in contact with Superpumper on West Villard with no response. City staff is recommending approval of the 2026 tobacco license renewals.

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the 2025 Tobacco License Renewals as presented.

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

4. **PUBLIC WORKS**

A. No Report

5. **PUBLIC SAFETY**

A. Fire

No Report

B. Police

1. Axon Contract

Police Chief Joe Cianni presents an Axon contract that is for 10 years. He states this is a bundle of all the existing smaller contracts. This is the technology that the Police Department is using along with upgrades of technology. This initially ties into the Axon body cameras, interview room and digitalized evidence system. He states the City got the body cameras on 2021 which was nearly \$300,000. Now the contract is up for renewal in mid-summer of 2026. If it is a stand alone contract it would cost \$700,000. He feels this would be more fiscal responsible to extent contract for a 10-year period because of inflation. The 2026 contract is for \$2.2 million as of 1/1/2026. The Police Department has been encumbering money for this contract.

Deputy Police Chief Matt Hanson states this is the best technology and best equipment. There are no drones but it is on the list. This package works best for the 49 officers. The Chief and Mr. Hanson do not have body cameras. He states the schools have not bought in to the SRO body cameras. For example, if a vehicle has been vandalized and an officer can receive a message and a picture from the resident's ring camera. The support staff uses this program as much as the sworn staff.

MOTION BY: Joe Ridl

SECONDED BY: Russ Murphy

To approve the Axon Contract.

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

6. **COMMUNITY DEVELOPMENT SERVICES**

A. Rezoning Request – Winn Heart River 4th Rezone

City Administrator Dustin Dassinger states over the weekend the City received a protest submission to the Building Department as well as the Board of Appeal. In order for this rezoning request to pass it needs a three-quarter vote of elected Commission Members to be approved. The petition appears to be valid. Due to the lack of having all the Board of Commissions. Staff is recommending to table this item until the next commission meeting.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To table Ordinance 1840.

ORDINANCE NO. 1840

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 4, Nay 0, Absent 1
Motion declared duly passed

B. Final Plat – DN Wanner Subdivision

City Planner Natalie Birchak presents an application requesting the approval of the DN Wanner final minor subdivision, being a portion of land located in the W1/2 of the SE1/4 of Section 22, Township 139 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone. According to the applicant, the purpose of this subdivision is to split the parcel into two lots in order to gift a portion of the property to the applicant's grandson. The proposed subdivision is approximately 40.00 acres. The location of this property is generally located along 27th Avenue East, and it is legally described as a portion of land located in the W1/2 of the SE1/4 of Section 22, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, within the City of Dickinson's Extra-Territorial Zone.

MOTION BY: Russ Murphy
To approve Resolution 52-2025.

SECONDED BY: Joe Ridl

RESOLUTION NO: 52 - 2025
A RESOLUTION APPROVING FINAL PLAT ENTITLED
DN WANNER SUBDIVISION
STARK COUNTY, NORTH DAKOTA

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

C. Final Plat – 23rd Street Addition

City Planner Natalie Birchak presents a request for a final minor subdivision plat for the 23rd Street Addition Major Subdivision Plat. The proposed subdivision is a replat of Lots 26-31, Lots 36-41, the East 38.23 feet of Lot 32, and the East 38.23 feet of Lot 35 of Block 5 of The Replat of Lots 5-11, Block 1, and all of Block 5 of the Country Oaks Estates Second Addition Subdivision, located in the SE1/4 of the SW1/4 of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, within the City of Dickinson. The proposed subdivision is +/- 1.88 acres. According to the applicant, the purpose of this subdivision is to combine the existing lots in order to provide additional paved parking spaces on the property. The property is a replat of Lots 26-31, Lots 36-41, the East 38.23 feet of Lot 32, and the East 38.23 feet of Lot 35 of Block 5 of The Replat of Lots 5-11, Block 1, and all of Block 5 of the Country Oaks Estates Second Addition Subdivision, located in the SE1/4 of the SW1/4 of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The subject lots are developed with multi-family structures. Staff recommends approval.

MOTION BY: Jason Fridrich
To approve Resolution 53-2025.

SECONDED BY: Joe Ridl

RESOLUTION NO: 53 - 2025
A RESOLUTION APPROVING FINAL PLAT ENTITLED
23RD STREET ADDITION
STARK COUNTY, NORTH DAKOTA

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

7. PUBLIC HEARING – 5:00 P.M.

A. Public Hearing – Rezoning Request – St. Joe's Plaza PUD Amendment

City Planner Natalie Birchak states this rezoning request is an amendment to St. Joseph's PUD. This is a continued restaurant and retail services and clarify parking spaces. Community Development staff are requesting the approval of an amendment to the existing St. Joe's Plaza Planned Unit Development (PUD) for all of Block 10, all of Block 11, and

Lots 1 & 2 of Block 4 of the Hilliard and Manning Addition Subdivision, and all of Block 14 and all of Block 15 of the Hilliard 3rd Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the continued operation of restaurant and retail service uses, as well as to clarify maintenance responsibility of parking spaces along 7th Street West. The site is approximately 4.38 acres. Staff recommends approval.

President Scott Decker opens the public hearing at 5:02 p.m. Hearing no public comments, the public hearing is closed at 5:03 p.m. and the following motion is made.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve the first reading of Ordinance 1841.

ORDINANCE NO. 1841

AN ORDINANCE AMENDING ORDINANCE NO. 1592 IMPACTING 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 4, Nay 0, Absent 1
Motion declared duly passed

B. Public Hearing – Rezoning Request – Diamond 1st Rezone

City Planner Natalie Birchak states the applicants are requesting the approval of a zoning map amendment from General Commercial (GC) to General Industrial (GI) for the West 292.78 feet of the South 95.62 feet of Lot 1A of Block 1 of the Energy Center 1st Subdivision, located within the City of Dickinson. The purpose of this rezoning is to subdivide the property and combine the south portion of Lot 1A to with the property directly to the south. The area being rezoned is approximately 0.64 acres. Staff recommends approval of this rezoning request contingent on approval of FLP-011-2025. The companion Diamond 1st Addition final minor subdivision plat is also scheduled for public hearing at the November 12, 2025 Planning and Zoning Commission meeting (FLP-011-2025). The property is generally located along 27th Avenue East, and it is legally described as the West 292.78 feet of the south 95.62 feet of Lot 1A, Block 1, of the Energy Center First Subdivision, located within the SW1/4 of the NW1/4 of Section 1, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

President Scott Decker opens the public hearing at 5:05 p.m. Hearing no public comments, the public hearing is closed at 5:06 p.m. and the following motion is made.

MOTION BY: Jason Fridrich

SECONDED BY: Joe Ridl

To approve the first reading of Ordinance 1842.

ORDINANCE NO. 1842

AN ORDINANCE AMENDING ORDINANCE NO. 1592 IMPACTING 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 4, Nay 0, Absent 1
Motion declared duly passed

C. Public Hearing – Rezoning Request – Sax Motors Rezone

City Planner Natalie Birchak presents a request for approval of a zoning map amendment from High Density Residential (R-3) to General Commercial (GC) for Lots 1-5 of Block 2 of the Diamond Acres Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the applicant to combine the lots with the property to the north

in order to expand the existing Auto Sales use. Staff recommends approval of this rezoning request subject to the conditions listed at the end of the staff report. The companion Sax 2nd final minor subdivision plat is also scheduled for public hearing at the November 12, 2025 Planning and Zoning Commission meeting (FLP-013-2025). Planner Birchak states the property is generally located on the corner of 20th Street West and what has been platted as 1st Avenue West, and it is legally described as Lots 1-5, Block 2, of the Diamond Acres Subdivision, located within the NW1/4 of Section 34, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

President Scott Decker opens the public hearing at 5:08 p.m. Hearing no public comments, the public hearing is closed at 5:09 p.m. and the following motion is made.

MOTION BY: Russ Murphy

SECONDED BY: Joe Ridl

To approve the first reading of Ordinance 1843.

ORDINANCE NO. 1843

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 4, Nay 0, Absent 1
Motion declared duly passed

9. PUBLIC COMMENTS NOT ON AGENDA

None

10. COMMISSION COMMENTS

President Scott Decker states there will be a free soup kitchen at the Food Riot coming in the near future. He states to look for the free soup kitchen at St. Josephs Plaza. President Decker would like to get the word out.

11. ADJOURNMENT

MOTION BY: Joe Ridl

SECONDED BY: Jason Fridrich

Adjournment of the meeting was at 5:15 P.M.

DISPOSITION: Roll call vote... Aye 4, Nay 0, Absent 1
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: December 16, 2025