

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 Jason Fridrich,
Commissioners Robert Baer, and Russ Murphy.

Telephone: None

Absent: Commissioner Joe Ridl

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE**1. ORDER OF BUSINESS**

MOTION BY: Russ Murphy

SECONDED BY: Jason Fridrich

To approve the August 18, 2026 meeting.

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

2. CONSENT AGENDA

MOTION BY: Robert Baer

SECONDED BY: Russ Murphy

A. Approval of the City Commission Meeting Minutes dated August 4, 2026

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. Chapter 6 – Code Violations Code Violations**

City Attorney Christina Wenko presents a chapter 6 code amendment which is an amendment to Section 6-39. This change would remove unattended language from the code. This would allow the city to cite animal owners for nuisance noise violation when the animal is loud, frequent yelping, barking, crying or howling outside of the dwelling. Ms. Wenko states this is presented for a second reading with no changes or comments from the first reading.

MOTION BY: Russ Murphy

SECONDED BY: Robert Baer

To approve second reading and final passage of Ordinance No. 1864.

ORDINANCE NO. 1864

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

B. OpenGov Contract – Public Service Platform

IT Director Aaron Meyer states the City is planning a comprehensive modernization of its core operations through migration to OpenGov’s Public Service Platform. This initiative will replace our core financial system, modernize citizen-facing permitting and licensing services, improve internal asset management processes, and introduce 311 services and enhanced citizen portals to increase transparency, auditability, accountability, and operational efficiency. The total proposed contract cost is approximately \$2.15 million through 2031, including about \$1.73 million in software subscriptions and \$420,831 in professional implementation services. Costs begin at \$275,610 for the final three months of 2026, with an additional \$490,065 in 2027 during the primary implementation period, and range from approximately \$321,935 to \$372,680 annually from 2028 through 2031.

Arielle Hammer who is the sales team lead for OpenGov states that Dickinson is not the only City in North Dakota whom has OpenGov. She is super excited to be working with the City of Dickinson as this is no small feat. She states they work with over 2,000 governments.

President Scott Decker states he is thoroughly impressed. The staff feels comfortable with the new software and they are excited to start.

Director Meyer states the current software is hitting the end. OpenGov will grow with the City in the future. This will make the City more efficient and tools for the public will be more efficient.

MOTION BY: Jason Fridrich SECONDED BY: Russ Murphy
To approve OpenGov Software for the City of Dickinson.

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

C. MOU with Park District for Equipment Usage

City Administrator Dustin Dassinger presents an MOU with Dickinson Parks and Rec for

equipment uses. The MOU establishes a formal agreement allowing the Dickinson Parks and Recreation District to use designated City-owned equipment for official District purposes. The agreement clarifies ownership, permitted use, operator requirements, maintenance responsibilities, and safety expectations. The agreement is effective August 3, 2026, through December 31, 2046, unless terminated earlier in accordance with the agreement. Equipment may only be used for official District business by authorized District employees. The City is responsible for ensuring equipment is properly registered, reasonably maintained, and reasonably believed to be safe for its intended use, including scheduled maintenance and manufacturer recalls. City Administration recommends approval.

MOTION BY: Robert Baer

SECONDED BY: Russ Murphy

To approve the MOU with Dickinson Parks and Rec.

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

D. Monthly Financial Report

Deputy Finance Director Greenwood presented the monthly financial report. She does state Hospitality Tax is up a little over last year at this time. Sales tax is up from last year of 4%. The City is continuing to get higher oil impact at \$1.8 in July. Occupancy tax is down 6%. There are more in sales but not in hotel income.

Commissioner Russ Murphy states the increase is 2% from June to June over the previous year. This could be an impact of library with the bringing some hospitality and occupancy.

President Scott Decker hopefully will see a spike in July from the Presidential Library.

E. HR Monthly Report

HR Director Shelly Nameniuk presented the monthly recap of open positions and the status of hiring.

4. PUBLIC WORKS

1. No Report

5. PUBLIC SAFETY

Fire

1. Woody's Fire Recognition

Fire Chief Jeremy Presnell states a month ago there was a significant fire at Woody's. For several days the community really stepped up and supported the Fire Department. He presents the list of all the donators. He states some people were not recognized and brought stuff but didn't say whom they were. They brought food, water and all kinds of

different supplies. True testament of what Dickinson is really about. Everyone did step up. Chief Presnell compliments his staff as they worked 72 and 24 hours before they had a break. He appreciates the Fire Department staff. Staff knew what they were doing and not chaotic at all for us due to training. He thanks BCI for the use of their drone. There were a lot of people involved. Stark County, Emergency Mgmt. and others.

President Scott Decker states everyone did an awesome job and the community stepped up. Had the right number of cooks in the kitchen in trying to tackle this and keep it in place. SW District health cooling apparatus.

Chief Presnell thanks the Police Department they dedicated a lot of resources. Public Works really stepped up. Engineering Department stepped up while dealing with programs. Chief Presnell thanks the Mayor and Administrator for taking care some of the stuff and so they could work with the fire. All Stark County Fire, Dickinson, Taylor, Gladstone, South Heart, Dunn County, Williston, Watford City, Mandan, and Bismarck.

Police

A. Police Department

1. No Report

6. COMMUNITY DEVELOPMENT SERVICES

A. Development Incentives Resolution

City Planner Natalie Birchak states the intention of this memo is to define an outline for future residential development financial incentive. This would be to promote future residential development of properties that require no new City of Dickinson funded Infrastructure investments. This incentive would be to fill in locations in the City. There would be no building permit or connection fees will be paid to the City of Dickinson for the lots within the residential development. A development agreement will include a sunset period for the residential building permit fee waiver. This period is assumed to be 2-3 years depending on the number of lots and residential units associated with the development. Birchak states staff is proposing a resolution which allows for a tax exemption of up to \$150,000 of the True and Full value of any new single-family, condominium, or townhouse construction completed and owner-occupied for the first time beginning at the time of resolution adoption.

Commissioner Jason Fridrich states with anything you have to start somewhere.

MOTION BY: Robert Baer
To approve Resolution No. 36-2026

SECONDED BY: Jason Fridrich

RESOLUTION NO. 36 - 2026

A RESOLUTION APPROVING INCENTIVES FOR RESIDENTIAL INFILL DEVELOPMENT IN THE CITY OF DICKINSON

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

B. 202703-2027 Watermain Replacement SID Resolution

Engineering and Communities Development Director Josh Skluzacek presents a Preliminary Engineering Report for the 2027 Watermain Replacement project Special Improvement District. The SID and paving portion of the project will be paid for with multiple funding sources which are included in the 2027 capital improvement project budget. The interest rate is proposed to be 4.1% which was the average daily 10-year Treasury Yield interest rate for the month of September 2025. The 2027 Watermain Replacement Project is planned to be constructed to replace concrete curb and gutter, sidewalk and accessibility ramp construction, asphalt patching in areas of need, and an asphalt mill and overlay. The proposed SID will also replace deteriorating driveway approaches and sidewalks as well as correct deficiencies on pedestrian facilities where practical within the right-of-way. Construction for this project is scheduled for the summer of 2027, with the bidding anticipated for late fall or early winter of 2026. The total project cost estimate for this project being \$2,624,400.00. The assessment amount for each property will be included in property taxes and paid back over 10 years at an interest rate of 4.1%. Those who pay their assessments in full by October 1, 2028, will not be charged interest or penalties. The City Engineering staff recommends approval.

MOTION BY: Russ Murphy
To approve Resolution No. 38-2026

SECONDED BY: Robert Baer

RESOLUTION NO. 38 - 2026
A RESOLUTION FOR THE 2027 WATERMAIN REPLACEMENT
PROJECT SPECIAL IMPROVEMENT DISTRICT NO. 202703-1
DIRECTING THE FILING OF AN ENGINEER'S REPORT REGARDING
THE SAME, AND DECLARING THAT IT IS NECESSARY TO MAKE THE
IMPROVEMENTS DESCRIBED THEREIN.

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

C. Monthly Report

Engineering and Communities Development Director Josh Skluzacek presented the monthly recap of his department.

President Scott Decker thanks Director Skluzacek for all the work he does on the projects.

7. PUBLIC HEARING – 5:00 P.M.

A. Public Hearing – 202701-2027 Road Maintenance SID Resolution to Determine Protests

Engineering and Communities Development Director Josh Skluzacek presents a resolution to determine the protests for the 2027 Road Maintenance project Special Improvement District. The resolution to establish the SID was approved at the July 7, 2026 City

Commission meeting. The SID and paving portion of the project will be paid for with the road maintenance project funds which are included in the 2027 capital improvement project budget. The interest rate is proposed to be 4.1% which was the average daily 10-year Treasury Yield interest rate for the month of September 2025. Director Skluzacek states the construction for this project is scheduled for the summer of 2027, with the bid opening anticipated for Fall/Winter 2026. The preliminary opinion of construction cost for the street improvement portion of the project that will be included in the Special Improvement District is \$1,060,050.00 as specified in the PER vs. the total project cost estimate for this scope of work being \$8,490,589.51. The assessment amount for each property will be included in property taxes and paid back over 10 years at an interest rate of 4.1%. Those who pay their assessments in full by October 1, 2028, will not be charged interest or penalties.

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

MOTION BY: Russ Murphy
To approve Resolution No. 37-2026

SECONDED BY: Robert Baer

RESOLUTION NO. 37 – 2026

A RESOLUTION DETERMINING WRITTEN PROTESTS TO THE 2027 ROAD MAINTENANCE PROJECT SPECIAL IMPROVEMENT DISTRICT NO. 202701-1 DIRECTING THE FILING OF AN ENGINEER’S REPORT REGARDING THE SAME, AND DECLARING THAT IT IS NECESSARY TO MAKE THE IMPROVEMENTS DESCRIBED THEREIN.

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

B.Public Hearing – ZTA-007-2026 Stormwater Ordinance Update.

Engineering and Communities Development Director Josh Skluzacek states staff is requesting approval of a text amendment to repeal Article III. – “Stormwater Management”, of Chapter 16 – Environment, and to add Article VI. – “Stormwater Management”, to Chapter 60 – Utilities, of the City of Dickinson Municipal Code regarding updates to the City’s stormwater management requirements and the establishment of a stormwater design manual (SWDM). Staff recommends approval of these text amendments. The proposed ordinance repealing Sections 16-84 through 16-111 and enacting Sections 60-150 through 60-167 to update the existing stormwater regulations, is included with this staff report.

President Scott Decker opens the public hearing up at 5:21 p.m. Hearing no public comments the public hearing was closed 5:22 p.m. and the following motion was made.

MOTION BY: Russ Murphy
To approve first reading of Ordinance No. 1865.

SECONDED BY: Jason Fridrich

ORDINANCE NO. 1865
**AN ORDINANCE REPEALING ARTICLE III OF CHAPTER 16,
AND ENACTING ARTICLE VI OF CHAPTER 60, RELATING TO THE
STORMWATER ORDINANCE**

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

Commissioner Robert Baer thanks Director Skluzacek for all he has done.

8. PUBLIC COMMENS NOT ON AGENDA

None

9. COMMISSION COMMENTS

None

11. ADJOURNMENT

MOTION BY: Jason Fridrich

SECONDED BY: Robert Baer

Adjournment of the meeting was at 5:40 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: September 4, 2026