

MINUTES OF THE STANLEY CITY COUNCIL

January 13, 2026

Mayor Marlin Ranum called the January 13, 2026, regular meeting to order at 7:00 P.M. The following Council Members were present: Darren LeRohl, Jesse Weyrauch, Ty Taylor, Randy Jarmin, George Littlecreek and Chad Hysjulien. Others in attendance were City Auditor, Ada Arneson; Planning and Zoning Administrator, Amanda Dennis; Chief of Police, Samuel Pesik; Public Works Director, David Brown; City Attorney, Ryan Sandberg from Pringle & Herigstad Law Firm; and City Engineer, Patrick Carabello with Brosz Engineering.

7:00 PM – CITY ASSESSOR – ELECTRIC PROPERTIES LLC ABATEMENT

City Assessor, Amanda Dennis, presented an abatement for Parcel #61-0013100 for property owned by Electric Properties LLC (Jordon Kannianen). City Assessor Dennis is recommending removal of the structure true and full value of \$158,000 for the months of March-December 2025 as the property burned down in late February 2025. The land true and full value of \$17,500 and special assessments will remain on the property.

Motion made by Weyrauch, seconded by Taylor, to approve the abatement for Parcel #61-0013100 as recommended by City Assessor Dennis. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

7:05 PM – CITY ASSESSOR – STANLEY AIRPORT AUTHORITY ABATEMENTS

City Assessor Dennis presented an abatement for Parcel #61-0051112 and an abatement for Parcel #61-0051113 for properties owned by the Stanley Municipal Airport Authority. City Assessor Dennis is recommending the taxes be abated for the 2025 tax year for both parcels as the Airport Authority took ownership in May 2024 and the property is exempt from taxation.

Motion made by Hysjulien, seconded by Taylor to approve the abatement for Parcel #0051112 as recommended by City Assessor Dennis. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

Motion made by Hysjulien, seconded by Taylor to approve the abatement for Parcel #0051113 as recommended by City Assessor Dennis. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

MINUTES

Motion made by Weyrauch, seconded by LeRohl, to approve the minutes of December 9, 2025, regular meeting and December 30, 2025, special meeting. All present voted yes. Motion carried.

PLANNING AND ZONING RECOMMENDATIONS

Todd Heidbreder, Chairman of the Planning & Zoning Commission, presented the P&Z Commission report to the City Council.

P&Z COMMISSION REORGANIZATION

Chairman Heidbreder informed the Council that he was re-elected as Chair and Cassandra Gerich was elected as Vice-Chair of the P&Z Commission.

MOBILE FOOD PERMIT

Maria’s Breakfast Tacos/Maria Arteaga

Chairman Heidbreder informed the Council the P&Z Commission approved a Mobile Food Permit request filed by Maria’s Breakfast Tacos/Maria Arteaga to allow a mobile food unit for the 2026 year on property owned by Meiers Holdings LLC at 6165 Highway 8 (Parcel #61-0053501). Ms. Arteaga has a license from the State Health Department and is in good standing with the City. This is a renewal application, and it does not need to go through the public hearing process.

Motion made by Littlecreek, seconded by Hysjulien, to approve the Mobile Food Permit request filed by Maria's Breakfast Tacos/Maria Arteaga to allow a mobile food unit on Meiers Holdings LLC property at 6165 Highway 8 as per recommendation of the P&Z Commission. All present voted yes. Motion carried.

PLANNING & ZONING ADMINISTRATOR REPORT

Amanda Dennis, P&Z Administrator, reported there were no permits issued for the month of December 2025.

EXECUTIVE SESSION

The next items on the agenda is attorney consultation. These items may be discussed in an executive session. The legal authority for closing this portion of the meeting is North Dakota Century Code Sections 44-04-19.1 and 44-04-19.2. The topic or purpose of this executive session is attorney consultation for legal advice pertaining to the Cory Hale Invoice/Potential Lawsuit and the Jennifer Rademacher/Potential Lawsuit.

At this time, a motion would be in order to discuss the next topics in executive session rather than in an open meeting. Motion made by Hysjulien, seconded by Taylor, to enter into executive session for attorney consultation. All present voted yes. Motion carried.

The executive session will be recorded, and all members of the governing body are reminded to limit their discussion during the executive session to the announced topics. Any collective decision, collective commitment, or other final action by the governing body must occur after it reconvenes in an open meeting, unless final action is specifically required by law to be taken during the executive session.

The prohibition on taking final action during the executive session does not apply to providing guidance or instructions to our attorney or negotiator.

We will now ask the members of the public who are attending the meeting to leave the room. We anticipate adjourning the executive session, and reconvening the open portion of the meeting, at approximately 7:45 P.M.

The minutes will show that the executive session began at 7:11 P.M. and was attended by Mayor Ranum, Council Members LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien and City Attorney Sandberg.

The minutes will show that the executive session was adjourned at 7:40 P.M. The public has been invited to return to the meeting room, and we are now back in open session.

JENNIFER RADEMACHER HEARING/FURTHER DISCUSSION

Fintan Dooley, Attorney representing Jennifer Rademacher, met with the Council to inquire about the public safety officers and their behavior pertaining to an incident involving Ms. Rademacher. Jennifer Rademacher appeared before the Council to elaborate on this incident that occurred October 16, 2025. After hearing comments by Attorney Dooley and Ms. Rademacher, Mayor Ranum presented comments. Mayor Ranum thanked them for their presentation. Mayor Ranum stated the City Council will not be responding to or answering questions regarding this matter at this time, a notice of claim has been filed, and this matter is now in the hands of the City's legal counsel, and all further communication regarding this issue should be directed to the City Attorney's office. Mayor Ranum stated the Council will now move forward with the remainder of tonight's agenda. The City Council took a short recess at 7:50 P.M. and reconvened at 8:00 P.M.

CORY HALE INVOICE/FURTHER DISCUSSION

City Attorney Sandberg informed the Council they will need to act on the lawsuit involving Cory Hale as she is requesting a settlement.

Motion made by Hysjulien, seconded by Weyrauch, to move forward as per the following recommendation from Pringle and Herigstad P.C. and settle with Cory Hale:

Cory Hale would need to:

1. Sign a full release of all claims related to her impounded vehicle,
2. Dismiss the writ of mandamus in Case No. 31-2025-CV-239 (Mountrail County, and
3. Agree not to file or pursue any writs related to the public records requests listed below.

City would provide:

1. Vehicle Impoundment Payment: \$3,500 for Cory Hale’s vehicle towed on or about July 31, 2025,
2. Traffic Ticket Court Records (October 29, 2025 request):
 - a. 22 copies at no charge (waiving the \$180.50 fee)
3. City Hall Video (November 24, 2025 request):
 - a. Video footage at no charge (waiving the \$33.33 fee)
4. Traffic Tickets for November 24, 2025 Court Calendar:
 - a. Approximately 9 tickets at no charge

ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, and Hysjulien; and no “NAYS”. Motion carried. Council Member Littlecreek abstained from voting.

APPOINTING INDEPENDENT COUNSEL FOR MUNICIPAL JUDGE

City Attorney Sandberg recommended passing a resolution that allows for appointments of independent counsel should the need arise because of a conflict. City Attorney Sandberg also recommended leaving this item on the agenda until a resolution is in place for the Council to review.

2025 4TH QUARTER GAMING REPORT

The Council reviewed the quarterly update of gaming funds from the Kenmare Vets gaming sites at the Beach Bar and Five Spot.

BROSZ ENGINEERING REPORT

City Engineer, Patrick Carabello was present to update the Council on projects being handled through Brosz Engineering. Engineer Carabella pointed out that a new 2026 Hourly Rate Sheet for engineering services is included in the Council’s packet. Engineer Carabella stated some of the rates have been adjusted and he wanted to make sure Council was aware of these adjustments.

Capital Improvement Plan Phase 3 – District #62 Water & Sewer and District 63 Street (Schedule A) and District 64 Water & Sewer and District 65 Street (Schedule B)

Engineer Carabello informed the Council the SRF application has been tentatively approved. The drinking water portion of the SRF application will be approved after the project priority list is updated which is going to happen about May or June. The City will not be able to make any draw requests on DWSRF until this application is approved.

Engineer Carabello commented the Department of Water Resource is in the process of evaluating the 60/40 cost-share funding the City applied for. Engineer Carabello stated a meeting was held last week and the amount is going to be lower than anticipated as the State will only be considering funding for Schedule B of the CIP Phase 3 Project because of how far along the water is for the Schedule A portion of the project. The grant could provide funding of up to \$339,804. Because the State will not be considering funding for Schedule A, the State would like a new motion to clarify that the City is only applying for cost share funding for Schedule B.

Motion made by Littlecreek, seconded by Hysjulien, to apply for DWR cost share grant funding for Schedule B of the CIP Phase 3 Project. All present voted yes. Motion carried.

Engineer Carabella also made the Council aware that if the City applies early in the process for cost share funding, the State will also consider funding for preliminary and construction engineering. This funding is now available for replacement projects not just new infrastructure. Keeping this in mind, the City may have an opportunity in the future to receive larger grant amounts and more coverage for water infrastructure projects.

Lead Service Line Phase 2

Engineer Carabello stated letters were sent out last month to 429 homeowners whose private service line was identified as “unknown”. There have been 87 responses generated with two additional lines identified as lead lines bringing the total of lead lines to nine. Three of the nine lead lines are in the scoping area of the CIP Phase 4 Project. Brosz will begin door-to-door attempts to test service lines.

Preliminary Engineering Report (Capital Improvement Project Phase 4)

Engineer Carabello updated the Council on the Planning Assistance Reimbursement (PAR) grant which will provide 80% grant funding up to \$15,000 for water and 80% up to \$15,000 for sewer. In addition, the State will provide 80% of \$50,000 maximum expense for the sewer camera inspection and cleaning. If approved, this funding will cover part of the Preliminary Engineering Report (PER) fees for CIP4. Sewer cleaning and camera inspection will be part of the PER. The proposal also includes the standards for the SRF application as well as for the PAR grant. Engineer Carabello asked for the Council’s consideration to move forth on Proposal #1 to begin the final application on the PAR grant of the construction estimates of the PER.

Motion made by Hysjulien, seconded by Littlecreek, to approve Proposal #1 with Brosz Engineering Inc. in the amount of \$76,680 to prepare a Preliminary Engineering Report for the Stanley CIP Phase 4 Project in conjunction with the PAR grant program. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

Engineer Carabello requested to move forth with the first step to get three quotes for camera inspection of the sewer and sanitary sewer mains. The City only has six months to complete the PER that pertains to the PAR grant. Motion made by Hysjulien, seconded by Littlecreek, to proceed with obtaining quotes and proceed with the low quote to conduct the camera inspection. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

POLICE COMMITTEE

Ty Taylor, Chair of the Police Committee, commented there is nothing to report from the last Police Committee meeting.

POLICE REPORT

Chief of Police, Samuel Pesik, requested the Council to approve payment of the legal defense annual dues through the Fraternal Order of Police at \$396 per officer. The coverage would provide coverage for administrative, civil and criminal claims. City Attorney Sandberg stated that the NDIRF provides coverage as well for the officers, this would be additional coverage if a claim is not covered under NDIRF. Motion made by Hysjulien, seconded by Taylor, to approve payment of \$1,584 for legal defense annual dues for four offices as requested by Chief of Police Pesik. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

PUBLIC WORKS REPORT

There were no matters to report by Public Works Director, David Brown.

CITY AUDITOR UPDATES

ASSIGN COUNCIL MEMBER(S) FOR BID OPENING – FEBRUARY 2 AT 4:00 P.M.

Council Members Hysjulien and Littlecreek will open bids on February 2 at 4:00 P.M. for the sale of John Rian properties. The bids will be brought before the Council at their February 10, 2026, regular meeting.

R&T WATER RATE INCREASE JANUARY 1, 2026 – NO ACTION

City Auditor, Ada Arneson, made the Council aware that the R&T Board of Directors voted to increase the water rate by \$0.10 per 1000 gallons. The rate will go from \$4.72 to \$4.82 per 1000 gallons.

FLOODPLAIN ORDINANCE – SB 2027 UPDATE

City Auditor Arneson stated she checked with the State regarding the floodplain ordinance requirement under Senate Bill 2027. The State hired a third party to send out letters about the floodplain, and it was sent to the City by accident. A floodplain ordinance is not needed for the City. City Attorney Sandberg stated he is also making sure the City will not lose FEMA money for other incidents such as a tornado by not having a floodplain ordinance. City Attorney Sandberg wants to make sure the City is protected and requested this topic be on the next agenda.

TRANSFERS – PAYROLL & DISTRICT 53 CORRECTIONS

City Auditor Arneson presented transfers to the Council. Motion made by Hysjulien, seconded by Littlecreek, to approve transfer corrections as follows: \$5,595.18 from the General Fund to the Payroll Clearing Fund due to COBRA payments deposited to the General Fund making the Payroll Clearing Fund short at year end and \$467,699.05 from Fund 59 to the Stanley City/Infrastructure Fund 41 for correction of a transfer overage in the 2024 year for the City’s share of the Water & Sewer Improvement District 53. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

CITY ATTORNEY UPDATES

City Attorney, Ryan Sandberg, stated the second reading for Chapter 9 – Traffic and Chapter 12 – Offenses of the Stanley City Ordinances is before the Council. City Attorney Sandberg mentioned minor change(s) referencing an ordinance/statute which does not change the ordinance. City Auditor Arneson pointed out a change needed in 9.0701(3) to change City to City Council in the first sentence. Motion made by Hysjulien, seconded by Weyrauch, to amend 9.0701(3) to state “designated by the City Council” in the first sentence. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

2ND READING – CHAPTER 9 – TRAFFIC

Motion made by Hysjulien, seconded by LeRohl, to approve the Second Reading and Final Passage of the ordinance repealing and reenacting Chapter 9-Traffic of the 1999 Revised Ordinances of the City of Stanley. Said Ordinance of file in the Stanley City Auditor’s Office and published in the Mountrail County Promoter on January 21, 2026, pursuant to City of Stanley Ordinance 2.0105 and NDCC 40-11-06. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

2ND READING – CHAPTER 12 – OFFENSES

Motion made by Hysjulien, seconded by Littlecreek, to approve Second Reading and Final Passage of the ordinance repealing and reenacting Chapter 12-Offenses of the 1999 Revised Ordinances of the City of Stanley. Said Ordinance of file in the Stanley City Auditor’s Office and published in the Mountrail County Promoter on January 21, 2026, pursuant to City of Stanley Ordinance 2.0105 and NDCC 40-11-06. ON ROLL CALL VOTE, the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien; and no “NAYS”. Motion carried.

ANNUAL STATEMENT OF INTEREST

City Attorney Sandberg made the Council aware of the new statutory law requiring every elected official to file an annual statement of interest. The Council Members need to file with the City Auditor by January 31st to avoid fines and fees.

COUNCIL CONCERNS

Council Member Littlecreek informed the Council that WAWSA will be attending the next Council meeting to discuss and clarify water usage from the Reservoir and in the City.

JUDGES REPORT

Motion made by Littlecreek, seconded by LeRohl, to approve the December 2025 Judge’s Report. All present voted yes. Motion carried.

BILLS

Discussion was held on the annual bill for \$458 for music on Main Street. Council Member Hysjulien stated the bill will need to be paid to comply with Amazon Music terms for public broadcasting. Once the weather is nice, Council Members Hysjulien and Littlecreek will move the equipment from the old ACE building on Main Street to the movie theater where it can be easily accessible.

Council Member Hysjulien pointed out the \$210 bill for the pool special assessments will be paid from General Fund. Comment was also made on the Vestis bill of \$962.77 for Public Works; January is the last month so this will be reduced once services are provided through Dakota Dust-Tex.

Motion made by Hysjulien, seconded by Littlecreek, to approve the following bills:

2310e	NDPERS	Deferred Comp;Retirement	\$14,424.16
2311e	Google LLC	January Email Workspace Fees	\$336.00
		Idoc Mkt Fee; Monthly Subscr Fees;	
2312e	Bravera Bank	Supplies	\$3,467.34
2313e	Circle K	Fuel	\$834.40
2314e	Montana Dakota Utilities	Utilities	\$10,272.92
2315e	Mo-Williams Electric	Electricity	\$842.00
2316e	Verizon Wireless	Cell Phones	\$1,486.81
2319e	Blue Cross Blue Shield of ND	February 2026 Premium	\$19,523.77
2320e	VSP Insurance Co.	February 2026 Premium	\$391.62
2321e	American Family Life Assurance	February 2026 Premium	\$765.48
2322e	Mutual Of Omaha	February 2026 Premium	\$874.83
2329e	Payment Service Network	Monthly Fees	\$1,181.69
		Reissued Check #21231 EDC Loan with	
21645	Lostwood Media	Grant Forgiveness Clause	\$25,000.00
21647	Gordon Aylworth & Tami Pc	Case#24civ04897kcx	\$203.35
21648	A&W Towing & Recovery Inc	Towing Fees	\$550.00
		Nov&Dec It Support, Server	
21649	Abel Enterprises	Updates/Backups	\$2,800.00
21650	Ace K9	Renewal Ace Watch Dog Service	\$0.00
21651	American Welding & Gas Inc.	Tank Rental Yearly Lease	\$426.90
21652	ASCAP	Yearly License Fee - Music on Main St	\$0.00
		Payroll, Fixed Assets, Fund, Property	
21653	Banyon Data Systems	Mgmt Sp Assessment Supports	\$3,865.00
21654	Barnes & Noble	Library Books	\$149.54
21655	BBH Insurance Inc	Comm In Marine - Golf Course	\$111.00
21656	Be Mobile	PD Screen Protector for Cell Phone	\$49.99
21657	Brosz Engineering Inc	General Engineering	\$29,737.50
21658	Cash Wise Foods	Supplies	\$116.86
21659	Chamley Pipe & Salvage LLC	2 30yd Roll Off Rentals	\$86.66
		December Garbage Service &	
21660	Circle Sanitation Inc	Replacement Tote At 216 7th Ave Se	\$18,807.00
21661	Colliers Securities LLC	2025 Disclosure Services	\$300.00
21662	Core & Main	Water/Lagoon Supplies	\$8,586.00
21663	Dakota Dust Tex Inc	Cleaning/Rug Svc at City Hall	\$194.40
21664	Dakota Fire Extinguishers	Annual Service City Hall	\$146.53
21665	Ditch Witch Of North Dakota	Water Supplies/Svc	\$163.45
		Submersible Repair, Main/Holiday Lift	
21666	Electric Pump LLC	Stn Enclosure, Panel Upgrade	\$42,491.62
21667	First District Health Unit	Water Analysis	\$60.00
21668	Gaffaney's Of Minot	City Hall & Assessor Office Supplies	\$548.39
21669	Holiday Stationstores	Car Washes	\$16.50
21670	Information Tech Dept	Pd Netmotion Fees	\$881.40
21671	John Deere Financial	Shop Supplies and Shop Work	\$2,222.52
21672	Kelly Kudrna	Reimbursement For DVDs and Books	\$158.58

21673	Main Electric Construction	Repairs to Lights - Hwy 2 & Hwy 8	\$2,518.34
21674	Margaret Lager	City Hall & Library Cleaning	\$1,575.00
21675	Matthew Bender	Code Updates	\$174.61
21676	Meiers Oil & Towing	Diesel, Fuel, Oil	\$3,680.35
21677	Minot Daily News	Library Subscription 52 Weeks	\$299.00
		2025 Prop. Taxes & Special	
21678	Mo Co Treasurer	Assessments- LE 4plex	\$10,049.08
21679	MOCIC	2026 Membership Dues	\$0.00
21680	Mountrail Builders	Excavate & Replace Curb Stop	\$675.00
21681	Mountrail Co Promoter	December Ads/Notices	\$1,298.80
21682	MCMC	December City Sales Tax	\$47,048.01
21683	Northwest Veterinary Services	PD Vet Services on Abandoned Dog	\$494.26
21684	One Call Concepts	December Locates	\$3.90
21685	Oreilly Auto Parts	Supplies	\$61.88
21686	Overhead Door Co. of Minot	Replace And Fix Broken Cable	\$683.50
21687	Pinnacle	Fuel	\$849.01
21688	Powerplan OIB	Supplies, Parts, Service Work	\$2,165.53
21689	Pringle & Herigstad PC	December Retainer Fees	\$23,997.00
21690	Protech Integrations LLC	Fire Monitoring Fees @Cop 4plex	\$300.00
21691	R&T Water District	December Water	\$38,990.88
21692	Rismon Repair	Patch Hole by Trash Compactor	\$300.00
21693	RTC Networks	Phone, Fax, & Int Srvcs	\$1,527.00
21694	Rudolph Electric	Repair At Fire Dept	\$519.37
21695	Stanley Auto & Truck	Supplies	\$455.73
21696	Stanley Hardware, Inc	Supplies	\$382.68
21697	The Title Team	Overpmt on Spec. Payoff #61-008000	\$8.30
21698	Tractor Supply Credit Plan	Supplies	\$352.29
21699	Vestis	Rug Services – PW Bldg	\$962.77
21702	Stanley Airport Authority	4th Qtr 2025 Tax Collections	\$80,052.00
21703	Stanley Park District	4th Qtr 2025 Tax Collections	\$25,840.90
506459e	Payroll		\$102,142.48

ON ROLL CALL VOTE, the following Council Members voted “Aye”: LeRohl, Weyrauch, Taylor, Jarmin, Littlecreek and Hysjulien and no “NAYS”. Motion carried.

PUBLIC COMMENTS

No one appeared for public comment.

Motion made by Hysjulien, seconded by Littlecreek, to adjourn at 8:31 P.M. All present voted yes. Motion carried.

Accepted and approved this 10th day of February, 2026.

ATTEST:

Marlin Ranum, Mayor
Stanley City Council

Ada Arneson
Stanley City Auditor