

## MINUTES OF THE STANLEY CITY COUNCIL

April 24, 2026

President Chad Hysjulien called the April 24, 2026, special meeting to order at 4:03 P.M. The following Council Members were present: Darren LeRohl, Jesse Weyrauch, Ty Taylor, Randy Jarmin. George Littlecreek arrived at 4:17 P.M. Others in attendance were City Auditor, Ada Arneson, and Planning and Zoning Administrator, Amanda Dennis. Absent: Mayor Marlin Ranum.

### CONTINUATION OF TAX EQUALIZATION

Assessor, Amanda Dennis, continued her report from last week's regular council meeting held on April 14, 2026.

City Assessor Dennis gave an overview of last week's meeting, explaining the equalization from last week. The first appeal was from Cass Oil Company, owner of Parcel #61-0094408, also known as Circle K. After evaluating the property, Assessor Dennis adjusted the valuation, reducing it by \$148,400, as the car wash equipment and vacuum station are classified as personal property by the State of North Dakota. Regarding the valuation appeal, the council disagreed with the assessment provided by the state tax director's office, which classified the equipment as personal property. The garage is intended to be used as a profit center due to the equipment located both inside and outside. Motion by Weyrauch, seconded by Jarmin, to deny the appeal for Cass Oil Company and to uphold the original assessment amount. ON ROLL CALL VOTE: the following Council Members voted "AYE": LeRohl, Weyrauch, Taylor, Jarmin, and Littlecreek; and no "NAYS". Motion carried.

The second appeal was from Kier Jackson of A Plus Properties LLC, concerning the valuation of a pole barn on Parcel #61-0094401. Upon review, the assessor reclassified the building type from small retail to a metal storage warehouse, which inadvertently altered the valuation. Consequently, the value was decreased by \$153,700. During deliberations, council members inquired about the property's use, noting a food truck on the site. The property is zoned Highway Commercial. Additionally, the land's vacancy obsolescence was assessed at \$15,000 and was subsequently removed, resulting in an increase in land value by \$15,000 while the building's valuation was decreased accordingly. Assessor Dennis had revised the property classification from small retail to storage. The Council disagreed with this reclassification, asserting that the building qualifies as a small retail store. Motion by Jarmin, seconded by LeRohl, to deny the appeal and revert the valuation to the original assessed amount for A Plus Properties LLC (Parcel #61-0094401). ON ROLL CALL VOTE: the following Council Members voted "AYE": LeRohl, Weyrauch, Taylor, Jarmin, and Littlecreek; and no "NAYS". Motion carried.

The third appeal was from Chad Neff on behalf of Memory Fireworks (Parcel #61-0053636). Mr. Neff questioned the valuation of a temporary building's improvement cost. After review, the assessor increased the obsolescence factor from 15% to 25% on the property, which decreased the valuation by \$10,700. Initially, Assessor Dennis did not receive the cost information from Mr. Neff; however, once the information was provided, she applied a 10% obsolescence adjustment, aligning the valuation more closely with the purchase price of the building. Motion by Jarmin, seconded by Littlecreek, to deny the appeal, affirming that the property is a retail store and that the original assessed value should be restored. ON ROLL CALL VOTE: the following Council Members voted "AYE": LeRohl, Weyrauch, Taylor, Jarmin, and Littlecreek; and no "NAYS". Motion carried.

The taxable value of the City of Stanley for the 2026 tax year for locally assessed properties will be different now with the appeals. Prior to the appeal process, the valuation for 2026 was estimated at \$13,480,510 which is an increase of \$313,825 compared to last year's value of \$13,166,685. This increase reflects a 5% increase in residential structure value, new construction, improvements to existing property, the three appeals and the three abatements that were approved earlier this year. Specifically, there was a decrease of \$158,000 for Electric Properties LLC related to a demolished building on Main Street due to fire and a reduction of \$30,100 for the two airport parcels that are tax exempt. Motion made by Littlecreek, seconded by Jarmin, to approve the assessments of real property for the City of Stanley as set

by the Stanley City Assessor for the 2026 assessment year. ON ROLL CALL VOTE: the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, and Littlecreek; and no “NAYS”. Motion carried.

City Assessor Dennis encouraged the council to attend the County Commissioners Meeting which will be held on June 2<sup>nd</sup> at 11:00 A.M. City Assessor Dennis did mention that if the property owners are dissatisfied with the appeal outcome, they have the right per Century Code, to attend the County meeting and file an appeal with the County. City Assessor Dennis also stated if the property owners are still not satisfied with the County’s decision, they may further appeal to the State Tax Equalization Board, which will convene on August 11<sup>th</sup> at 8:30 A.M. at the State Capitol.

**RENAISSANCE ZONE APPLICATION**

Triple Barrel Holdings LLC submitted an application to purchase the Professional Building located at 120 South Main Street on Parcel #61-0012300. The prospective owner intends to purchase the property and undertake significant improvements, including upgrades to the HVAC system, new flooring and painting, as well as electrical and plumbing enhancements. The projected timeline for this project is 60 months, in accordance with Renaissance Zone guidelines, which aim to revitalize communities and promote development through tax incentives.

Under the program, property tax increases are phased over five years, with a 20% decrease applied annually. During the first year, tax benefit will be 100%; 80% year two, 60% year three, 40% year four and 20% year five.

It was noted that the application was incomplete. Motion by Jarmin, seconded by Taylor to table the Renaissance Committee’s recommendation until the application is fully completed. ON ROLL CALL VOTE: the following Council Members voted “AYE”: LeRohl, Weyrauch, Taylor, Jarmin, and Littlecreek; and no “NAYS”. Motion carried.

Motion made by Weyrauch, seconded by Littlecreek, to adjourn at 4:52 P.M. All present voted yes. Motion carried.

Accepted and approved this 12<sup>th</sup> day of May, 2026.

ATTEST:

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Chad Hysjulien, President  
Stanley City Council

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Ada Arneson  
Stanley City Auditor