

CITY COMMISSION MEETING
VALLEY CITY, NORTH DAKOTA

Tuesday, July 1, 2025
5:00 PM

The City Commission Meeting will begin on Tuesday, July 1, 2025, at 5:00 PM CT, at the City Commission Chambers, 220 3rd St. NE, Valley City, ND.

The meeting is also available to view online <https://us06web.zoom.us/j/84449572470> or listen by calling (1 346 248 7799) Webinar ID: 844 4957 2470.

Board of City Commissioners	Role	Department Supervisor	Role
Dave Carlsrud	President	Gwen Crawford	City Administrator
Michael Bishop	Commissioner	Carl Martineck	City Attorney
Duane Magnuson	Commissioner	Brenda Klein	Finance Director
Jeffrey Erickson	Commissioner	Brandy Johnson	Deputy Auditor
Dick Gulmon	Commissioner	Tina Current	City Assessor
		Scott Magnuson	Fire Chief
		Nick Horner	Police Chief
		KLJ/Moore	City Engineers

NEXT RESOLUTION NO. 2496NEXT ORDINANCE NO. 1173

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE (PLEASE STAND)

SERVICE AWARD PRESENTATION

City-County Health presents Officer Jacobson with a Service Award.

APPROVAL OF AGENDA (ROLL CALL VOTE NEEDED WHEN CHANGES MADE TO THE AGENDA)

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

APPROVAL OF CONSENT AGENDA

- A. Approve Minutes from the 6.17.2025 Finance & Commission Meetings and the 6.23.2025 Special Commission Meeting/Press Conference.Pg. 3
- B. Approve Contractor Licenses:JT Lawn Services, Moorhead MNPg. 10
- C. Approve Contractor License Renewals:Advance Garage Door Inc.Pg. 13
- Braden Wenaas Construction LLC
- D. Approve Tobacco License Renewals:Dollar General Store #17856Pg. 21

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

PUBLIC COMMENTS

This portion of the meeting provides a limited public forum for Valley City residents, property owners and business owners to address the Board of City Commissioners on topics related to City business. Interested persons must submit a comment card with the individual’s name, address, and the topic to be commented upon. Non-residents must provide the address of the City of Valley City business the individual operates or works at or the address of real property which the individual owns within the City of Valley City. Comments cards must be provided to the meeting secretary and approved prior to speaking. Public comments are limited solely to business matters and concerns pertinent to the City.

The following rules apply to Public Comments:

- Limited to five minutes per speaker.
- Must not interfere with the orderly conduct of the meeting.
- Must not be defamatory, abusive, harassing, or unlawful.
- May be prohibited if an alternative procedure exists to bring that particular type of public comment before the City, the public comment includes confidential or exempt information, or the public comment is otherwise prohibited by law.

Submission of written comments: In lieu of speaking, a written comment may be delivered to the meeting secretary prior to the start of the meeting. Written comments are limited to two pages. Any member of the public seeking to comment without attending in person may submit written comments to jhintz@valleycity.us. Written comments hand delivered at the time of the meeting or emailed prior to 4:00 pm on the date of the meeting will be distributed to the Board for their information and maintained in City files. Written comments are not read aloud at the meeting

RESOLUTION

RES 2495. A Resolution Determining Sufficiency of Protests for Paving Improvement District 131. *(City Engineer)*
Pg. 22

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

RES 2496. A Resolution to Adopt and Extend the Declaration of Storm Disaster Dated June 21, 2025. *(City Attorney Martineck)*

Roll Call: Erickson Gulmon Bishop Magnuson Carlsrud

NEW BUSINESS

NB1. Approve Amendment to Employee Policy and Procedure Manual – Law Enforcement Officer Special Event Pay. *(City Attorney Martineck)*
Pg. 30

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

NB2. Approve Task Order for Construction Engineering for Wintershow Road Shared-Use Path Phase 1 (NDDOT Project No. TAU-2-990(066), PCN 23917). *(City Engineer)*

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

CITY ADMINISTRATOR’S REPORT

CITY UPDATES & COMMISSION REPORTS

ADJOURN

CITY COMMISSION FINANCE MEETING VALLEY CITY, NORTH DAKOTA

Tuesday, June 17, 2025

2:30 PM

Called to Order

President Carlsrud called the meeting to order at 2:30 PM.

Roll Call

Members present: President Carlsrud, Commissioner Bishop, Commissioner Magnuson, Commissioner Gulmon.

Member Absent: Commissioner Erickson

Other present: City Administrator Crawford, City Attorney Martineck, Finance Director Klein, Chief Horner, Administrative Assistant Hintz

Agenda Items

Review Monthly Bills/Reports. Finance Director Klein reviewed the monthly bills and reports.

Discuss Task Order Amendment for Environmental Documentation, Design and Bidding for National Guard Water Tower Demolition Project. City Engineer explained that he had spoken with ND DWR and we can request this as part of a project but there is no guarantee that it will be approved. Discussion was had. Consensus was to move this to the Commission Meeting for a vote.

Discuss Changing our Credit Card Issuer. Finance Director Klein stated that by going local, we would receive a 2% cash back as well as other features. The Commissioners agreed to move forward with the change. Effective 7.1.25 we will start using the new cards. Effective 8.1.25 the previous credit cards will be cancelled.

Discuss Completing an Electric Rate Study for Valley City. City Administrator Crawford explained that MRES will pay 50% of the study. This will help determine if our current rates are at the correct price and solidify any increases in the future. The Commissioners agreed to move forward.

Discuss Estimate for 12th St & 9th Ave NW. City Engineer Peterson discussed the origin of the request for funding on extending 12th St from 9th Ave NW into their development. This was roughly three years ago and nothing has taken place since. The Developers were going to ask for an extension but their time has expired. They are now asking for funds again for this project. The baseline costs have gone from 685K to 835K, this will include the revised alignment adding a curve in the road to stay out of the rail road right-a-way and adding sidewalks. Total cost to make this work, would be 1.65M. This could be done in phases. Currently looking into options for cost share funding, No action at this time. This will be removed from the Commission meeting.

Discuss Keeping of Chickens in City Limits. The materials were reviewed and discussion was had. The preference of the Commissioners was to consider the request, but will make no changes at this time.

Discuss Overpayment of Snow Disaster Funds from the State. Finance Director explained the error made at the State level and we will be paying back the overage. This was just an FYI.

Discuss Sale of Easement on Farm Land near City Lagoon. City Attorney Martineck talked about the new Inter-operable Radio Tower System that the State has been working on for a few years. This location is the best option for the Tower by Valley City. Allo offered 10K for the easement. Allo will also reach

out to the Farmer renting and pay for his crop loss. Commission consensus is agreeable to move forward with this process.

Department Reports

Department Spotlight – Street Department – Part 2

Sanitation Department Supervisor Swart reported on the Electronics Clean-Up weeks. The Residents appreciate us for providing that service. Letters were sent out to certain Residents for some of the remaining items on boulevards that are not picked up by the Crew. The 2020 Peterbilt will have the tag axle put on in Fargo at NW Truck & Trailer who had the lowest bid.

Water Department Water Supervisor Hesch updated the Commissioners on the Low-Level Alarm that alerted him. He had some Divers from the Valley City Fire Department clean the intake screen and they moved the sensor out of the silt and the Alarm ended. Due to the rain, the water usage has been down.

Electrical Department Electrical Superintendent Senf talked about the one outage from last month. The Columbia Grain project was completed. He is looking to order the fiber now for the Service Center due to it being on hand and a good price. Keeping an eye on the soft costs for the project. The plan is to be done boring the south side of town this week.

Fire Department Fire Chief Magnuson reported on the calls for service for the past month and on the blighted buildings around town. He gave updates on the listed locations.

Police Department Police Chief Horner went over the Calls for Service for the past month. He shared the Trainings and Community events that He and the Officers have been attending. Received funding with City/County Health & CHI Mercy to supply CISM Training for up to 25 Officers and First Responders and then open it up to Residents.

Street Department Operations Supervisor Klemisch talked about the annual inspection from the Department of Agriculture & we passed. Doing a great job of record keeping but will need to start advertising the spraying by means of social media to inform the Residents. Capped the old water service at the Valley Plains site, the street patching was us. Hot mixing around town, spraying for weeds and one spraying for mosquitoes is done.

Administration

City Administer Crawford reported that the New Service Center Ground Work has begun. Update meetings will be held weekly. They are moving right along, they have however run into quite a bit of cement chunks. We are working to see if the City can haul that out to save on the costs. Cost estimates will be taken care of by Gwen & Brenda.

Finance Director Klein reported that she is working on the current Audit and the 2026 Budget.

Adjourn

The meeting was adjourned at 4:29PM.

CITY COMMISSION MEETING VALLEY CITY, NORTH DAKOTA

Tuesday, June 17, 2025

President Carlsrud called the meeting to order at 5:00 PM.

Members present: President Carlsrud, Commissioner Gulmon, Commissioner Bishop, Commissioner Magnuson.

Member Absent: Commissioner Erickson

Others: City Administrator Crawford, City Attorney Martineck, Finance Director Klein, Police Chief Horner, Administrative Assistant Hintz.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Correct NB3. Three-Year Term. 2025-2028.

Remove NB5. Approve Funding of the Infrastructure for 12th St & 9th Ave NW.

Add NB11. Approve ND DWR Cost Share Application for Design Engineering for the National Guard Water Tower Demo Project.

Commission Gulmon moved to approve changes, seconded by Commissioner Magnuson.

Motion passed unanimously.

NEW BUSINESS

NB2. Public Library Yearly Update.

Library Board President Van Gijssel gave Annual Public Library Update

APPROVAL OF CONSENT AGENDA

A. Approve Minutes from the June 3 2025, Commission Meeting.

B. Approve Site Authorization Renewal:

ND Horse Park Foundation at Casa Mexico Restaurant

C. Approve Fireworks Display Permit:

Memory Fireworks, Max & Chad Elhard, at 1751 West Main St

D. Approve Contractor Licenses:

Bob Ryerson Construction, Rogers

Earthwork Services, Inc, West Fargo

Eckert & Sons, LLC, Fargo

Goodon Buildings International, Inc., Rugby

Huesman Schreiber Masonry, LLC, Glyndon MN

Quality Concrete, Inc., Fargo

Timber Ridge Exteriors, LLC, Rochester MN

E. Approve Contractor License Renewals:

I'll Tile & Stone, Inc.

LS Drywall, Inc.

Magnum Electric, Inc.

Morton Buildings, Inc.

Ray Nelson Construction

F. Approve Alcohol Beverage License Renewals:

Mosby LLC dba Boomers Corner Keg

Bridges Bar & Grill

Brockopp Brewing LLC

Captains Pub LLC dba Captains Pub

Casa Valley Inc. dba Casa Mexico Restaurant

Dakota Silver LLC.

FOE Aerie 2192 dba Eagles Club

Jimmy's Pizza

My Bar

North 9 Bar & Grille LLC

Sabirs

TBD Inc dba Sky Lanes Bowling Alley

Texkota LLC dba Tavern 94

ARP14 LLC dba The Clubhouse

Larson Enterprises dba The Labor Club

The Liquor Locker

The Reserve at Woodland

G. Approve Tobacco License Renewals:

Gary & Ronald Peterson dba Brothers III Sport's
Casey's Retain Company dba Casey's General Store #3363
County Bottle Shop Inc. dba The Liquor Locker
Dakota Silver LLC dba Dakota Silver
Family Dollar LLC dba Family Dollar #27662
Farmer's Union Oil Company of Moorhead MN dba Petro Serve USA #071
Farmer's Union Oil Company of Moorhead MN dba Petro Serve USA #072
Farmer's Union Oil Company of Moorhead MN dba Petro Serve USA #073
FOE Aerie 2192 dba Eagles Club
Larson Enterprises LLC dba The Labor Club
Leevers Foods Inc. dba Leevers Foods
Love's Travel Stops & Country Stores Inc. dba Love's Travel Stop #849

Commissioner Bishop moved to approve all, seconded by Commissioner Gulmon.

Motion passed unanimously.

PUBLIC HEARING

Open Public Hearing Regarding Changes to the Application for 2025-2035 Renaissance Zone Development Plan. The plan will form an additional Island by moving the current Lots 42 & 44 to the Waterfront Meadows area. Increase the single-family residence exemption cap to \$500,000. from the current 300,000. The Renewal Process will now be every 10 Years.

Commissioner Magnuson moved to close, seconded by Commissioner Gulmon.

Motion passed unanimously.

Approve with Changes, the Application for 2025-2035 Renaissance Zone Development Plan.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

Open Public Hearing on Violation of Tobacco License 2024-2025 – Petro Serve USA #071

Commissioner Bishop moved to close, seconded by Commissioner Magnuson.

Motion passed unanimously.

Consider Suspension of Tobacco License 2024-2025 – Petro Serve USA #071

Commissioner Bishop moved to consider suspension, seconded by Commissioner Magnuson.

Motion passed unanimously.

ORDINANCE

Approve First Reading of Ordinance 1172 to Amend and Reenact Sections 8-07-10, 11-02-08, and 11-03-10 of the Valley City Municipal Code Related to Mobile Homes. Discussion was had and there will be a few changes made prior to the second reading.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

RESOLUTION

RES 2493 Resolution Approving 2025-2035 Renaissance Zone.

Commissioner Gulmon moved to approve, seconded by Commissioner Bishop.

Motion passed unanimously.

RES 2494 Resolution Setting Bond of City Auditor in the Amount of \$2,000,000. This Resolution is a yearly requirement.

Commissioner Gulmon moved to approve, seconded by Commissioner Magnuson.

Motion passed unanimously.

NEW BUSINESS

NB1. Approve Monthly Bills for the City and Public Works in the Amount of \$1,853,730.

Commissioner Bishop moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

NB3. Approve Phil Mueller to the Valley City-Barnes County Library Board for the 2025-2028 Term.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

NB4. Approve Dacotah Bank as City Credit Card Issuer, Effective July 1st, 2025.

Commissioner Bishop moved to approve, seconded by Commissioner Magnuson.

Motion passed unanimously.

NB6. Approve Permanent Flood Protection Buyout of Single-Family Home and Garage at 1136 2nd Street SE for \$43,010.00.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

NB7. Approve Task Order for Construction Engineering for Paving Improvement District No. 129 & 132 – 2025 Seal Coat.

Commissioner Bishop moved to approve, seconded by Commissioner Magnuson.
Motion passed unanimously.

NB8. Approve Task Order for Construction Engineering for Sanitary Sewer Improvement District No. 72 – Sanitary Reline, Point Repairs & Manhole Rehab.

Commissioner Magnuson moved to approve, seconded by Commissioner Bishop.
Motion passed unanimously.

NB9. Approve ND DWR Construction Cost-Share Application for Permanent Flood Protection Phase IV. Cost-Share Application and Materials are due by June 30th for the August 14th Meeting for these PFP Phases.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.
Motion passed unanimously.

NB10. Approve ND DWR Pre-Construction Cost-Share Application for Design Engineering for Permanent Flood Protection Phase V & VI.

Commissioner Bishop moved to approve, seconded by Commissioner Gulmon.
Motion passed unanimously.

NB11. Approve ND DWR cost share application for design engineering for the National Guard Water Tower Demo Project.

Commissioner Gulmon moved to approve, seconded by Commissioner Bishop.
Motion passed unanimously.

CITY ADMINISTRATOR’S REPORT

City Administrator Crawford shared the Dirt Work has started at the New Service Center Location. Please watch for the Public Meetings that will be coming up on future Construction Projects.

CITY UPDATES & COMMISSION REPORTS

City Engineer Peterson reported on the seeding and weed control on the boulevards that were in last years construction areas. Spraying and re-seeding has taken place in some of the areas. He will be watching and reporting until completed.

City Engineer Eslinger gave an update on the Stand Pipe Project. The Geotechnical portion will start around June 30th.

Commissioner Gulmon congratulated the School and the Community for the recent voting turnout. Also, congratulations to VCSU on the ground breaking for the new Tharaldson Family Athletic Center.

Commissioner Magnuson gave a shout out and thank you to Hilde Gijssel and all she has done for the VCBC Library. Her & the staff have accomplished much in the past few years. Also, welcome and congrats to Phil Mueller for joining the Library Board.

Mayor Carlsrud wanted to again thank all the Employees who assisted with Clean-Up Week, Branch Pick-Up and Electronic Drop-Off Week. A lot of time and hard work go into making those weeks run smooth. Shout out to the Crew that worked on the Community Days Event around town. Seemed to be a very successful event with many people attending.

ADJOURN

Meeting was adjourned at 5:44 P.M.

Attested to by:

Brenda Klein, Finance Director
City of Valley City

Dave Carlsrud, President of the
City of Valley City Commission

CITY COMMISSION MEETING VALLEY CITY, NORTH DAKOTA

Monday, June 23, 2025

President Carlsrud called the meeting to order at 12:00 PM.

Members present: President Carlsrud, Commissioner Gulmon, Commissioner Magnuson, Commissioner Bishop

Members absent: Commissioner Erickson

Others Present: City Administrator Crawford, City Attorney Martineck, Deputy Auditor Johnson, Police Chief Horner and Administrative Assistant Hintz

NEW BUSINESS

2025 Summer Storm Update:

Mayor Dave Carlsrud called the meeting to order. He then shared a few words of Thanks and blessings for all who were affected by the storms last Friday night.

City Administrator Crawford continued the Meeting/Press Conference sharing that Valley City experienced a very severe and fast-moving couple of storms that resulted in significant damage throughout our community. Our Crews, with support from Emergency Responders, have been working around the clock to restore power, clear debris and insure safety. Thank you for your dedication and to the Residents for your patience.

Electrical Superintendent Senf shared that Residents of Valley City were out of power from ½ hour to a handful still out today. Those remaining without power do need a certified Electrician to repair the wiring and then Public Works should be able to turn their power on. There are lines still down, if a downed line or trees on a line are noticed, you are asked to call into Public Works to report it. There are 16 known, broken poles as of right now. If you have not done so and you do not have power, please call in to report it.

Street Department Operations Supervisor Klemisch reported that his Crew has been concentrating on clearing debris and branches/trees from roadways. They will start alleys as soon as possible. The Transfer Station has received a Burn Permit and have already started trying to burn some of the piles that have been hauled out. Reminder that the 24/7 You Haul Area is open. His crew did clear out quite a bit today to make more room. If you find an extra Garbage Container, please call into Public Works with the serial number to report it so we can get it to the right home. For those who are not able to haul your trees and branches out to the Transfer Station, Crews will be going around and picking them up. They should be on your boulevard stacked and ready for the grapple forks to grab. We are still planning on the branch pickup on July 24th for any remaining branches.

Sara Miller with Barnes County Dispatch gave a summary of the storm and the notices from Friday evening. She reported that they answered 1386 calls, 103 911 calls, 538 for service throughout the weekend. They took 214 calls for power outages after the storm for Valley City. Her team did an amazing job and took calls for several other agencies throughout the weekend. Keeping the agencies alerted at all times. If you are having a hard time dealing with the aftermath of the storm, please do not suffer alone. Call or text 988 or 911. Someone will answer and be able to talk to you.

Fire Chief Scott Magnuson explained how his team and other agencies covered a grid search from Highway 1 to Fingal. Every farmstead in the path of the tornado was checked for possible injured or trapped residents. They did assist in two rescues. Thank you to MDU for assisting the Fire Department with gas leaks in the area.

Jessica Jenrich, Barnes County Emergency Manager, updated all on the two National Weather Service's confirmed tornados as well as the high winds. She reiterated the 988-hotline number as we mentally recover from these storms. The Red Cross will also help with assistance including food, tangible items and lodging.

City Administrator Crawford sent out a sincere to the City Staff, Fire Department & Police Department who went above and beyond to help get through this weekend. The number of hours that were spent making sure that everyone is OK and then clearing trees and debris to get the roads open. The Electrical Department for getting power back on as soon as possible to the residents. Making our residents the number one priority.

We will continue updating the cleanup efforts on our website & social media pages. **Valley City is strong and we will get through this together.**

ADJOURN

Meeting was adjourned at 12:25 PM.

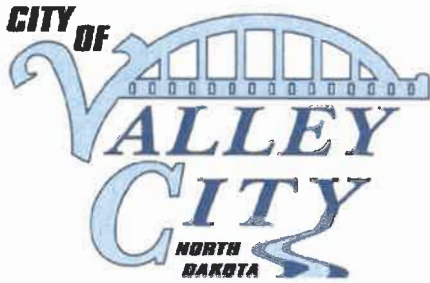
Attested to by:

Brenda Klein, Finance Director
City of Valley City

Dave Carlsrud, President of the
City of Valley City Commission

2025-438 Con

New



City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)

FOR PERIOD: June 1, 2025 – May 31, 2026

The undersigned hereby makes application for a license to the City of Valley City, North Dakota, and agrees to comply with the requirements of City Ordinances pertaining thereto.

Name of Business: JT Lawn Services _____

Owner: Josh West _____

Mailing Address: 2618 16TH Ave S _____

City, State Zip Code: Moorhead MN 56560 _____

Phone Number: 701-200-0456 _____

Email Address: Info@jtlawnmn.com _____

Today's Date: 6-4-25 _____

Type of License Applying For (check all that apply):

☒ Contractor _____ Electrician _____ Plumber _____ Mechanical _____

State License Numbers (provide all that apply):

_____ Electrician _____ Plumber _____ 000043878 _____ Contractor

Licenses will only be issued to master electricians (NDCC 43-09-20) and master plumbers (NDCC 43-18-10).

A copy of the following must be filed with the City Auditor as part of this application:

☒ **Certificate of Liability Insurance**, City of Valley City as certificate holder

_____ **Current copy of State Electrician and/or Plumber License**

☒ **Current copy of State Contractor License,**

No person may engage in the business nor act in the capacity of a contractor within this city when the cost, value, or price per job exceeds the sum of \$1,000 without first having a license.

If applicant does not provide state contractor license and states that it is not required please sign here:

LICENSE FEE: _____ ☒ \$100 if **initial application**, make checks payable to City of Valley City
 _____ \$50 if **renewal application** *Paid CK# 10034*

RETURN TO: Valley City Auditor
 254 2nd Ave NE
 Valley City, ND 58072

Phone: (701) 845 – 1700
Email: jhintz@valleycity.us

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 000043878

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **JT LAWN SERVICE, LLC** whose address is in MOORHEAD, MN, has filed in this office proper documents for a Contractor License valid until March 1, 2026, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

JT LAWN SERVICE, LLC is entitled to bid on and accept contracts as authorized by law under this license without limit as to the value of any single contract project.

Dated: March 12, 2025

A handwritten signature in cursive script, reading "Michael Howe".

Michael Howe
Secretary of State



JTLAWS-01

AGLANZER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Choice Insurance 4501 23rd Ave S Fargo, ND 58104		CONTACT NAME: Amy Glanzer PHONE (A/C, No, Ext): (701) 551-3280 E-MAIL ADDRESS: a.glanzer@insurewithchoice.com FAX (A/C, No):		
INSURED JT Lawn Service LLC 2683 16th Ave S Moorhead, MN 56583		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : EMCASCO Insurance Company		21407
		INSURER B : Markel Insurance Company		38970
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			6D44691	5/16/2025	5/16/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 ND STOP GAP \$ 1,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			6E44691	5/16/2025	5/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6J44691	5/16/2025	5/16/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ Aggregate \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	MWC0226139-01	5/16/2025	5/16/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
MN Worker's Compensation

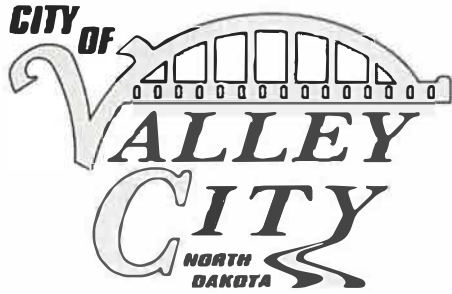
CERTIFICATE HOLDER

CANCELLATION

City of Valley City
220 3rd St NE
Valley City ND 58072

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)

FOR PERIOD: June 1, 2025 – May 31, 2026

The undersigned hereby makes application for a license to the City of Valley City, North Dakota, and agrees to comply with the requirements of City Ordinances pertaining thereto.

Name of Business: Advance Garage Door Inc.

Owner: Eugene Sweeney

Mailing Address: PO Box 3011

City, State Zip Code: Fargo, ND 58108

Phone Number: 701-237-5147

Email Address: info@advgaragefargo.com; sales@advgaragefargo.com

Today's Date: 6/3/2025

Type of License Applying For (check all that apply):

 ☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

 ☐ Electrician ☐ Plumber 141127 ☐ Contractor

Licenses will only be issued to master electricians (NDCC 43-09-20) and master plumbers (NDCC 43-18-10).

A copy of the following must be filed with the City Auditor as part of this application:

 ☒ **Certificate of Liability Insurance, City of Valley City as certificate holder**

 Current copy of State Electrician and/or Plumber License

 ☒ **Current copy of State Contractor License,**

No person may engage in the business nor act in the capacity of a contractor within this city when the cost, value, or price per job exceeds the sum of \$1,000 without first having a license.

If applicant does not provide state contractor license and states that it is not required please sign here:

LICENSE FEE: ☒ \$100 if initial application, make checks payable to City of Valley City
 ☐ \$50 if renewal application *Paid CK# 38520 6-20-25*

RETURN TO: Valley City Auditor
 254 2nd Ave NE
 Valley City, ND 58072

Phone: (701) 845 – 1700
Email: jhintz@valleycity.us

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 30258

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **ADVANCE GARAGE DOOR, INC.** whose address is in FARGO, ND, has filed in this office proper documents for a Contractor License valid until March 1, 2026, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

ADVANCE GARAGE DOOR, INC. is entitled to bid on and accept contracts as authorized by law under this license without limit as to the value of any single contract project.

Dated: January 15, 2025

A handwritten signature in cursive script that reads "Michael Howe".

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

ADVANCE GARAGE DOOR, INC.

is the holder of a North Dakota Class A Contractor License
which is in force until March 1, 2026 unless sooner
suspended or revoked as provided by NDCC 43-07.

License # 30258



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Dawson Insurance, a Marsh & McLennan Agency LLC company
505 Broadway North, Suite 100
Fargo ND 58102

CONTACT NAME: Heidi Stalboerger**PHONE**
(A/C No. Ext): 701-237-3311**FAX**
(A/C, No): 701-232-4442**E-MAIL**
ADDRESS: Heidi.Stalboerger@MarshMMA.com**INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A:** Secura Insurance, A Mutual Company

22543

INSURER B:**INSURER C:****INSURER D:****INSURER E:****INSURER F:**

INSURED
Advance Garage Door, Inc.
PO Box 3011
Fargo ND 58108

ADVANGARAG

COVERAGES**CERTIFICATE NUMBER:** 1710925582**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 500 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		CP3230074	11/15/2024	11/15/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 100,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		A3230075	11/15/2024	11/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CU3230076	11/15/2024	11/15/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A		CP3230074	11/15/2024	11/15/2025	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> ND Stop Gap E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment Floater		CP3230074	11/15/2024	11/15/2025	Leased/Rented Equip Deductible 50,000 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured status on a primary and non-contributory basis including ongoing and completed operations and waiver of subrogation on the general liability apply per form GCE1037 when required by written contract. Additional Insured status on a primary and non-contributory basis and waiver of subrogation on the auto liability policy per form CAE0131 when required by written contract. Per project limit applies to general aggregate limit and does not extend to products-completed operations hazard.

CERTIFICATE HOLDER**CANCELLATION**

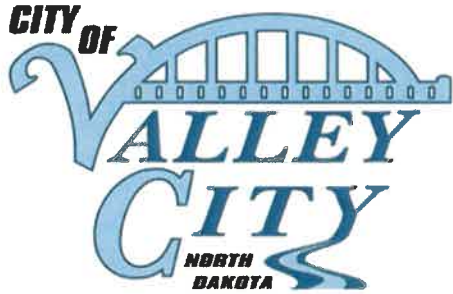
City of Valley City
220 3rd St NE
Valley City ND 58072

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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2025-348 CON



City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)

FOR PERIOD: June 1, 2025 – May 31, 2026

The undersigned hereby makes application for a license to the City of Valley City, North Dakota, and agrees to comply with the requirements of City Ordinances pertaining thereto.

Name of Business: Braden Wenaas Construction LLC
Owner: Braden Wenaas
Mailing Address: 340 9th Ave NW
City, State Zip Code: Valley City, ND 58072
Phone Number: 701-840-2273
Email Address: bradenwenaas@gmail.com
Today's Date: 06-11-25

Type of License Applying For (check all that apply):

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 000046750 Contractor

Licenses will only be issued to master electricians (NDCC 43-09-20) and master plumbers (NDCC 43-18-10).

A copy of the following must be filed with the City Auditor as part of this application:

☒ **Certificate of Liability Insurance, City of Valley City as certificate holder**

☐ **Current copy of State Electrician and/or Plumber License**

☒ **Current copy of State Contractor License,**

No person may engage in the business nor act in the capacity of a contractor within this city when the cost, value, or price per job exceeds the sum of \$1,000 without first having a license.

If applicant does not provide state contractor license and states that it is not required please sign here:

LICENSE FEE: ☐ \$100 if initial application, make checks payable to City of Valley City
☒ \$50 if renewal application Paid CK# 2073 \$50.-

RETURN TO: Valley City Auditor
254 2nd Ave NE
Valley City, ND 58072

Phone: (701) 845 – 1700
Email: jhintz@valleycity.us

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 000046750

CLASS: D

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **BRADEN WENAAS CONSTRUCTION LLC** whose address is in VALLEY CITY, ND, has filed in this office proper documents for a Contractor License valid until March 1, 2026, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

BRADEN WENAAS CONSTRUCTION LLC is entitled to bid on and accept contracts as authorized by law under this license provided that any single contract project may not exceed \$100,000 in value.

Dated: April 25, 2025

A handwritten signature in cursive script that reads "Michael Howe".

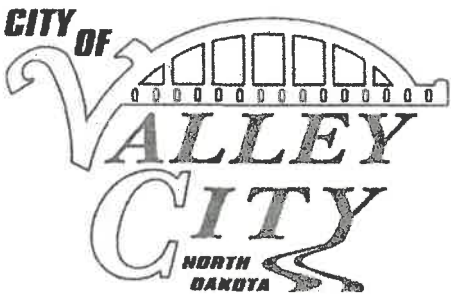
Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

BRADEN WENAAS CONSTRUCTION LLC

is the holder of a North Dakota Class D Contractor License
which is in force until March 1, 2026 unless sooner
suspended or revoked as provided by NDCC 43-07.

License # 000046750



2025-4

City of Valley City, North Dakota

Application for Retail Tobacco License

FOR PERIOD: July 1, 2025 – June 30, 2026

The undersigned hereby makes application to the City of Valley City for a retail tobacco license.

Name of Applicant(s): Edwin Lagos _____

Name of Business: Dollar General Store #17856 _____

Address of Applicant: 100 Mission Rdg, Goodlettsville TN, 37072 _____

Address of Premise to be Licensed: 130 5th Ave, Valley City ND, 58072 _____

City, State Zip Code: Valley City, NE 58072 _____

Phone Number: 6158554000 _____

Email Address: tax-beerandwinelicense@dollargeneral.com _____

Has the applicant ever been convicted of a criminal offense related to the sale or distribution of tobacco, or had a tobacco dealer or distributor license revoked or cancelled by any municipal, state, or federal authority?

No ☒ Yes _____ (provide details, incl. date, location, authority that determined violation, and reason for conviction or cancellation; attach separate sheet if necessary) _____

Does applicant have a valid tobacco license issued by the State of North Dakota for July 1, 2025 – June 30, 2026?

Yes ☒ No _____ (if no, provide explanation) _____

The applicant accepts such license when issued subject to all the conditions of the Valley City Municipal Code, and, in particular, chapter 8-04. The applicant agrees that the Mayor or any officer of the Health Department or Police Department of such City may, at any time during normal business hours, enter upon the licensed premises for the purpose of police inspection or to determine whether the business is being conducted in compliance with Municipal Code, and hereby waives the issuance of a search warrant or other legal process as a condition to the entry upon and inspection or search of such premises. The applicant certifies that all information provided and statements made herein are true and complete. Applicant understands that any falsification or omission may result in nonrenewal of the license or disciplinary action by the City, up to and including revocation of the license.

Signature: Celan **Date:** 06/26/2025

Submitted by: Edwin Lagos **Title:** Licensing Specialist _____

File the following with the City Auditor as part of this application by June 12, 2025:

LICENSE FEE: _____ \$100 if initial application, make checks payable to City of Valley City
_____ ☒ \$50 if renewal application Paid CC on 6-27-25

RETURN TO: Valley City Auditor
254 2nd Ave NE
Valley City, ND 58072
Phone: (701) 845 – 1700

For City Use:

Auditor's Office: _____ State License for 2025-2026

Police Department: ☒ Recommend Approval RA Police Chief Signature
_____ Recommend Denial

City Commission: _____ Approved _____ Denied

RESOLUTION NO. 2495

RESOLUTION DECLARING SUFFICIENCY OF PROTEST FOR PAVING IMPROVEMENT DISTRICT NO. 131

WHEREAS, in accordance with Resolution No. 2486 Declaring Necessity of Improvements in Paving Improvement District No. 131, which was duly published in the Valley City Times-Record once each week for two consecutive weeks pursuant to N.D.C.C. § 40-22-15, a hearing was held on Tuesday, July 1, 2025, at 5:00 p.m. in the Commission Chambers at City Hall in the City of Valley City, for the purposes of hearing and determining the sufficiency of any protests filed; and

WHEREAS, at the hearing, written protest(s) filed with the City Auditor's Office on or before the date and time of the meeting by property owners within the paving district were considered, and it was determined that the protest(s) constituted less than a majority of the area included within the paving district.

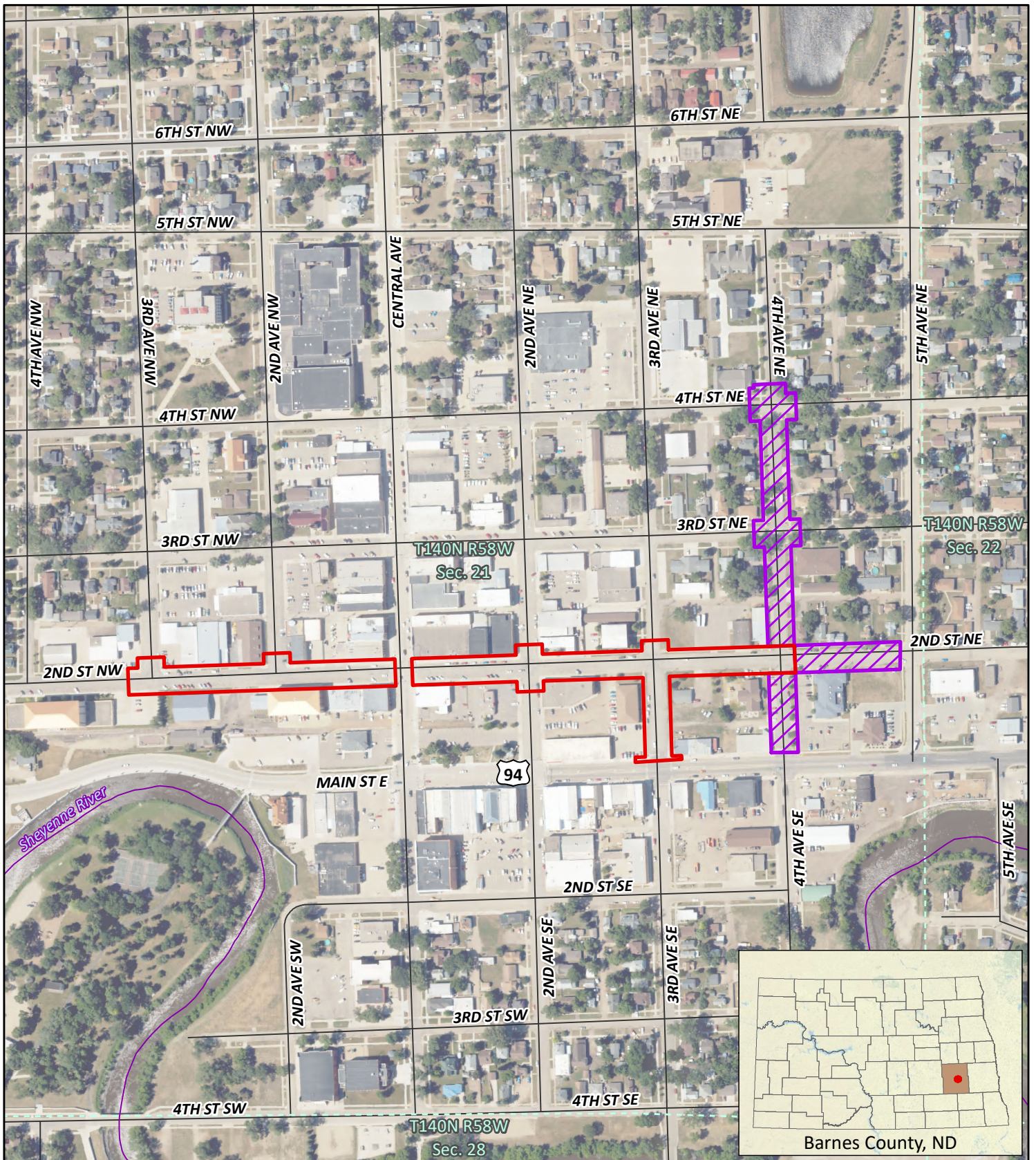
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA, that the paving improvement project identified as Paving Improvement District No. 131 proceed in its entirety.

Passed, adopted and approved this 1st day of July, 2025.

Dave Carlsrud, President
Board of City Commissioners

ATTEST:

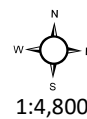
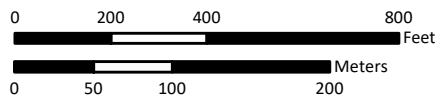
Brenda Klein, Finance Director



Valley City Urban Grant Program
UGP-2-990(068), PCN 24181
SU-CPU-2-990(069), PCN 24239
Valley City, Barnes County, ND

Imagery Source: ©2023, USDA-FSA-APFO

KLJ Project Number: 2304-01676
 Date Created: 1/31/2024
 Created By: jeffprice



- ▭ Project Area (UGP-2-990(068) PCN 24181)
- ▨ Project Area (SU-CPU-2-990(069) PCN 24239)
- NHD Flowline

AFFP

COVC/PavingImpr.Map/NO.131

Affidavit of Publication

STATE OF NORTH DAKOTA SS
}
COUNTY OF BARNES
COUNTY }

(May 28 & June 3, 2025)

Karen Bruyea, being duly sworn, says:

That she is Karen Bruyea of the Valley City Times Record,
a daily newspaper of general circulation, printed and
published in Valley City, Barnes County County, North
Dakota; that the publication, a copy of which is attached
hereto, was published in the said newspaper on the
following dates:

May 28, 2025, June 03, 2025

That said newspaper was regularly issued and circulated
on those dates.

SIGNED:


Karen Bruyea

Subscribed to and sworn to me this 3rd day of June 2025.

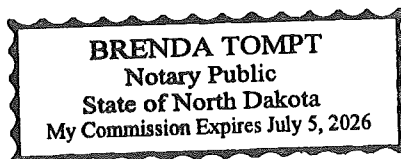


Brenda Tompt, Business Manager, Barnes County
County, North Dakota

My commission expires: July 05, 2026

00000286 00020510

Brandy Johnson
City of Valley City
254 2nd. Ave NE
Valley City , ND 58072



AFFP

COVC/ResolutionNO.2486

Affidavit of Publication

STATE OF NORTH DAKOTA SS
}
COUNTY OF BARNES
COUNTY }


Karen Bruyea, being duly sworn, says:

That she is Karen Bruyea of the Valley City Times Record, a daily newspaper of general circulation, printed and published in Valley City, Barnes County County, North Dakota; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

May 28, 2025, June 03, 2025

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Karen Bruyea

Subscribed to and sworn to me this 3rd day of June 2025.

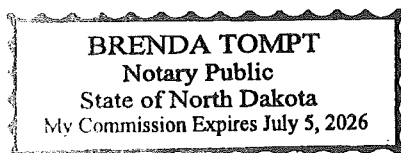


Brenda Tompt, Business Manager, Barnes County
County, North Dakota

My commission expires: July 05, 2026

00000286 00020509

Brandy Johnson
City of Valley City
254 2nd. Ave NE
Valley City, ND 58072



RESOLUTION NO. 2486

RESOLUTION DECLARING

NECESSITY OF IMPROVEMENTS IN PAVING IMPROVEMENT

DISTRICT NO. 131

NDDOT Project Nos. (UGP-2-990(068) PCN 24181) (SU-CPU-2-990(069) PCN 24239)

IT IS RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA,

(1) It is necessary and expedient for the City of Valley City, North Dakota, to approve street reconstruction, and work incidental thereto, upon and along the streets and avenues contained within Paving Improvement District No. 131 ("the District"), which was created by Resolution No. 2481 on May 5, 2025.

(2) According to the Engineer's Report and Estimate of Probable Costs for Paving Improvement District No. 131, which was approved by Resolution 2485 on May 20, 2025, the City of Valley City, North Dakota, calls for reconstruction of the following streets and avenues in the district:

2nd Street N from 3rd Avenue NW to 5th Avenue NE; 3rd Avenue NE from Main Street East to 2nd Street NE; 4th Avenue NE from Main Street East to 4th Street NE.

(3) The cost of improvements to the City will be paid from federal highway funds, city infrastructure funds, and special assessments (estimated to be approximately 12 percent of the total cost). Special assessments will be levied against the property within the District benefitted by the improvements in amounts proportionate to and not exceeding the benefits, except that, as authorized by N.D.C.C. § 40-24-10, the City of Valley City reserves its option to provide for the payment by general taxation of all the taxable property in the municipality of not more than one-fifth of this cost. The District contains the streets and avenues as described in this Resolution and includes the following land and territory within the corporate limits of the City of Valley City, North Dakota, to wit:

63-0610063 406 4TH AVE NE W 1/2 LOTS 16 & 17 BLOCK 1 BLANKS
SUBDIVISION OF ORIGINAL 63-1990110 345 4TH ST NE LOT 1 OUTLOT Z
HARVEST VALLEY TOWNHOMES SUBDIVISION 63-1990120 355 4TH ST NE
LOT 2 OUTLOT Z HARVEST VALLEY TOWNHOMES SUBDIVISION 63-3310003
136 CENTRAL AVE N LOT 1 BLK 1 LESS E50' NP EAST 1ST ADDITION 63-
3310030 148 2ND ST NE LOT 3 AND E 50' LOT 1 BLK 1 NP EAST 1ST ADDITION
63-3310035 146 2ND AVE NE LOT 1 BLK 2 NP EAST 1ST ADDITION 63-3310039
207 MAIN ST E LOT 2 BLK 2 NP EAST 1ST ADDITION 63-3310048 129 3RD AVE
NE LOT 3 BLK 2 NP EAST 1ST ADDITION 63-3310057 308 2ND ST NE LOT 1 BLK
3 NP EAST 1ST ADDITION 63-3310066 130 3RD AVE NE LOT 2 BLK 3 NP EAST
1ST ADDITION 63-3310075 104 3RD AVE NE LOT 3 BLK 3 NP EAST 1ST
ADDITION 63-3310084 351 MAIN ST E LOT 4 BLK 3 AND S 1/2 OF S 1/2 (S15' OF
S30') LOT 5 NP EAST 1ST ADDITION 63-3310102 141 4TH AVE NE N45' LOT 5 &
LOT 6 BLK 3 NP EAST 1ST ADDITION 63-3310111 132 4TH AVE NE LOTS 1 & 2
BLK 4 NP EAST 1ST ADDITION 63-3310138 145 5TH AVE NE LOT 4 BLK 4 NP
EAST 1ST ADDITION 63-3400061 149 CENTRAL AVE N LOT 7 BLK 1 NP WEST
1ST ADDITION 63-3400070 167 2ND ST NW LOT 8 BLK 1 NP WEST 1ST
ADDITION 63-3400075 201 2ND ST NW LOT 9-2 BLOCK 1 REPLAT OF LOT 9
BLOCK 1 NORTHERN PACIFIC WEST FIRST ADDITION 63-3400079 243 2ND ST
NW LOT 9-1 BLOCK 1 REPLAT OF LOT 9 BLOCK 1 NORTHERN PACIFIC WEST
FIRST ADDITION 63-3400097 355 2ND ST NW LOT 10 & 11 BLK 1 NP WEST 1ST
ADDITION 63-3471113 353 3RD ST NE E 90' LOT 7 BLK 13 ORIGINAL
TOWNSITE 63-3471122 315 4TH AVE NE E 90' LOT 8 BLK 13 ORIGINAL
TOWNSITE 63-3471131 325 4TH AVE NE LOT 9 BLK 13 ORIGINAL TOWNSITE
63-3471140 333 4TH AVE NE LOT 10 BLK 13 ORIGINAL TOWNSITE 63-3471149
343 4TH AVE NE LOT 11 BLK 13 ORIGINAL TOWNSITE 63-3471158 351 4TH
AVE NE LOT 12 BLK 13 ORIGINAL TOWNSITE 63-3471194 409 3RD ST NE W
100' LOT 3 BLK 14 ORIGINAL TOWNSITE 63-3471239 405 2ND ST NE LOT 1 BLK
15 ORIGINAL TOWNSITE 63-3471248 413 2ND ST NE LOT 2 BLK 15 ORIGINAL
TOWNSITE 63-3471257 423 2ND ST NE LOT 3 BLK 15 ORIGINAL TOWNSITE 63-
3471266 431 2ND ST NE LOT 4 BLK 15 ORIGINAL TOWNSITE 63-3471275 439
2ND ST NE LOT 5 BLK 15 ORIGINAL TOWNSITE 63-3471293 455 2ND ST NE S
1/2 LOT 6 BLK 15 ORIGINAL TOWNSITE 63-3471315 420 3RD ST NE ALL OF
LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO
UNIT #1 ORIGINAL VALLEY CITY 63-3471316 420 3RD ST NE ALL OF LOTS
8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#2 ORIGINAL VALLEY CITY 63-3471317 420 3RD ST NE ALL OF LOTS
8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#3 ORIGINAL VALLEY CITY 63-3471318 420 3RD ST NE ALL OF LOTS
8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT

#4 ORIGINAL VALLEY CITY 63-3471319 430 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#5 ORIGINAL VALLEY CITY 63-3471320 430 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#6 ORIGINAL VALLEY CITY 63-3471321 420 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#7 ORIGINAL VALLEY CITY 63-3471322 420 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#8 ORIGINAL VALLEY CITY 63-3471323 420 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#9 ORIGINAL VALLEY CITY 63-3471324 420 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#10 ORIGINAL VALLEY CITY 63-3471325 430 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#11 ORIGINAL VALLEY CITY 63-3471326 430 3RD ST NE ALL OF LOTS 8,9,10,11,12 LESS E 110' LOTS 8 & 9 BLK 15 TOWNSITE SQUARE CONDO UNIT
#12 ORIGINAL VALLEY CITY 63-3471356 307 2ND ST NE LOTS 1 AND 2 AND PART OF LOTS 3, 4 & 5 BLK 16 ORIGINAL TOWNSITE 63-3471374 345 2ND ST NE LOTS 3-10 LESS R/W BLK 16 ORIGINAL TOWNSITE 63-3471401 355 2ND ST NE LOTS 11 & 12 BLK 16 ORIGINAL TOWNSITE 63-3471419 235 4TH AVE NE E 90' LOT 13 BLK 16 ORIGINAL TOWNSITE 63-3471428 247 4TH AVE NE E90' LOT 14 & S5' OF E90' LOT 15 BLK 16 ORIGINAL TOWNSITE 63-3471437 255 4TH AVE NE E 90' N 45' LOT 15 BLK 16 ORIGINAL TOWNSITE 63-3471482 211 2ND ST NE S 50' LOTS 1,2,3,4,5 BLK 17 ORIGINAL TOWNSITE 63-3471500 215 3RD AVE NE FIRESIDE CONDOS UNIT 1 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471502 215 3RD AVE NE FIRESIDE CONDOS UNIT 2 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471503 215 3RD AVE NE FIRESIDE CONDOS UNIT 3 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471504 215 3RD AVE NE FIRESIDE CONDOS UNIT 4 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471505 215 3RD AVE NE FIRESIDE CONDOS UNIT 5 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471506 215 3RD AVE NE FIRESIDE CONDOS UNIT 6 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471507 215 3RD AVE NE FIRESIDE CONDOS UNIT 7 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471508 215 3RD AVE NE FIRESIDE CONDOS UNIT 8 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471509 215 3RD AVE NE FIRESIDE CONDOS UNIT 9 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471510 215 3RD AVE NE FIRESIDE CONDOS UNIT 10 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471511 215 3RD AVE NE FIRESIDE CONDOS UNIT 11 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471512 215 3RD AVE NE FIRESIDE CONDOS UNIT 12 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471513 215 3RD AVE NE FIRESIDE CONDOS GARAGE ONLY UNIT 13 LOTS 6 TO 12 BLK 17 ORIGINAL TOWNSITE 63-3471617 200 CENTRAL AVE N LOTS 1-7, EXCEPT N 33'11" BLK 18 ORIGINAL TOWNSITE 63-3471626 141 2ND ST NE LOTS 8 TO 12 BLK 18 ORIGINAL TOWNSITE 63-3471716 160 2ND ST NW LOTS 1 & 2 BLK 19 ORIGINAL TOWNSITE 63-3471725 150 2ND AVE NW LOTS 3 & 4 BLK 19 ORIGINAL TOWNSITE 63-3471743 201 CENTRAL AVE N ALL LOTS 5-7 & 8 LESS E 18' OF N 69' & S 59 1/2' OF LOTS 9, 10, 11 & 12 BLK 19 ORIGINAL TOWNSITE 63-3471851 250 2ND ST NW S 70' LOT 1 & 2 & ALL LOTS 3-4 & W 1/2 LESS 2' & W 2" OF E 14 1/2' LOT 5 BLK 20 ORIGINAL TOWNSITE 63-3471887 226 2ND ST NW E 14'4" LOTS 5 & ALL LOTS 6 & 7 BLK 20 ORIGINAL TOWNSITE 63-3471896 202 2ND ST NW LOTS 8, 9, 10, 11, 12 BLK 20 ORIGINAL TOWNSITE 63-3471986 322 2ND ST NW LOTS 4 & 5 BLK 21 ORIGINAL TOWNSITE 63-3472013 306 2ND ST NW LOT 6 LESS N 50' BLK 21 ORIGINAL TOWNSITE 63-6090008 350 4TH AVE NE LOT 1 ZETTERBERG'S SUBDIVISION OF ORIGINAL 63-6090017 342 4TH AVE NE LOT 2 ZETTERBERG'S SUBDIVISION OF ORIGINAL 63-6090026 332 4TH AVE NE LOT 3 ZETTERBERG'S SUBDIVISION OF ORIGINAL

The City Finance Director is directed as required by N.D.C.C. § 40-22-15 to publish this resolution, together with a map of the proposed district, once each week for two consecutive weeks in the official newspaper of the City. Also, in accordance with North Dakota Century Code section 40-22-17, the owners of the property within the district may file written protests with the City Auditor's Office at any time within thirty (30) days after the first publication of this resolution. Therefore, any written protests must be filed with the City Finance Director on or before 4:00 pm on Friday, June 27, 2025. At the commission meeting immediately following the expiration of the protest period, that is, at 5:00 p.m. on July 1, 2025, the City Commission must hear and determine the sufficiency of any protest filed in accordance with this Resolution and may take any further action the Commission deems necessary and expedient.

Passed, adopted and approved this 20th day of May, 2025.

Dave Carlsrud, President Board of City Commissioners

ATTEST: Brenda Klein, Finance Director

(May 28 & June 3, 2025)

Advertising Invoice

Valley City Times-Record

1/1

P.O. Box 697
Valley City, ND 58072

Phone: 7018450463

Fax: 7018450175

URL: www.times-online.com

Brandy Johnson
City of Valley City
254 2nd. Ave NE
Valley City , ND 58072

Acct. #: 00000286

Phone #: (701)845-8125

Post Date: 06/03/2025

Ad #	Text	Start	Stop	Ins.	Amount	Prepaid	Due
00020510	COVC/PavingImpr.Map/NO.131	05/28/2025	06/03/2025	2	74.40	0.00	74.40
00020509	COVC/ResolutionNO.2486	05/28/2025	06/03/2025	4	446.40	0.00	446.40

Please return a copy with payment

Total Due

520.80

RESOLUTION NO. 2496

A RESOLUTION TO ADOPT AND EXTEND THE DECLARATION OF STORM DISASTER DATED JUNE 21, 2025

WHEREAS, the City of Valley City experienced serious thunderstorms beginning on the evening of June 20, 2025, with bands of heavy rain, hail, lighting, and sustained winds in excess of 100 miles per hour continuing through the early morning of June 21, which caused significant damage throughout the entire city; and

WHEREAS, said damage, including downed trees, power poles and power lines, and loss of power provided by the Valley City Electric Department, and damage to other public and private property, has overwhelmed City services; and

WHEREAS, the nature of the storm and resulting damage is unprecedented; disaster preparation was not possible; and the costs of disaster mitigation are expected to substantially exceed amounts appropriated by the City for debris clean-up and emergency maintenance and repair of electric infrastructure and other property; and

WHEREAS, on June 21, 2025, President Dave Carlsrud declared a storm disaster pursuant to section 19-01-03(1) of the Valley City Municipal Code (V.C.M.C.); and

WHEREAS, on June 21, 2025, North Dakota Governor Kelly Armstrong issued Executive Order 2025-05, declaring a statewide disaster as a result of severe summer storms and tornados; and

WHEREAS, the Board of City Commissioners wishes to extend the City's storm disaster declaration, pursuant to V.C.M.C. § 19-01-03(3), to ensure adequate time for the response and recovery aspects of any and all applicable local disaster or emergency operational plans and for the furnishing of aid and assistance thereunder.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board of City Commissioners formally recognizes and adopts the Declaration of Storm Disaster dated June 21, 2025; and

BE IT FURTHER RESOLVED, that local efforts shall continue to be coordinated with appropriate county, state and federal departments, agencies and officials to take all appropriate action to properly and effectively respond to and mitigate the storm disaster.

BE IT FURTHER RESOLVED, that exempt employees designated by the City Administrator are eligible for and authorized to receive payment of overtime during the declared storm disaster.

This emergency declaration shall remain in effect until August 20, 2025, unless extended upon approval of the Board of Commissioners, or otherwise rescinded.

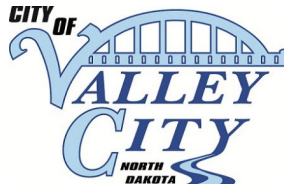
Passed, adopted and approved this 1st day of July, 2025.

Dave Carlsrud, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

City Attorney
220 3rd Street NE
Valley City, ND 58072



Phone: 701-845-1700
cmartineck@valleycity.us
www.valleycity.us

TO: Board of City Commissioners
FROM: City Attorney
DATE: June 19, 2025
RE: Policy manual change request

The following change is requested to reflect current policy regarding pay for law enforcement officers working special events.

4. Employees will not accept outside employment or volunteer the employee's services if such work requires the use of City equipment, facilities, uniforms or materials.

5. Licensed peace officers in the Police Department may work special events for outside organizations in their capacity as law enforcement officers but at all times must comply with existing city and department policies and will be paid by the City. Non-exempt officers are entitled to their regular pay, including applicable overtime. Exempt officers will be paid \$50 per hour. Special events must be offered to non-exempt officers before exempt officers are eligible. The Police Department should have a policy to ensure the city is reimbursed and insured by the outside organization to cover the Department's expenses. The rate for special events will be listed in the City Master Fee Schedule upon resolution of the Board of City Commissioners, after considering the Police Chief's recommendation. Outside of approved special event work, law enforcement personnel are subject to paragraph 4 of this section.

Task Order: Wintershow Road Shared-Use Path – TAU-2-990(066), PCN 23917

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated January 1, 2021 ("Agreement"), Owner and Engineer agree as follows:

1. Background Data

- a. Effective Date of Task Order: June 26, 2025
- b. Owner: City of Valley City
- c. Engineer: KLJ Engineering LLC
- d. Specific Project (title): TAU-2-990(066), PCN 23917
Wintershow Road Shared-Use Path – Phase 1
- e. Specific Project (description): Construction Engineering

2. Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are:
set forth in Exhibit A, Scope of Services, and attached to and incorporated as part of this Task Order.
- B. Resident Project Representative (RPR) Services – Not Used
- C. Designing to a Construction Cost Limit – Not Used
- D. Other Services – Not Used
- E. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order.

3. Additional Services

- A. Additional Services that may be authorized or necessary under this Task Order are: Not Used

4. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit B.

5. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule: Not Used

6. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Basic Services		
a. Preliminary Engineering	\$54,500	Hourly
TOTAL COMPENSATION (lines 1.a)	\$54,500	
2. Additional Services	(N/A)	

Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Consultants' charges, if any. Engineer shall not exceed the total compensation amount unless approved in writing by the Owner.

B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

7. Consultants retained as of the Effective Date of the Task Order: None

8. Other Modifications to Agreement and Exhibits: None

9. Attachments:

Exhibit A – Scope of Services – Construction Engineering

10. Other Documents Incorporated by Reference:

January 1, 2021 Agreement between Owner and Engineer for Professional Services

11. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

OWNER: City of Valley City

ENGINEER: KLJ Engineering LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Firm's Certificate No. (if required): 061-C

State of: North Dakota

Witness:

Witness:

By: _____

By: _____

Print Name: Brenda Klein

Print Name: _____

Title: Finance Director

Title: _____

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Gwen Crawford

Name: Chad Petersen

Title: City Administrator

Title: Senior Project Manager

Address: 220 3rd St NE
Valley City, ND 58072

Address: 1010 4th Ave SW
Valley City, ND 58072

E-Mail: gscrawford@valleycity.us

E-Mail: chad.petersen@kljeng.com

Phone: (701)845-8120

Phone: (701)845-9446

Task Order Form

EJCDC® E-505, Agreement Between Owner and Engineer for Professional Services – Task Order Edition.
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and American Society of Civil Engineers. All rights reserved.



EXHIBIT A - SCOPE OF SERVICES
Construction Engineering
Project No. TAU-2-990(066), PCN 23917
Wintershow Road
Shared-Use Path and ADA Ramps
Valley City, ND

OBJECTIVE

The purpose of this exhibit is to describe the scope of work and responsibilities required to complete Construction Engineering services for the proposed project. KLJ will provide Project Management and Construction Engineering work for the proposed project.

5.1 CONSTRUCTION ADMINISTRATION

Project Management

KLJ will manage the project and provide overall coordination of the work completed by the construction engineering team. The work shall consist of managing work assignments, internal team and safety meetings, client coordination, plan and specification interpretation, certification and shop drawing review, administering requests for information from the Contractor, processing routine change orders, and monitoring KLJ's project budget and schedule.

Project Initiation

This task includes time for the construction staff to review plans, set up the record keeping system and create a work plan.

Pre-Construction Conference

The Project Engineer, Project Manager, and other key staff will prepare for and conduct the pre-construction conference. Minutes of the pre-construction conference will be prepared and distributed by KLJ.

Weekly Records

Contract administration and project documentation will be according to established NDDOT construction procedures, as outline in the Construction Records Manual. Major tasks include daily diary entries, weekly progress reports, certification tracking, quantity entries, pay estimates, and minor change orders. If required the adding of major change orders, including force accounts that are beyond the scope of the original contract, will be executed through supplemental agreements.

Final Review

The Project Engineer and/or the Project Manager will conduct a final review with the Contractor, Valley City and NDDOT.



Final Records

Final records will include verifying all quantities for accuracy, completing all necessary final document forms listed on the NDDOT Final Checklist, completing record drawings, and packaging and filing final documents.

5.2 REMOVALS & EARTHWORK

KLJ will provide daily field observation and quantity documentation for the following items:

- a. Removals
 - i. Removal of Curb & Gutter
- b. Earthwork
 - i. Common Excavation - Waste
 - ii. Subgrade Preparation-Type A
- c. Landscaping
 - i. Topsoil
 - ii. Seeding Class III
 - iii. Hydraulic Mulch

5.3 BASES

Aggregate Base Course CL 5

KLJ will provide daily field observation, sampling and testing of materials, quantity documentation, and field survey for Aggregate Base Course work.

5.4 MISCELLANEOUS CONSTRUCTION

Construction Traffic Control

KLJ will review the Contractor's work twice daily during construction to verify conformance with the plans and specifications. This will involve communication and coordination with the Contractor, Subcontractors, and Valley City. The Contractor is responsible for safety within the work zone and to the traveling public. KLJ will provide quantity documentation for traffic control items.

Erosion Control

KLJ will provide daily field observation and quantity documentation for erosion control related items as well as monitor Contractor's SWPPP.

Concrete

KLJ will provide daily field observation, sampling of materials and quantity documentation for concrete related items including curb & gutter and sidewalks. KLJ will also provide field survey staking for these items.

Signing & Pavement Marking

KLJ will provide daily field observation, quantity documentation, and field survey for signing and pavement marking items.



5.5 MATERIALS TESTING

Aggregate Testing

KLJ will complete testing of aggregates according to the NDDOT Field Sampling and Testing Manual and the NDDOT 2024 Standard Specifications.

Concrete Testing

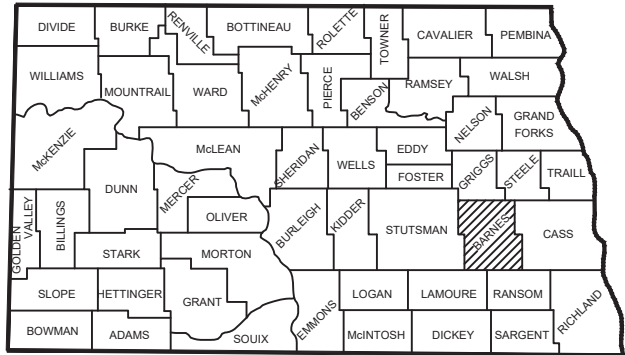
KLJ will complete field testing of concrete and concrete aggregates according to the NDDOT Field Sampling and Testing Manual and the NDDOT 2024 Standard Specifications.

Density Testing

KLJ will complete density testing according to the NDDOT Field Sampling and Testing Manual and the NDDOT 2024 Standard Specifications.

DELIVERABLES PROVIDED BY KLJ

- a. Progressive Estimates for payment to Contractor
- b. Weekly Progress Reports through NDDOT CARS
- c. One Copy of Final Records

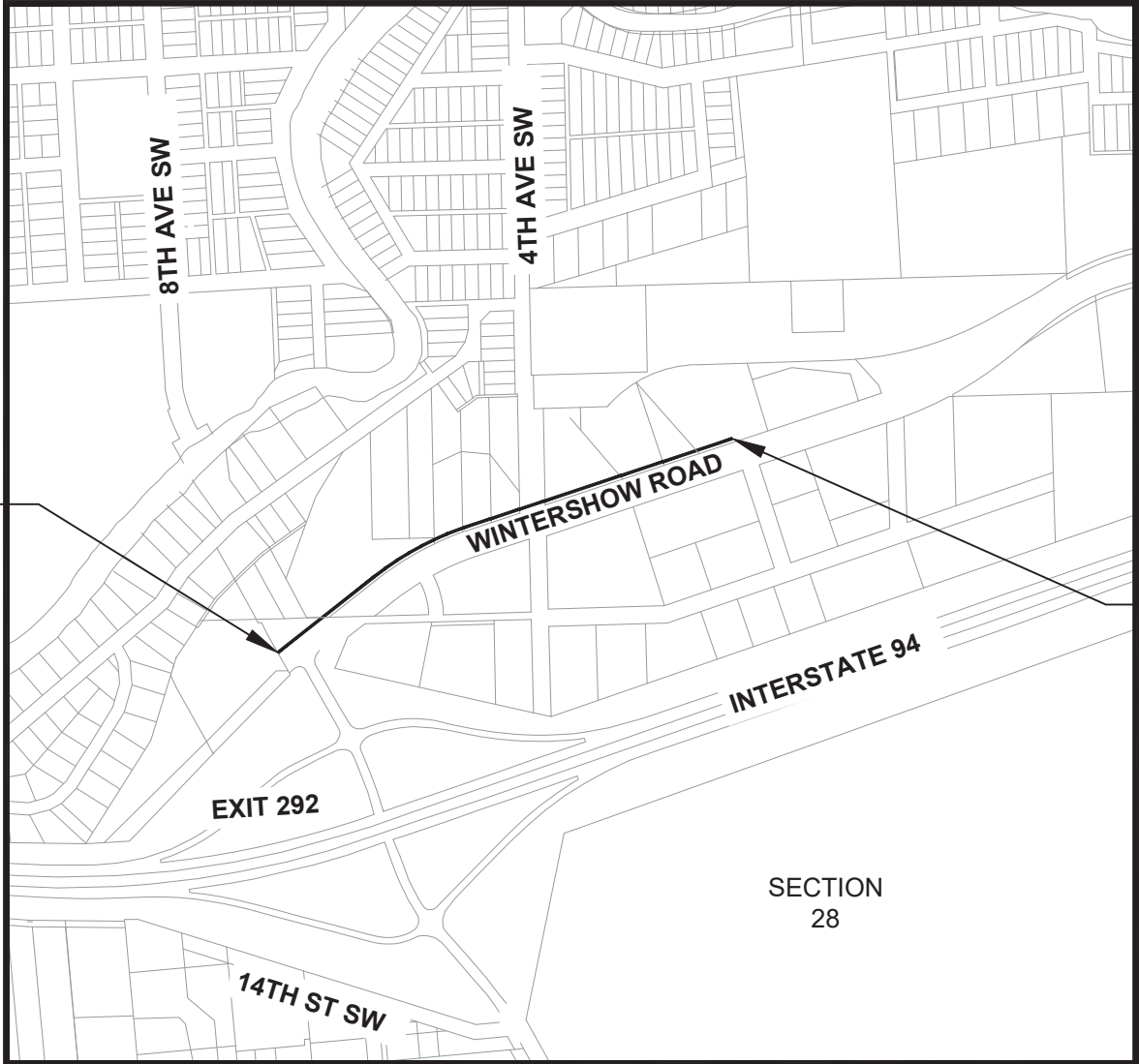


STATE OF NORTH DAKOTA
SHOWING COUNTIES

BARNES COUNTY, NORTH DAKOTA
PLANS FOR FEDERAL AID PROJECT
NUMBER TAU-2-990(066)

SHARED USE PATH
CONCRETE PATH AND ADA RAMPS

Project is located adjacent to Wintershow Road, beginning at 8th Ave SW and extending East approximately 0.348 mile.



BEGIN PROJECT TAU-2-990(066)
Sta. 10+00

END PROJECT TAU-2-990(066)
Sta. 28+40

STATE	PROJECT NUMBER	PCN	SECTION NUMBER	SHEET NUMBER
ND	TAU-2-990(066)	23917	1	1

GOVERNING SPECIFICATIONS	Date Published and Adopted by the North Dakota Department of Transportation
Standard Specifications	7/1/2024
Supplemental Specifications	NONE

PROJECT LENGTH

PROJECT	GROSS MILES	EXCEPTION MILES	NET MILES
SUP - TAU-2-990(066)	0.348	0.0	0.348

DESIGNER	Jayden Pifer
DESIGNER	Zach Vlaminck
DESIGNER	Todd Hummel, PE
DESIGNER	
DESIGNER	

PS&E Corrections Made
Surveyed & Designed Date

AUGUST 2024
NOVEMBER 2023/ JULY 2024



1010 4TH AVENUE SW
VALLEY CITY, ND 58072-0937
(701) 845-4980, FAX (855) 288-8055

Parcel_ Number	Local Share-Paving			R&R Fund	Paving Assessment	Water Hookup	Sanitary Sewer	Storm Sewer	Total Assessment	Address	Deedholder	2025	Sq. Ft in Protest	Square Footage
	Frontage Feet	Cost					Hookup	@\$0.30 & \$0.10						
63-0610063	0	\$ -	\$ -		\$0.00		\$4,000.00	\$820.10	\$4,820.10	406 4TH AVE NE	OLSON KEITH & CHERYL A		-	-
63-1990110	0	\$ -	\$ -		\$0.00		\$4,000.00	\$383.70	\$4,383.70	345 4TH ST NE	JORISSEN FREDERICK A & BETTY L		-	-
63-1990120	0	\$ -	\$ -		\$0.00		\$4,000.00	\$385.40	\$4,385.40	355 4TH ST NE	KOHLER MICHAEL R & DEBBIE L		-	-
63-3310003	75	\$ 46,481.55	\$ 34,106.55		\$12,375.00				\$12,375.00	136 CENTRAL AVE N	SIOUX VALLEY BROADCASTING CO	Yes	18,000.00	18,000.00
63-3310030	75	\$ 46,481.55	\$ 34,106.55		\$12,375.00				\$12,375.00	148 2ND ST NE	TACO JOHN'S OF VALLEY CITY INC	Yes	18,000.00	18,000.00
63-3310035	100	\$ 61,975.40	\$ 46,225.40		\$15,750.00		\$19,500.00	\$6,597.00	\$41,847.00	146 2ND AVE NE	FIRST COMMUNITY CREDIT UNION	Yes	22,000.00	22,000.00
63-3310039	130	\$ 80,568.01	\$ 60,093.01		\$20,475.00				\$20,475.00	207 MAIN ST E	OPEN DOOR CENTER	Yes	39,000.00	39,000.00
63-3310048	155	\$ 96,061.86	\$ 71,649.36		\$24,412.50	\$6,500.00	\$6,500.00	\$3,298.50	\$40,711.00	129 3RD AVE NE	OPEN DOOR CENTER	Yes	11,000.00	11,000.00
63-3310057	165	\$ 102,259.40	\$ 76,271.90		\$25,987.50	\$6,500.00	\$6,500.00	\$4,049.10	\$43,036.60	308 2ND ST NE	NELSON JOSHUA J & NIKOLE M	yes	13,500.00	13,500.00
63-3310066	60	\$ 37,185.24	\$ 27,735.24		\$9,450.00			\$1,434.30	\$10,884.30	130 3RD AVE NE	BERG TAMI A	Yes	9,000.00	9,000.00
63-3310075	90	\$ 55,777.86	\$ 41,602.86		\$14,175.00		\$6,500.00		\$20,675.00	104 3RD AVE NE	BERG TAMARA A	Yes	13,500.00	13,500.00
63-3310084	105	\$ 65,074.17	\$ 47,749.17		\$17,325.00	\$6,500.00	\$6,500.00		\$30,325.00	351 MAIN ST E	SILVER SIX LLC	Yes	15,750.00	15,750.00
63-3310102	210	\$ 130,148.33	\$ 96,060.83		\$34,087.50	\$6,500.00	\$6,500.00	\$5,427.60	\$52,515.10	141 4TH AVE NE	KALBRENER LLC	Yes	20,250.00	20,250.00
63-3310111	278	\$ 172,291.60	\$ 127,606.60		\$44,685.00	\$13,000.00	\$6,500.00	\$5,383.20	\$69,568.20	132 4TH AVE NE	INNOVIS HEALTH LLC			37,920.00
63-3310138	79	\$ 48,960.56	\$ 36,518.06		\$12,442.50			\$4,728.30	\$17,170.80	145 5TH AVE NE	HATCHER HOWARD WADE	Yes	15,800.00	15,800.00
63-3400061	93.5	\$ 57,947.00	\$ 42,519.50		\$15,427.50				\$15,427.50	145 CENTRAL AVE N	LAWN NOW LLC	Yes	28,207.00	28,207.00
63-3400070	165.5	\$ 102,569.28	\$ 75,261.78		\$27,307.50				\$27,307.50	167 2ND ST NW	CIRCLE-H PROPERTIES	Yes	17,490.00	17,490.00
63-3400075	113.5	\$ 70,342.07	\$ 51,614.57		\$18,727.50				\$18,727.50	201 2ND ST NW	HI-LINE PROPERTIES LLC	Yes	12,896.73	12,896.73
63-3400079	202	\$ 125,190.30	\$ 91,860.30		\$33,330.00				\$33,330.00	243 2ND ST NW	HI-LINE PROPERTIES LLC	Yes	19,023.13	19,023.13
63-3400097	166.75	\$ 103,343.97	\$ 75,830.22		\$27,513.75				\$27,513.75	355 2ND ST NW	CIRCLE-H PROPERTIES	Yes	16,675.00	16,675.00
63-3471104		\$ -	\$ -			\$4,000.00	\$4,000.00	\$1,499.70	\$9,499.70	337 3rd St NE	NELSON NATHAN & JESSICA			-
63-3471113	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$1,350.60	\$16,850.60	353 3RD ST NE	LANGVED STEPHEN			4,500.00
63-3471122	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$1,350.60	\$16,850.60	315 4TH AVE NE	KAMSTRA MELISSA M			4,500.00
63-3471131	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$2,100.60	\$17,600.60	325 4TH AVE NE	ANDERSON NICOLE R			7,000.00
63-3471140	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$2,100.60	\$17,600.60	333 4TH AVE NE	REED CONSTANCE			7,000.00
63-3471149	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$2,100.60	\$17,600.60	343 4TH AVE NE	LUND MELISSA	Yes	7,000.00	7,000.00
63-3471158	50	\$ 30,987.70	\$ 23,487.70		\$7,500.00	\$4,000.00	\$4,000.00	\$1,533.60	\$17,033.60	351 4TH AVE NE	STOEN THOMAS D & PATSY			7,000.00
63-3471194	75	\$ 46,481.55	\$ 35,231.55		\$11,250.00	\$4,000.00	\$4,000.00	\$1,929.90	\$21,179.90	409 3RD ST NE	ENGE BRIAN G & KAREN	Yes	15,000.00	15,000.00
63-3471203		\$ -	\$ -			\$4,000.00	\$4,000.00		\$8,000.00	425 3RD ST NE	BJERKE EUGENE A & NANCY KAY		-	-
63-3471239	115	\$ 71,271.71	\$ 53,646.71		\$17,625.00	\$4,000.00	\$4,000.00	\$1,950.30	\$27,575.30	405 2ND ST NE	CORNERSTONE APARTMENTS LLC	Yes	6,500.00	6,500.00
63-3471248	50	\$ 30,987.70	\$ 23,112.70		\$7,875.00	\$4,000.00	\$4,000.00	\$1,589.40	\$17,464.40	413 2ND ST NE	CLEMO DOUGLAS			6,500.00
63-3471257	50	\$ 30,987.70	\$ 23,112.70		\$7,875.00	\$4,000.00	\$4,000.00	\$1,059.00	\$16,934.00	423 2ND ST NE	CORNERSTONE APARTMENTS LLC	Yes	6,500.00	6,500.00
63-3471266	50	\$ 30,987.70	\$ 23,112.70		\$7,875.00			\$917.40	\$8,792.40	431 2ND ST NE	PRAIRIE SKY PROPERTIES LLC	Yes	6,500.00	6,500.00
63-3471275	50	\$ 30,987.70	\$ 23,112.70		\$7,875.00	\$4,000.00	\$4,000.00	\$762.30	\$16,637.30	439 2ND ST NE	KJELLAND CHAD			6,500.00
63-3471293	36	\$ 22,311.14	\$ 16,641.14		\$5,670.00			\$428.70	\$6,098.70	455 2ND ST NE	ANDERSON JAMES			4,680.00
63-3471315	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	FEARING NICOLE & JOHN ANDERSON	Yes	2,498.00	2,498.00
63-3471316	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	ZAUN MICHAEL E & VICKI L, TRUSTEES	Yes	2,498.00	2,498.00
63-3471317	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	KELLER, WAYNE AND CYNTHIA	Yes	2,498.00	2,498.00
63-3471318	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	WENDT ELWOOD & ROSE	Yes	2,498.00	2,498.00
63-3471319	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	430 3RD ST NE	ZAUN DALE	Yes	2,498.00	2,498.00
63-3471320	12.5	\$ 7,746.92	\$ 5,871.92		\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	430 3RD ST NE	RIDEN LUCILE B			2,498.00

Parcel_ Number	Frontage Feet	Local Share-Paving Cost	R&R Fund	Paving Assessment	Water Hookup	Sanitary Sewer Hookup	Storm Sewer @\$0.30 & \$0.10	Total Assessment	Address	Deedholder	2025	Sq. Ft in Protest	Square Footage
63-3471321	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	BRAUN, DONALD & ZITA			2,498.00
63-3471322	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	NOESKE JOAN K	Yes	2,498.00	2,498.00
63-3471323	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	PLECITY JANICE N			2,498.00
63-3471324	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	420 3RD ST NE	HANSON SHERYL L	Yes	2,498.00	2,498.00
63-3471325	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	430 3RD ST NE	FOSS, MARK S & BERG-FOSS, JILL			2,498.00
63-3471326	12.5	\$ 7,746.92	\$ 5,871.92	\$1,875.00	\$1,083.33		\$213.40	\$3,171.73	430 3RD ST NE	OPPEGARD HOWARD L & CAROL J			2,498.00
63-3471356	93	\$ 57,637.12	\$ 42,989.62	\$14,647.50			\$719.28	\$15,366.78	307 2ND ST NE	MONTANA DAKOTA UTILITIES CO			32,500.00
63-3471374	157	\$ 97,301.37	\$ 72,573.87	\$24,727.50	\$6,500.00	\$6,500.00	\$7,354.50	\$45,082.00	345 2ND ST NE	MONTANA DAKOTA UTILITIES CO			
63-3471401	115	\$ 71,271.71	\$ 53,646.71	\$17,625.00	\$6,500.00		\$1,950.30	\$26,075.30	355 2ND ST NE	SHEPPARD ROY A ETAL	Yes	6,500.00	6,500.00
63-3471419	50	\$ 30,987.70	\$ 23,487.70	\$7,500.00	\$4,000.00	\$4,000.00	\$1,349.70	\$16,849.70	235 4TH AVE NE	NEHLICH KIM L & CRYSTAL J			4,500.00
63-3471428	55	\$ 34,086.47	\$ 25,836.47	\$8,250.00	\$4,000.00	\$4,000.00	\$1,349.70	\$17,599.70	247 4TH AVE NE	HARTSELL CARL J			4,950.00
63-3471437	45	\$ 27,888.93	\$ 21,138.93	\$6,750.00	\$4,000.00	\$4,000.00	\$1,349.70	\$16,099.70	255 4TH AVE NE	HOFFMEYER SHIRLEY E			4,050.00
63-3471482	62.5	\$ 38,734.62	\$ 28,890.87	\$9,843.75			\$884.70	\$10,728.45	211 2ND ST NE	NELSON DON & PAMELA			6,250.00
63-3471500	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	LAUMB KATHLEEN A & DENNIS G REV LIV TRUSTS			1,896.00
63-3471502	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	LANE LINDA K & DENNIS M HOYE			1,896.00
63-3471503	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	CLEMENT WALTER CHARLES & ALBERTA A			1,896.00
63-3471504	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	MCCOLLOUGH, GARY			1,896.00
63-3471505	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	HILL LYNN, LORI HILL, TAMI KRATZ, CHRISTL DURAND			1,896.00
63-3471506	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	FALSTAD MYLO			1,896.00
63-3471507	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	DONAHUE PAUL R & CHARLENE A			1,896.00
63-3471508	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	MORITZ LEORA & DARLA KUNZE & BRIAN KUNZE			1,896.00
63-3471509	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	PLECITY ANNITHA			1,896.00
63-3471510	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	BORG RICHARD			1,896.00
63-3471511	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	WEIS DONNAMAE			1,896.00
63-3471512	7.3	\$ 4,524.20	\$ 3,374.45	\$1,149.75	\$1,083.33	\$1,083.33	\$356.40	\$3,672.81	215 3RD AVE NE	BISHOP MICHAEL & JUNELL			1,896.00
63-3471617	87.5	\$ 54,228.47	\$ 39,790.97	\$14,437.50				\$14,437.50	200 CENTRAL AVE N	STRAUS MALL PROPERTY LLC			16,800.00
63-3471626	125	\$ 77,469.25	\$ 56,844.25	\$20,625.00				\$20,625.00	141 2ND ST NE	ARC - BARNES COUNTY	Yes	16,250.00	16,250.00
63-3471716	50	\$ 30,987.70	\$ 22,737.70	\$8,250.00				\$8,250.00	160 2ND ST NW	RUSH RENTAL LLC	Yes	6,500.00	6,500.00
63-3471725	50	\$ 30,987.70	\$ 22,737.70	\$8,250.00				\$8,250.00	150 2ND AVE NW	RUSH RENTAL LLC	Yes	6,500.00	6,500.00
63-3471743	100	\$ 61,975.40	\$ 45,475.40	\$16,500.00				\$16,500.00	201 CENTRAL AVE N	WELLS FARGO BANK THOMSON PROPERTY TAX SERVICES			17,740.00
63-3471851	56	\$ 34,706.22	\$ 25,466.22	\$9,240.00		\$6,500.00		\$15,740.00	250 2ND ST NW	BURCHILL ROBERT LIVING TRUST C/O KRISTY SCHWEITZER	Yes	11,430.00	11,430.00
63-3471887	64	\$ 39,664.25	\$ 29,104.25	\$10,560.00		\$6,500.00		\$17,060.00	226 2ND ST NW	MINDT BRIAN K & JULIE A	Yes	8,320.00	8,320.00
63-3471896	125	\$ 77,469.25	\$ 56,844.25	\$20,625.00				\$20,625.00	202 2ND ST NW	DRAKE ROBERT & TAMARA	Yes	16,250.00	16,250.00
63-3471986	0	\$ -	\$ -	\$0.00				\$0.00	322 2ND ST NW	HATCHER HOWARD WADE	Yes	13,000.00	13,000.00

Local Share-Paving				Sanitary Sewer		Storm Sewer		Total Assessment	Address	Deedholder	2025 Sq. Ft in Protest	Square Footage	
Parcel_Number	Frontage Feet	Cost	R&R Fund	Paving Assessment	Water Hookup	Hookup	@\$0.30 & \$0.10						
63-3472013	50	\$ 30,987.70	\$ 22,737.70	\$8,250.00				\$8,250.00	306 2ND ST NW	HATCHER HOWARD WADE	Yes	4,000.00	4,000.00
63-6090008	50	\$ 30,987.70	\$ 23,487.70	\$7,500.00	\$4,000.00	\$4,000.00	\$487.80	\$15,987.80	350 4TH AVE NE	SILVER CREEK PROPERTIES LLC	Yes	7,000.00	7,000.00
63-6090017	50	\$ 30,987.70	\$ 23,487.70	\$7,500.00	\$4,000.00	\$4,000.00	\$627.00	\$16,127.00	342 4TH AVE NE	MCGOUGH ANDREW			7,000.00
63-6090026	50	\$ 30,987.70	\$ 23,487.70	\$7,500.00	\$4,000.00	\$4,000.00	\$632.70	\$16,132.70	332 4TH AVE NE	SELZLER SHANE & JENNIFER REITEN			7,000.00
4,661.85 \$2,889,200.00 \$2,147,430.50 \$741,769.50 \$153,999.92 \$178,999.96 \$76,723.48 \$1,151,492.86											444,827.86		666,459.86

Paving Local Share	\$ 2,889,200.00
Cost Per Ft.	\$ 619.75
R&R Per Ft.	\$ 469.75
Assessment Cap Per Ft:	\$ 150.00

76%
24.2%

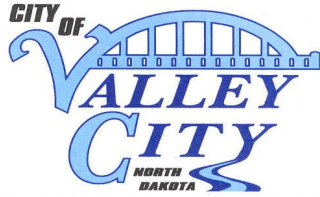
Increase for Properties on Wider Streets:

\$157.50	5% Increase	2nd St NE (2nd Ave NE to 5th Ave NE), 3rd Ave NE (Main to 2nd St NE)
\$165.00	10% Increase	2nd St NE (3rd Ave NW to 2nd Ave NE), 4th Ave NE (Main to 2nd St NE)

Protests: 66.7%

Condo Hookups - 12 Units		100% 10% Per Unit 5% Per Unit
1	\$6,500.00	
2-10	\$5,850.00	
11-12	\$650.00	
TOTAL:	\$13,000.00	
Per Unit:	\$1,083.33	

City Hall
220 3rd St. NE
Valley City, ND 58072



Phone: 701-845-1700
Web: www.valleycity.us

Paving Improvement District 131 Protest Information:

We received a letter of protest on Friday, June 27th at 12:02 P.M. The letter of protest contains signatures by the properties in the paving district who wish to protest the project. The protest % which is calculated based on area (square footage) of the properties comes to **66.7%**.

Brandy Johnson

Deputy Auditor