

CITY COMMISSION MEETING
VALLEY CITY, NORTH DAKOTA

Tuesday, July 15, 2025
5:00 PM

The City Commission Meeting will begin on Tuesday, July 15, 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/83153130948> or listen by calling (1 346 248 7799) Webinar ID: 831 5313 0948

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. 2498NEXT ORDINANCE NO. 1175

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE (PLEASE STAND)

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

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

APPROVAL OF CONSENT AGENDA

- A. Approve Minutes from the 7.1.2025 Commission Meeting.

B. Approve Contractor Licenses:

a. Grafstrom Construction, Fargo

b. J+J Repairs & Roofing LLC, Harwood

c. Moritz Excavating LLC, Valley City

d. J+K Seamless, Inc., Valley City

e. Greystone Construction Company, Shakopee, MN

f. CC Steel, LLC, Fargo

g. Miller & Sons Drywall, Inc., West Fargo

h. Quality Coatings & Tile LLC, Fargo

C. Approve Contractor License Renewals:

a. Groundworks MN, LLC dba Innovative Basement Authority

b. Horsley Specialties, Inc.

c. Twin City Garage Door

d. Dakota Plains Mechanical

D. Approve Tree Trimming and Removal Service License Renewal:

a. Carr’s Tree Service

E. Approve Local Raffle Permit:

a. Shine, 8.29.25 @ Hanna Field

b. Ducks Unlimited Barnes County Chapter, 9.18.25 @ VC Eagles Club
- Page 3

Page 5

Page 53

Roll Call: Erickson Gulmon Bishop Magnuson 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

ORDINANCE

ORD 1172. Second Reading of Ordinance 1172, an Ordinance 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. *(City Attorney Martineck)* Page 59

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

ORD 1173. First Reading of Ordinance 1173, an Ordinance to amend and reenact chapter 11-09 of the Valley City Municipal Code related to standards for floodplain development. *(City Attorney Martineck)* Page 73

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

ORD 1174. First Reading of Ordinance 1174, an omnibus ordinance to amend and reenact sections of the Valley City Municipal Code relating to the 2025 state legislative session. *(City Attorney Martineck)* Page 85

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

RESOLUTION

RES 2497. A Resolution Approving Final Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition. *(City Attorney Martineck)* Page 94

Roll Call: Erickson Gulmon Bishop Magnuson Carlsrud

NEW BUSINESS

N1. Approve Monthly Bills for the City and Public Works in the Amount of \$1,460,673. *(Finance Director Klein)* Page 100

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

N2. Request for Extension to move house at 231 9th Ave NE. *(Administrator Crawford)*

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

N3. Approve Recommendation from the Renaissance Zone Authority Board to Approve the Application from Bridgetown Development for a 5-year State Income Tax Exemption and a 5-year Property Tax Exemption Capped at \$500,000 Valuation on a New Single-Family Home and Designate it as VC-139. *(City Administrator Crawford)* Page 101

N4. Approve Recommendation from the Renaissance Zone Authority Board to Approve the Application from H&G Holdings LLC for a 5-year State Income Tax Exemption and a 5-year Property Tax Exemption Capped at \$500,000 Valuation on a New Single-Family Home and Designate it as VC-140. *(City Administrator Crawford)* Page 114

CITY ADMINISTRATOR’S REPORT

CITY UPDATES & COMMISSION REPORTS

ADJOURN

CITY COMMISSION MEETING VALLEY CITY, NORTH DAKOTA

Tuesday, July 1, 2025

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

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

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

PLEDGE OF ALLEGIANCE

SERVICE AWARD PRESENTATION

City-County Health awarded Officer Jacobson with an Above and Beyond Service Award.

APPROVAL OF AGENDA

Add Item NB3. Consider Recommendation from the Visitor's Committee to Approve \$33,600.00 from the Valley City Tourism Development Fund for the Barnes County Historical Society WWII Heritage Trail Project.

Remove Resolution 2495, A Resolution Determining Sufficiency of Protests for Paving Improvement District 131.

Add Item NB4. Accept Protests for Paving Improvement District No. 131.

Commissioner Gulmon moved to approve, seconded by Commissioner Magnuson.

Motion passed unanimously.

APPROVAL OF CONSENT AGENDA

Approve Minutes from the 6.17.2025 Finance & Commission Meetings and the 6.23.2025 Special Commission Meeting/Press Conference.

Commissioner Magnuson moved to change the wording from "taxable value of the home" to "single-family residence exemption cap" in the 6.17.25 Commission Minutes, seconded by Commissioner Gulmon. Motion passed unanimously.

Approve Contractor Licenses:

JT Lawn Services, Moorhead MN

Approve Contractor License Renewals:

Advance Garage Door Inc.

Braden Wenaas Construction LLC

Approve Tobacco License Renewals:

Dollar General Store #17856

Commissioner Magnuson moved to approve the Consent Agenda with changes, seconded by Commissioner Bishop. Motion passed unanimously.

RESOLUTION

RES 2496. A Resolution to Adopt and Extend the Declaration of Storm Disaster Dated June 21, 2025.

Commissioner Bishop moved to approve, seconded by Commissioner Magnuson.

Motion passed unanimously.

NEW BUSINESS

Approve Amendment to Employee Policy and Procedure Manual – Law Enforcement Officer

Special Event Pay. Clarification of the rate of pay for non-exempt and exempt officers when working a special event. The Event requesting will pay this fee.

Commissioner Bishop moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

Approve Task Order for Construction Engineering for Wintershow Road Shared-Use Path Phase 1 (NDDOT Project No. TAU-2-990(066), PCN 23917). Pre-project meeting will be in July.

Commissioner Gulmon moved to approve, seconded by Commissioner Magnuson.

Roll Call Vote: Bishop – Aye, Magnuson – Aye, Erickson - Nay, Gulmon – Aye, Carlsrud – Aye.

Motion Passed.

Consider Recommendation from the Visitor's Committee to Approve \$33,600.00 from the Valley City Tourism Development Fund for the Barnes County Historical World War II Heritage Trail Project. Mary Lee Nielson spoke about the plans for this project and how it will impact Valley City Tourism.

Commissioner Bishop moved to approve, seconded by Commissioner Magnuson.

Motion passed unanimously

Accept Protests for Paving Improvement District No. 131.

Commissioner Magnuson moved to approve, seconded by Commissioner Gulmon.

Motion passed unanimously.

CITY ADMINISTRATOR’S REPORT

City Administrator Crawford shared an update with the clean-up still happening after the June 21st storm. Plan for this to take at least another two weeks to get caught up. Any Resident not wanting to wait may haul 24/7 to the site at no charge. We will be having another branch/tree pickup day on July 24th.

CITY UPDATES & COMMISSION REPORTS

Police Chief Horner wanted to congratulate Officer Jacobson on his service award. He also thanked the whole force for all their extra time and effort over the past several months. They are a great group of Officers.

Commissioner Gulmon went over the latest financials and shared that the City is doing well and the finances are trending nicely.

Commissioner Magnuson Is thankful for all the staff and how they have gone above and beyond throughout these past couple weeks. Super Proud!

President Carlsrud repeated Commissioner Magnuson’s thoughts. He also reminded the Resident’s to be patient as the staff is working on getting the town picked up and to be careful as they too work to clean their homes and yards. Be safe.

ADJOURN

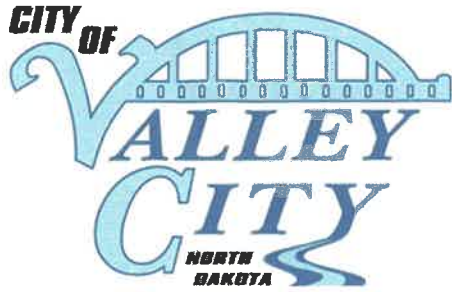
Meeting was adjourned at 5:26 P.M.

Attested to by:

Brenda Klein, Finance Director
City of Valley City

Dave Carlsrud, President of the
City of Valley City Commission

2025-26 440
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: Grafstrom Construction
Owner: Hans Grafstrom
Mailing Address: 1809 43rd st N. Ste. A
City, State Zip Code: Fargo, ND 58102
Phone Number: (701) 433-1539
Email Address: office@grafstrom.co
Today's Date: 06/03/2025

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 52478 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# 5914 on 6.30.25

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: 52478

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **GRAFSTROM CONSTRUCTION LLC** 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.

GRAFSTROM CONSTRUCTION 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: January 8, 2025

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

Michael Howe
Secretary of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/3/2025

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 Bell Insurance PO Box 1470 Fargo ND 58107	CONTACT NAME: Jenni Davis	FAX (A/C, No): 701-239-0009	
	PHONE (A/C, No, Ext): 701-237-6414	E-MAIL ADDRESS: jadavis@bell.insurance	
INSURED Grafstrom Construction, LLC 1809 43rd St N - Unit A Fargo ND 58102	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Emcasco		21407
	INSURER B: Employers Mutual Casualty Comp		21415
	INSURER C: Lloyds of London		1122000
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:** 1498556657**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 type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Employers Liab			6D20252	4/30/2025	4/30/2026	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 Sto Gap Liability \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			6E20252	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<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			6J20252	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	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	N/A				PER STATUTE E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A B C	Contractors E&O Installation Floater Pollution Liability			6D20252 6C20252 CPL00231001.	4/30/2025 4/30/2025 6/10/2024	4/30/2026 4/30/2026 6/10/2026	Occurrence/Aggregate 1000000/2,000,000 Any one Job Site 250,000 Occurrence/Aggregate 1000000/2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Pollution Liability: \$1,000,000. per occurrence/\$2,000,000. aggregate limit

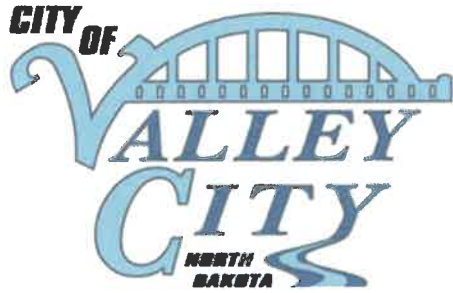
CERTIFICATE HOLDER**CANCELLATION**

City of Valley City, North Dakota
254 2nd Ave 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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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: J+J REPAIRS & ROOFING LLC
Owner: Jason McCrackin / COREEN McCrackin
Mailing Address: 7209 48th AVEN - Harwood, ND
City, State Zip Code: HARWOOD, NORTH DAKOTA 58042
Phone Number: 701-729-2454 / 701-729-5699
Email Address: jjrepairs.roofing@gmail.com
Today's Date: 6/25/25

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber ND 43690 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#15450 6-30-25

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: 43690

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **J & J REPAIRS & ROOFING LLC** whose address is in **HARWOOD, 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.

J & J REPAIRS & ROOFING 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: January 28, 2025

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

Michael Howe
Secretary of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/25/2025

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
lhry Insurance Agency, Inc.
1291 13th Ave E
West Fargo ND 58078

CONTACT NAME: lhry CL Team

PHONE (A/C, No, Ext): 701-492-2228

FAX (A/C, No): 701-532-0570

E-MAIL ADDRESS: lhryCLService@lhryins.com

INSURER(S) AFFORDING COVERAGE

NAIC #

License#: 16098953

J&JREPA-01

INSURER A: Atlantic Casualty Insurance Company

INSURER B: United Financial Casualty Company

INSURER C: Old Republic Residual Market Services

INSURER D:

INSURER E:

INSURER F:

INSURED
J & J Repairs and Roofing LLC
7209 48th Ave N
Harwood ND 58042

COVERAGES

CERTIFICATE NUMBER: 1247427298

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 type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			M140000637-6	6/9/2025	6/9/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			01919802	3/9/2025	3/9/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	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			WCMN001439500	3/27/2025	3/27/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Empl Liab/ND Stop Gap			M140000637-6	6/9/2025	6/9/2026	Ea Acc/Ea Empl/Pot Li \$1M / \$1M / \$1M

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

CERTIFICATE HOLDER**CANCELLATION**

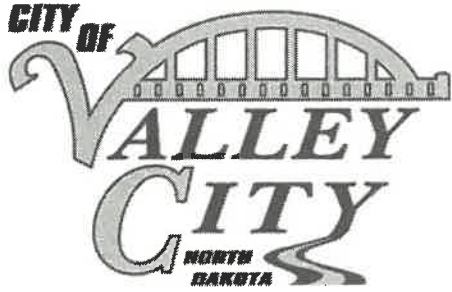
City of Valley City
220 3rd St NE
Valley City ND 58072

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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2025-443 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: Moritz Excavating LLC
Owner: Anthony Moritz
Mailing Address: 1012 12TH AVE SE
City, State Zip Code: Valley City, ND 58072
Phone Number: (701) 840-1644
Email Address: moritzexc2@outlook.com
Today's Date: 6-30-2025

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber ☐ 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# 5235 on 6.30.25

RETURN TO: Valley City Auditor
220 3rd St. NE
Valley City, ND 58072

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/07/2024

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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	CONTACT NAME: Melissa Schroeder
INSURE FORWARD	PHONE (A/C, No, Ext): (701) 845-1185 FAX (A/C, No): (701) 845-1749
430 West Main Street	E-MAIL ADDRESS: melissa.schroeder@insureforward.com
Valley City ND 58072	INSURER(S) AFFORDING COVERAGE
	INSURER A: Western National Assurance Co NAIC # 24465
INSURED	INSURER B:
Moritz Excavating, LLC	INSURER C:
1012 12th Ave SE	INSURER D:
Valley City ND 58072	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: master 24/25

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 type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP1329791	12/10/2024	12/10/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CPP1329786	12/10/2024	12/10/2025	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 DED <input type="checkbox"/> RETENTION \$			UMB1055003	12/10/2024	12/10/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$
	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				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

City of Valley City
PO Box 390

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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State of North Dakota

SECRETARY OF STATE



Certificate of Good Standing of MORITZ EXCAVATING, LLC

SOS Control ID#: 0000069467

Certificate #: 027248430-1

The undersigned, as Secretary of State of the state of North Dakota, hereby certifies that, according to the records of this office,

MORITZ EXCAVATING, LLC

a Limited Liability Company - Business - Domestic was formed under the laws of NORTH DAKOTA and filed with this office effective February 12, 2002. This entity has, as of the date set forth below, complied with all applicable North Dakota laws.

ACCORDINGLY, the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Good Standing.

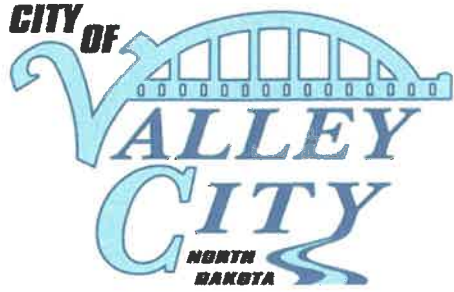
DATE: June 8, 2025

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

Michael Howe
Secretary of State

2025-444 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: J & K Seamless, Inc
 Owner: Jeff Undem / Ken + Undem
 Mailing Address: 1122 E Main St.
 City, State Zip Code: Valley City, ND 58072
 Phone Number: 701-845-2819
 Email Address: undem7@outlook.com
 Today's Date: 7-1-2025

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber ND 40456 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# 6635 7-1-25

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: 40456

CLASS: C

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **J & K SEAMLESS, INC.** 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.

J & K SEAMLESS, INC. is entitled to bid on and accept contracts as authorized by law under this license provided that any single contract project may not exceed \$300,000 in value.

Dated: January 16, 2025

A handwritten signature in black ink that reads "Michael Howe".

Michael Howe
Secretary of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/01/2025

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 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 CHRIS KVILVANG 348 Main St E PO Box 493 Valley City, ND 58072 701-845-2912	CONTACT NAME: Chris Kvilvang	FAX (A/C No.):	
	PHONE (A/C No. Ext.): 701-845-2912	E-MAIL ADDRESS: Ckoffice@nodakins.com	
INSURED J&K SEAMLESS INC 1122 E MAIN ST VALLEY CITY, ND 58072	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Nodak Insurance Company		34592
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input type="checkbox"/>	<input type="checkbox"/>	BPND000001595	11/01/2024	11/01/2025	EACH OCCURRENCE \$1 Million
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000				
			MED EXP (Any one person) \$5000				
			PERSONAL & ADV INJURY \$1 Million				
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>	CAND000001271	11/01/2024	11/01/2025	GENERAL AGGREGATE \$2 Million
			PRODUCTS-COMP/OP AGG \$2 Million				
			COMBINED SINGLE LIMIT (Ea accident) \$1 Million				
			BODILY INJURY (Per person)				
A	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	<input type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per accident)
	DED <input type="checkbox"/> RETENTION						PROPERTY DAMAGE (Per accident)
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / N	<input type="checkbox"/> N / A				WC STATUTORY LIMITS
			OTH-ER				
			E.L. EACH ACCIDENT \$				
			E.L. DISEASE-EA EMPLOYEE \$				
A		<input type="checkbox"/>	<input type="checkbox"/>				E.L. DISEASE-POLICY LIMIT \$

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

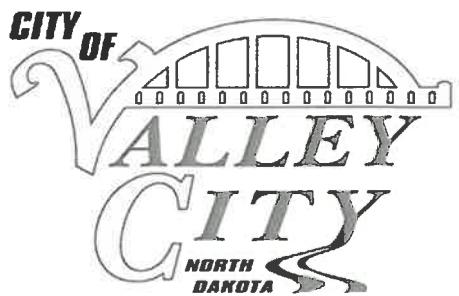
Carpentry construction/ Seamless gutter installation

CERTIFICATE HOLDER**CANCELLATION**

City of Valley City 254 2nd Ave 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 Chris Kvilvang #211

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2025-445
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: Greystone Construction Company

Owner: Kevin O'Brien, Gordie Schmitz, Eric Bender, Colin O'Brien, Brian Kreuser

Mailing Address: 2995 Winners Circle

City, State Zip Code: Shakopee, MN 55379

Phone Number: 952-496-2227

Email Address: licensing@greystoneconstruction.com

Today's Date: 6/26/25

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

X Contractor Electrician Plumber Mechanical

State License Numbers (provide all that apply):

____ Electrician _____ Plumber 40038 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:

X Certificate of Liability Insurance, City of Valley City as certificate holder

____ Current copy of State Electrician and/or Plumber License

X 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: X \$100 if initial application, make checks payable to City of Valley City

 \$50 if renewal application Paid CK# 141192 on 7.1.25

RETURN TO: Valley City Auditor Phone: (701) 845 – 1700

 254 2nd Ave NE Email: jhintz@valleycity.us

 Valley City, ND 58072

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 40038

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **GREYSTONE CONSTRUCTION COMPANY** whose address is in SHAKOPEE, 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.

GREYSTONE CONSTRUCTION COMPANY 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 28, 2025

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

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

GREYSTONE CONSTRUCTION COMPANY

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 # 40038



GREYCON-01

BHOFFMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/1/2025

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 Christensen Group, Inc. 9855 W 78th Street Suite 100 Eden Prairie, MN 55344-8004	CONTACT NAME: Becka Hoffman PHONE (A/C, No, Ext): (952) 653-1133 E-MAIL ADDRESS: bhoffman@christensengroup.com FAX (A/C, No):														
INSURED Greystone Construction Company 2995 Winners Circle Dr Shakopee, MN 55379	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : The Phoenix Insurance Company</td><td>25623</td></tr><tr><td>INSURER B : Travelers Property Casualty Co</td><td>36161</td></tr><tr><td>INSURER C : The Travelers Indemnity Co.</td><td>25658</td></tr><tr><td>INSURER D : Travelers Property Casualty Company Of America</td><td>25674</td></tr><tr><td>INSURER E : St Paul Surplus Lines Ins Co</td><td>30481</td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : The Phoenix Insurance Company	25623	INSURER B : Travelers Property Casualty Co	36161	INSURER C : The Travelers Indemnity Co.	25658	INSURER D : Travelers Property Casualty Company Of America	25674	INSURER E : St Paul Surplus Lines Ins Co	30481	INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : The Phoenix Insurance Company	25623														
INSURER B : Travelers Property Casualty Co	36161														
INSURER C : The Travelers Indemnity Co.	25658														
INSURER D : Travelers Property Casualty Company Of America	25674														
INSURER E : St Paul Surplus Lines Ins Co	30481														
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 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 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		COA8964651	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		810A8964208	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUPA8986495	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	UBA9909819	4/1/2025	4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	<input checked="" type="checkbox"/> Equipment Floater		630B0392332	4/1/2025	4/1/2026	Leased/Rented Equip 300,000
E	<input checked="" type="checkbox"/> Prof. Liability		041N86575LB	4/1/2025	4/1/2026	Each Act/Error 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
"THIS INSURANCE IS ISSUED PURSUANT TO THE MINNESOTA SURPLUS LINES INSURANCE ACT. THE INSURER IS AN ELIGIBLE SURPLUS LINES INSURER BUT IS NOT OTHERWISE LICENSED BY THE STATE OF MINNESOTA. IN CASE OF INSOLVENCY, PAYMENT OF CLAIMS IS NOT GUARANTEED."

Frame Limit for PC 1-8 \$5,000,000
Frame Limit for PC 9-10 \$2,500,000
Joisted Masonry Limit for PC 1-8 \$5,000,000
Non-Combustible Limit for PC 1-8 \$20,000,000
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

City of Valley City ND
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



ADDITIONAL REMARKS SCHEDULE

AGENCY Christensen Group, Inc.		NAMED INSURED Greystone Construction Company 2995 Winners Circle Dr Shakopee, MN 55379 Scott	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

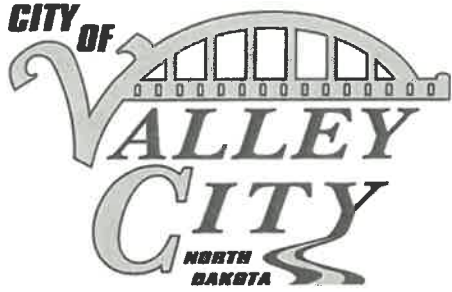
ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Non-Combustible Salt Shed Limit \$2,500,000
Masonry Non-Combustible or Better Limit \$25,000,000

The City of Valley City is included as Additional Insured under the General Liability (including Completed Operations), Auto Liability and Pollution Liability on a Primary/Non-Contributory basis when required by written contract. A Waiver of Subrogation in favor of the Additional Insureds applies to the General Liability, Auto Liability and Workers Compensation when required by written contract and where permitted by law. Umbrella policy follows form over the General Liability, Auto Liability as respects additional insureds. Umbrella policy follows form over the General Liability, Auto Liability, Workers' Compensation as respects waivers of subrogation when required by written contract where permitted by law.

2025-446 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: CC Steel, LLC _____
Owner: Michael Cebulla _____
Mailing Address: 1841 43rd St N Suite B _____
City, State Zip Code: , Fargo ND 58102 _____
Phone Number: 701-407-2848 _____
Email Address: joey@ccsteel.com _____
Today's Date: July 3, 2025 _____

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

☒ Contractor _____ Electrician _____ Plumber _____ Mechanical

State License Numbers (provide all that apply):

_____ Electrician _____ Plumber _____ ☒ 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 CC on 7.3.25*

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: 47661

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **CC STEEL, LLC** whose address is in MAPLE PLAIN, 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.

CC STEEL, 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: February 27, 2025

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

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

CC STEEL, LLC

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 # 47661

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/30/2025

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 8000 Norman Center Drive Suite 400 Bloomington, MN 55437	CONTACT NAME: April Goodman PHONE (A/C, No, Ext): 612 509-2072 FAX (A/C, No): 610-537-1954 E-MAIL ADDRESS: april.goodman@usi.com														
INSURED CC Steel, LLC 5303 Creekview Green Maple Plain, MN 55359	<table border="1"> <thead> <tr> <th data-bbox="815 428 1432 449">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1438 428 1567 449">NAIC #</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 457 1432 478">INSURER A : Cincinnati Insurance Company</td> <td data-bbox="1438 457 1567 478">10677</td> </tr> <tr> <td data-bbox="815 487 1432 508">INSURER B : Cincinnati Indemnity Company</td> <td data-bbox="1438 487 1567 508">23280</td> </tr> <tr> <td data-bbox="815 516 1432 537">INSURER C : Nautilus Insurance Company</td> <td data-bbox="1438 516 1567 537">17370</td> </tr> <tr> <td data-bbox="815 546 1432 567">INSURER D :</td> <td data-bbox="1438 546 1567 567"></td> </tr> <tr> <td data-bbox="815 575 1432 596">INSURER E :</td> <td data-bbox="1438 575 1567 596"></td> </tr> <tr> <td data-bbox="815 604 1432 625">INSURER F :</td> <td data-bbox="1438 604 1567 625"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Cincinnati Insurance Company	10677	INSURER B : Cincinnati Indemnity Company	23280	INSURER C : Nautilus Insurance Company	17370	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Cincinnati Insurance Company	10677														
INSURER B : Cincinnati Indemnity Company	23280														
INSURER C : Nautilus Insurance Company	17370														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER: 49448169

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 INSR 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 type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y Y	EPP0429040	03/11/2025	03/11/2026	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 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y Y	EBA0429040	03/11/2025	03/11/2026	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"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$10,000		EPP0429040	03/11/2025	03/11/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y N/A	EWC0447721	03/11/2025	03/11/2026	<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
A	Leased/Rent Equip		EPP0429040	03/11/2025	03/11/2026	\$500,000
A	Install Floater		CPP204000712	03/11/2025	03/11/2026	\$1,200,000
C	Poll/Professional		CPP204000712	03/11/2025	03/11/2026	\$1M-Each Claim/\$2M-Agg

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

The Following Endorsement (s) Apply to the Certificate Holder and Projects (s) Listed Below When Required by Written Contract: General Liability - Form GA233 (09/20) Blanket Additional Insured/Blanket Waiver of Subrogation: // Business Auto-Form AA288 (06/20) /Blanket Additional Insured, Blanket Waiver of Subrogation and Primary and Non Contributory // Work Comp Blanket Waiver of Subrogation Form WC 00 03 13 (04/84)

(See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

City of Valley City
 254 2nd Ave 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

DESCRIPTIONS (Continued from Page 1)

Description of Operations: Project:

Sanitary Sewer Improvement District 72

Additional Insureds:

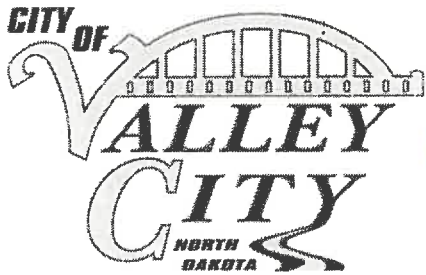
KLJ Engineering, LLC and its Consultants

KLJ Engineering, LLC

1010 4th Ave SW

Valley City, ND 58072

2025-447 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: Miller & Sons Drywall, Inc. O

Owner: Travis Miller

Mailing Address: 2007 Main Ave E

City, State Zip Code: West Fargo ND 58078

Phone Number: 7012824365

Email Address: msdrywall@midconetwork.com

Today's Date: 6-30-25

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber ☐ 3249 ☐ 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# 24839 on 7.7.25

RETURN TO:

Valley City Auditor
254 2nd Ave NE
Valley City, ND 58072

Phone: (701) 845 – 1700

Email: jhintz@valleycity.us



MILL&SO-01

AGLANZER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/30/2025

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.

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PRODUCER
Choice Insurance
4501 23rd Ave S
Fargo, ND 58104

CONTACT NAME: Amy Glanzer
PHONE (A/C, No, Ext): (701) 551-3280 FAX (A/C, No):
E-MAIL: a.glanzer@insurewithchoice.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Western National Mutual Ins Co

15377

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

Miller & Sons Drywall, Inc.
2007 Main Ave East
West Fargo, ND 58078

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY					
	CLAIMS-MADE X OCCUR		CPP 1370567	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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
	GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PROJECT LOC OTHER:					
A	AUTOMOBILE LIABILITY					
X	ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY		CPP 1370281	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A X	UMBRELLA LIAB X OCCUR					
	EXCESS LIAB CLAIMS-MADE		UMB 1061195	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ Aggregate \$ 5,000,000
	DED X RETENTION \$ 10,000					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation coverage applies to Minnesota.

CERTIFICATE HOLDER

CANCELLATION

City of Valley City
254 2nd Ave 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

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 3249

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **MILLER & SONS DRYWALL, INC.** whose address is in WEST 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.

MILLER & SONS DRYWALL, 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 13, 2025

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

Michael Howe
Secretary of State

2025-448
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: Quality Coatings & Tile LLC.
Owner: Quality Companies LLC.
Mailing Address: 3918 37th Ave S
City, State Zip Code: Fargo, 58104
Phone Number: (701) 232-2418
Email Address: Carrie@QCTfargo.com
Today's Date: 7/8/2025

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 45099 (Class A) 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 CC on 7-9-25

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: 000045099

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **Quality Coatings & Tile, LLC** 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.

Quality Coatings & Tile, 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 2, 2025

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

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

Quality Coatings & Tile, LLC

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 # 000045099



QUALCOA-01

BBALDONADO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/9/2025

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

FAX (A/C, No):

E-MAIL ADDRESS: a.glanzer@insurewithchoice.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Western National Mutual Ins Co

15377

INSURER B: Westchester Surplus Lines Insurance Company

10172

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Quality Coatings & Tile, LLC DBA Herzog Coatings
3918 37th Ave S
Fargo, ND 58104

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 type="checkbox"/> LOC OTHER:			CPP 1265177	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 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	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CPP 1264150	6/1/2025	6/1/2026	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 EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB 1044842	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
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 checked="" type="checkbox"/> N	N/A	WCV 1034519	6/1/2025	6/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Installation Floater			CPP 1265178	6/1/2025	6/1/2026	Installation Floater 50,000
B	Pollution Liability			G73558608	6/1/2025	6/1/2026	\$2,000,000 Ea. Occur 2,000,000

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

Valley City Public Works Service Center
Job Number 101280
Project Address: 1416 Main St. E
Valley City, ND 58072

CERTIFICATE HOLDER

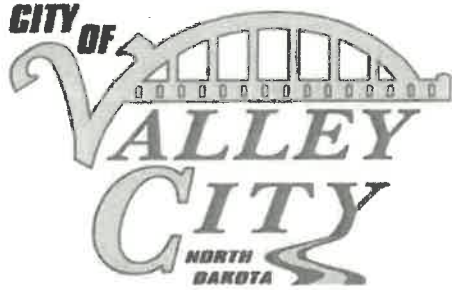
City of Valley City
1416 Main St. E
Valley City, ND 58072

CANCELLATION

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

2025-310 Con
Renew



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: Groundworks MN, LLC DBA Innovative Basement Authority
Owner: Derick Hukricde
Mailing Address: 1330 41st N Fargo, ND 58102
City, State Zip Code: Fargo, ND 58102
Phone Number: 701-707-3370
Email Address: brittany.wetch@taminnovative.com
Today's Date: 6/26/25

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber ☒ 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 CC on 6.30.25.

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: 000042457

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **Groundworks Minnesota, LLC** whose address is in VIRGINIA BEACH, VA, has filed in this office proper documents for a Contractor License valid until March 1, 2025, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

Groundworks Minnesota, 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: January 30, 2024

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

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

Groundworks Minnesota, LLC

is the holder of a North Dakota Class A Contractor License
which is in force until March 1, 2025 unless sooner
suspended or revoked as provided by NDCC 43-07.

License # 000042457



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/25/2025

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.

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PRODUCER
Marsh & McLennan Agency LLC
3625 N. Elm Street
Suite 200
Greensboro NC 27455

CONTACT NAME: Conrad Ifejuka
PHONE (A/C, No, Ext): 336-346-1399 **FAX** (A/C, No): 212-607-6599
E-MAIL ADDRESS: Conrad.Ifejuka@MarshMMA.com

INSURED
Groundworks Minnesota, LLC
DBA Innovative Basement Authority
1330 41st St. N.
Fargo ND 58102

JESOPERA

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Axis Surplus Insurance Company	26620
INSURER B : Old Republic Insurance Company	24147
INSURER C : Safety National Casualty Corporation	15105
INSURER D : Travelers Prop & Casualty Co of America	25674
INSURER E : Axis Surplus Insurance Company	26620
INSURER F :	

COVERAGES**CERTIFICATE NUMBER:** 2068158116**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	ADDITIONAL SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	MWZY31889824	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 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 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		CA6676839	12/1/2024	12/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 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 checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		P00100142546401	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
C	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 checked="" type="checkbox"/> N <input type="checkbox"/> N/A	LDC4069047	12/1/2024	12/1/2025	<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
D E	Leased/Rented Equipment Pollution Liability		QT6306Y436046TIL24 CP004517052025	12/1/2024 4/29/2025	12/1/2025 4/29/2026	Limit Occ/Agg Deductible 100,000 4M/8M 250,000

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

Installation Floater
Travelers Property & Casualty
\$100,000 Per Job Site
\$100,000 Storage
\$100,000 Transit
\$200,000 All Covered Locations Combined
QT6306Y436046TIL24 12/01/24 - 12/01/25

See Attached...

CERTIFICATE HOLDER

City of Valley City
254 2nd Ave NE
Valley City ND 58072

CANCELLATION

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



ADDITIONAL REMARKS SCHEDULE

Page 1 of 2

AGENCY Marsh & McLennan Agency LLC		NAMED INSURED Groundworks Minnesota, LLC DBA Innovative Basement Authority 1330 41st St. N. Fargo ND 58102	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Excess Limits:

Excess Auto:

Carrier: AXIS Surplus Insurance Company
 Policy: P00100142546401
 Policy Dates 12/01/24 - 12/01/25
 Limit: \$2,000,000 excess of Primary

Excess Auto:

Carrier: The Bridgeway Insurance Company
 Policy 8EA7XL000255200
 Policy Dates 12/01/24 - 12/01/25
 Limit: \$2,000,000 excess of \$2,000,000 Auto only

Excess Layer #1

Carrier: Starr Indemnity & Liability Company
 Policy: 1001261069241
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 excess of \$4,000,000 Auto
 \$5,000,000 excess of Primary GL/EL

Excess Layer #2

Carrier: Gotham Insurance Company
 Policy: EX202400005702
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 excess of \$9,000,000 Auto
 \$5,000,000 excess of \$5,000,000 GL/EL

Excess Layer #3

Carrier: QBE Specialty Insurance Company
 Policy: 140001043
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 excess of \$14,000,000 Auto
 \$5,000,000 excess of 10,000,000 GL/EL

Excess Layer #4

Carrier: Homesite Insurance Company of Florida
 Policy: CXP04178300
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 excess of \$19,000,000 Auto
 \$5,000,000 excess of \$15,000,000 GL/EL

Excess Layer #5

Carrier: Texas Insurance Company
 Policy: JT124XCAN0239403
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 Part of \$10,000,000 excess of \$24,000,000 Auto
 \$5,000,000 Part of \$10,000,000 excess of \$20,000,000 GL/EL

Carrier: HDI Specialty Insurance Company

Policy: CLXD6791100S
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 Part of \$10,000,000 excess of \$24,000,000 Auto
 \$5,000,000 Part of \$10,000,000 excess of \$20,000,000 GL/EL

Excess Layer #6

Carrier: SiriusPoint Specialty Insurance Corporation
 Policy: TSX00120824
 Policy Dates 12/01/24 - 12/01/25
 Limits:
 \$5,000,000 Part of \$15,000,000 excess of \$34,000,000 Auto
 \$5,000,000 Part of \$15,000,000 excess of \$30,000,000 GL/EL

**ADDITIONAL REMARKS SCHEDULE**Page 2 of 2

AGENCY Marsh & McLennan Agency LLC		NAMED INSURED Groundworks Minnesota, LLC DBA Innovative Basement Authority 1330 41st St. N. Fargo ND 58102	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Carrier: Westfield Specialty Insurance Company

Policy: XSL455648W00

Policy Dates 12/01/24 - 12/01/25

Limits:

\$5,000,000 Part of \$15,000,000 excess of \$34,000,000 Auto

\$5,000,000 Part of \$15,000,000 excess of \$30,000,000 GL/EL

Carrier: Endurance Risk Solutions Assurance Company

Policy: EXC30074003800

Policy Dates 12/01/24 - 12/01/25

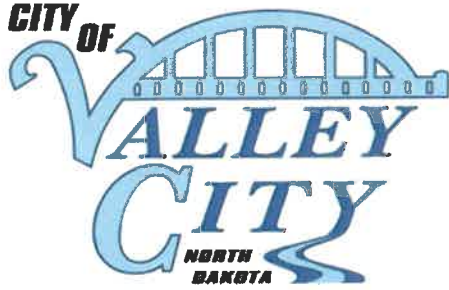
Limits:

\$5,000,000 Part of \$15,000,000 excess of \$34,000,000 Auto

\$5,000,000 Part of \$15,000,000 excess of \$30,000,000 GL/EL

City of Valley City is included as Additional Insured with respect to General Liability when required by written contract.

Renew



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: Horslev Specialties, Inc.

Owner: Zack Horslev

Mailing Address: 2610 20 Avenue South, Suite B

City, State Zip Code: Moorhead, MN 56560

Phone Number: 218-236-5081

Email Address: pnelson@horslevspecialties.com

Today's Date: 06/25/2025

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 4552 Class A ☐ 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 **No.2024-375** Paid CK# 1505 6.30.25

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: 4552

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **HORSLEY SPECIALTIES, INC.** whose address is in RAPID CITY, SD, 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.

HORSLEY SPECIALTIES, 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 10, 2025

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

Michael Howe
Secretary of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/25/2025

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 Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Tim Gudmundson PHONE (A/C, No, Ext): 605-333-2419 E-MAIL ADDRESS: TGudmundson@holmesmurphy.com FAX (A/C, No):
INSURED Horsley Specialties, Inc. 160 E Main St N PO Box 1277 Rapid City SD 57709	INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus Insurance Company INSURER B: Great Divide Insurance Company INSURER C: United Fire & Casualty Company INSURER D: INSURER E: INSURER F:
HORSPEPC	NAIC # 17370 25224 13021

COVERAGES**CERTIFICATE NUMBER:** 932377519**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 <input checked="" type="checkbox"/> Professional <input checked="" type="checkbox"/> Pollution GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ECP202794616	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			60511755	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$			FFX202794716	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
B	<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 checked="" type="checkbox"/> N	N/A	WCA202794816	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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)

RE: License to do work in the City of Valley City, ND

City of Valley City is an Additional insured as respects General Liability, Auto Liability, and Excess Liability when required by written contract with the insured, per policy terms and conditions.

CERTIFICATE HOLDER**CANCELLATION**City of Valley City
254 2nd Ave NE
Valley City ND 58072

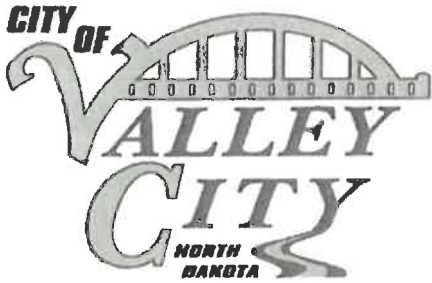
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kari Coolidge

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2025 - 384 Con
Renew



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: Twin City Garage Door
Owner: API Garage Door Inc.
Mailing Address: 324 Main Ave E.
City, State Zip Code: West Fargo, ND 58078
Phone Number: (701) 501-7428
Email Address: nicole.oldham@twincitygaragedoor.us
Today's Date: 04-29-25

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 000041377 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 \$\$\$ Credit Card 6.2.25

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

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



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1

DATE (MM/DD/YYYY)

12/13/2024

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
Willis Towers Watson Midwest, Inc.
c/o 26 Century Blvd
P.O. Box 305191
Nashville, TN 372305191 USA

CONTACT
NAME: WIW Certificate Center
PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378
E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE
INSURER A: Zurich American Insurance Company NAIC # 16535

INSURED
A.P.I. Garage Door, Inc. DBA Twin City Garage Door Company
324 Main Ave. E.
West Fargo, ND 58078

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

COVERAGES

CERTIFICATE NUMBER: W36633150

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			GLO 8902940-05	12/31/2024	12/31/2025	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000				
	<input checked="" type="checkbox"/> Contractual Liability		MED EXP (Any one person) \$ 10,000				
			PERSONAL & ADV INJURY \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
	OTHER:						
A	AUTOMOBILE LIABILITY			BAP 8488453-05	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000
	<input checked="" type="checkbox"/> ANY AUTO		BODILY INJURY (Per person) \$				
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS		BODILY INJURY (Per accident) \$				
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		PROPERTY DAMAGE (Per accident) \$				
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC 8902941-05	12/31/2024	12/31/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	Y/N No	E.L. EACH ACCIDENT \$ 5,000,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	E.L. DISEASE - EA EMPLOYEE \$ 5,000,000				
			E.L. DISEASE - POLICY LIMIT \$ 5,000,000				

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

CERTIFICATE HOLDER

City Of Valley City
254 2nd Ave NE
Valley City, ND 58072

CANCELLATION

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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State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 000041377

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **A.P.I. GARAGE DOOR, INC.** whose address is in NEW HOPE, 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.

A.P.I. 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: March 2, 2025

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

Michael Howe
Secretary of State

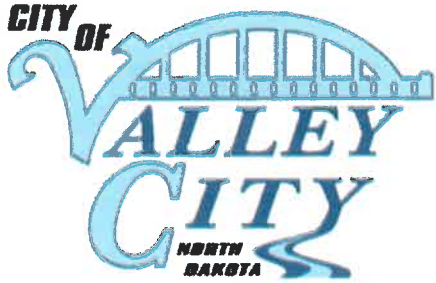
The North Dakota Secretary of State verifies that:

A.P.I. 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 # 000041377

2025-441 ~~202~~
Plmb/Mast. C.



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: Dakota Plains Mechanical

Owner:

Mailing Address: 315 27th Circle South

City, State Zip Code: Fargo, ND 58103

Phone Number: 701-205-4840

Email Address: kyle@dakotaplainsmech.com

Today's Date: 6/24/25

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

☒ Contractor ☐ Electrician ☒ Plumber ☒ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ 1739 ☐ Plumber ☐ 47384 ☐ 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# 6499 6/30/25

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: 47384

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **DAKOTA PLAINS MECHANICAL CORPORATION** 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.

DAKOTA PLAINS MECHANICAL CORPORATION 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 14, 2025

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

Michael Howe
Secretary of State

NORTH DAKOTA STATE PLUMBING BOARD

License Holder: Ryan Teiken

License Type: Plumber

License Level: Master

License Number: 1739

Issue Date: 10/17/2017

Valid Until: 12/31/2025





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2025

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 Bell Insurance PO Box 1470 Fargo ND 58107	CONTACT NAME: PHONE (A/C, No, Ext): 701-237-6414 E-MAIL ADDRESS: info@bell.insurance	FAX (A/C, No): 701-239-0009
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Middlesex		
INSURER B : Lloyds of London		1122000
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** 916489390 **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 type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			A0230947004	9/28/2024	9/28/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 ND Stop Gap \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A0230947001	9/28/2024	9/28/2025	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 checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			A0230947007	9/28/2024	9/28/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			A0230947005	9/28/2024	9/28/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A B	Professional Liability Pollution Liability			A0230947004 CPL01442001	9/28/2024 4/15/2025	9/28/2025 4/15/2027	E&O Limit 300,000 Pollution Limit 2,000,000

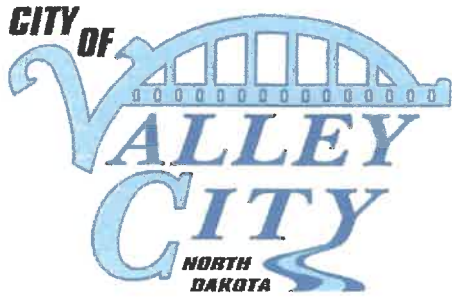
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Valley City 254 2nd Ave NE Valley City ND 58072	CANCELLATION 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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2025-21

Renew



**City of Valley City, North Dakota
Application for
Tree Trimming and Removal Service
License**

FOR PERIOD: January 1, 2025 - December 31, 2025

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: Carr's Tree Service,
Owner: FEDAC(10 Power Companies)
Mailing Address: P.O. Box 250
City, State Zip Code: Ottertail, MN 56571
Phone Number: 218-367-3355
Email Address: carrsts@carrstreeservice.com
Today's Date: June 24, 2025

All applicants shall file with the City Auditor by December 12th as part of this application:

_____ **Certificate of Liability Insurance**

LICENSE FEE: _____ \$100 if initial application
X _____ \$50 if renewal application
Make checks payable to: City of Valley City
CK#11881 6-30-25

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/11/2024

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 Christensen Group 9855 West 78th Street, Ste 100 Eden Prairie MN 55344	CONTACT NAME: Matt Pinewski PHONE (A/C No, Ext): (952) 653-1000 FAX (A/C, No): (952) 653-1100 E-MAIL ADDRESS: mpinewski@christensengroup.com																					
INSURED Carr's Tree Service Inc. PO Box 250 Otertail MN 56571	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Western National Mutual Insurance Company</td><td>15377</td></tr><tr><td>INSURER B:</td><td>Western National Assurance Co</td><td>24465</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Western National Mutual Insurance Company	15377	INSURER B:	Western National Assurance Co	24465	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Western National Mutual Insurance Company	15377																				
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INSURER E:																						
INSURER F:																						

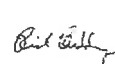
COVERAGES**CERTIFICATE NUMBER:** 25-28 LIABILITY**REVISION NUMBER:**

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
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability included per policy provisions. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:		CPP 1153686	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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 Pest/Herb Lim Pollution \$ Included
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY Comp \$2000 <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY Coll \$2000		CPP 1153505	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		UMB 1025675	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	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 checked="" type="checkbox"/> N N/A		WCV 1020577	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A/B	A) Leased/Rented Equip from Others B) North Dakota Stop Gap		CPP 1153687 / CPP 1153686	01/01/2025	01/01/2026	A) Limit: \$650,000 A) Deductible: \$1,000 B) Limits: \$500/\$500/\$500

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

CERTIFICATE HOLDER**CANCELLATION**

City of Valley City 254 2nd Avenue 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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**LOCAL PERMIT OR RESTRICTED EVENT PERMIT**

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 17926 (4-2023)

Permit Number

1560

Permit Type (check one)

☒ Local Permit ☐ Restricted Event Permit*Games Authorized ☐ Raffle by a Political or Legislative District Party☐ Bingo ☒ Raffle ☐ Raffle Board ☐ Calendar Raffle ☐ Sports Pool ☐ Poker* ☐ Twenty-One* ☐ Paddlewheels*

*See Instruction 2 (f) on Page 2. Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit per year.

LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS**ORGANIZATION INFO**

Name of Organization or Group SHINE		Dates Authorized (Read Instruction 2) 8.29.2025	
Organization or Group Contact Person Terry Lassiter	E-mail terrylassiter1@gmail.com	Telephone Number 701-890-5770	
Mailing Address 834 7th St NW	City Valley City	State ND	ZIP Code 58072

SITE INFO

Site Name Hanna Field		County Barnes	
Site Address 205 9th St NE	City Valley City	State ND	ZIP Code 58072
If the city or county is placing restrictions on the permit, please explain			
Provide the exact date(s) & frequency of each event & type (Ex. Bingo every Friday 10/1-12/31, Raffle - 10/30, 11/30, 12/31, etc.) 8.29.2025 Raffle			

Permits must be issued prior to the 1st event date.

Local governing bodies please see the instructions on the backside of this form on how to complete the permit. Be certain to provide the organization or group with the "Information Required to be Preprinted on a Standard Raffle Ticket" found on the backside of this forms if a raffle is being conducted. If a "Restricted Event Permit" is being issued, either provide organization or group with SFN 52880 "Report on a Restricted Event Permit" or make them aware that the report must be filed with the city or county and the Office of Attorney General within 30 days after the event. Before approving a site location, ensure compliance with the gaming law below

Before approving a local permit or restricted event permit the local governing body should review North Dakota Century Code 53-06.1-03(3)(a) which states:

3. A licensed organization or organization that has a permit shall conduct games as follows:

a. Only one licensed organization or organization that has a permit may conduct games at an authorized site on a day, except that a raffle may be conducted for a special occasion by another licensed organization or organization that has a permit when one of these conditions is met:

(1) When the area for the raffle is physically separated from the area where games are conducted by the regular organization.

(2) Upon request of the regular organization and with the approval of the alcoholic beverage establishment, the regular organization's license or permit is suspended for that specific time of day by the Attorney General.

Local governing bodies should also review North Dakota Administrative Code 99-01.3-01-05 (Permits) for the administrative rules governing permits. These rules may be viewed on the North Dakota Attorney General's website at <https://attorneygeneral.nd.gov/licensing-and-gaming/gaming/gaming-laws-rules-and-publications>

CITY OR COUNTY CONTACT PERSON

Name Brenda Klein	Title Finance Director	Telephone Number 701-845-1700	E-mail Address bklein@valleycity.us
Signature of City or County Official		Date 7.16.25	Issuing Governing Body <input checked="" type="checkbox"/> City <input type="checkbox"/> County

City or County must submit a copy of the permit above to the Office of Attorney General within 14 days of issuance.



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT
NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (4-2023)

Paid ~~cash~~ Cash \$10. - 7-2-25

Permit #1560

Applying for (check one)

☒ Local Permit ☐ Restricted Event Permit*

Games to be conducted ☐ Raffle by a Political or Legislative District Party

☐ Bingo ☒ Raffle ☐ Raffle Board ☐ Calendar Raffle ☐ Sports Pool ☐ Poker* ☐ Twenty-One* ☐ Paddlewheels*

*See Instruction 2 (f) on Page 2. Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit per year.

LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS

ORGANIZATION INFO

Name of Organization or Group SHINE		Dates of Activity (Does not include dates for the sales of tickets) August 29th	
Organization or Group Contact Person Terry Lassiter	E-mail terrylassiter1@gmail	Telephone Number 701-890-5770	
Business Address 834 7th St. NW	City Valley City	State ND	ZIP Code 58072
Mailing Address (if different)	City	State	ZIP Code

SITE INFO

Site Name Hanna Field	County Barnes
Site Physical Address 205 9th St NE	City Valley City
	State ND
	ZIP Code 58072

Provide the exact date(s) & frequency of each event & type (Ex. Bingo every Friday 10/1-12/31, Raffle - 10/30, 11/30, 12/31, etc.)

PRIZE / AWARD INFO (If More Prizes, Attach An Additional Sheet)

Game Type	Description of Prize	Exact Retail Value of Prize
Raffle	Cash 5 Cash Prizes	\$2,500

on back.

Total (limit \$40,000 per year)	\$ 2,500
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Intended Uses of Gaming Proceeds
Valley City Dance Team Camp

Does the organization presently have a state gaming license? (If yes, the organization is not eligible for a local permit or restricted event permit and should call the Office of Attorney General at 1-800-326-9240)

☐ Yes ☒ No

Has the organization or group received a restricted event permit from any city or county for the fiscal year July 1 - June 30 (If yes, the organization or group does not qualify for a local permit or restricted event permit)

☐ Yes ☒ No

Has the organization or group received a local permit from an city or county for the fiscal year July 1 - June 30 (If yes, indicate the total retail value of all prizes previously awarded)

☒ No ☐ Yes - Total Retail Value: (This amount is part of the total prize limit for \$40,000 per fiscal year)

Is the organization or group a state political party or legislative district party? (If yes, the organization or group may only conduct a raffle and must complete SFN 52880 "Report on a Restricted Event Permit" within 30 days of the event. Net proceeds may be for political purposes.)

☐ Yes ☒ No

Name Terry Lassiter	Title Volunteer	Telephone Number 701-890-5770	E-mail Address terrylassiter1@gmail.com
Signature of Organization or Group's Top Official 		Title Volunteer	Date 7-2-25

1- \$1,000

2- \$500

3- \$500

4- \$250

5- \$250

~~6- \$250~~
~~7-~~

**LOCAL PERMIT OR RESTRICTED EVENT PERMIT**

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 17926 (4-2023)

Permit Number

1561

Permit Type (check one)

☒ Local Permit ☐ Restricted Event Permit*

Games Authorized

☐ Raffle by a Political or Legislative District Party☐ Bingo ☒ Raffle ☐ Raffle Board ☐ Calendar Raffle ☐ Sports Pool ☐ Poker* ☐ Twenty-One* ☐ Paddlewheels***See Instruction 2 (f) on Page 2. Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit per year.***LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS****ORGANIZATION INFO**

Name of Organization or Group Ducks Unlimited Barnes County Chapter		Dates Authorized (Read Instruction 2) September 18, 2025	
Organization or Group Contact Person Scott Tichy	E-mail stichy64@gmail.com	Telephone Number 701-840-8561	
Mailing Address 212 Broadway	City Tower City	State ND	ZIP Code 58071

SITE INFO

Site Name Valley City Eagles Club		County Barnes	
Site Address 345 12th Ave NE	City Valley City	State ND	ZIP Code 58072
If the city or county is placing restrictions on the permit, please explain			
Provide the exact date(s) & frequency of each event & type (Ex. Bingo every Friday 10/1-12/31, Raffle - 10/30, 11/30, 12/31, etc.) September 18, 2025			

Permits must be issued prior to the 1st event date.

Local governing bodies please see the instructions on the backside of this form on how to complete the permit. Be certain to provide the organization or group with the "Information Required to be Preprinted on a Standard Raffle Ticket" found on the backside of this forms if a raffle is being conducted. If a "Restricted Event Permit" is being issued, either provide organization or group with SFN 52880 "Report on a Restricted Event Permit" or make them aware that the report must be filed with the city or county **and** the Office of Attorney General within 30 days after the event. Before approving a site location, ensure compliance with the gaming law below

Before approving a local permit or restricted event permit the local governing body should review North Dakota Century Code 53-06.1-03(3)(a) which states:

3. A licensed organization or organization that has a permit shall conduct games as follows:

- a. Only one licensed organization or organization that has a permit may conduct games at an authorized site on a day, except that a raffle may be conducted for a special occasion by another licensed organization or organization that has a permit when one of these conditions is met:

(1) When the area for the raffle is physically separated from the area where games are conducted by the regular organization.

(2) Upon request of the regular organization and with the approval of the alcoholic beverage establishment, the regular organization's license or permit is suspended for that specific time of day by the Attorney General.

Local governing bodies should also review North Dakota Administrative Code 99-01.3-01-05 (Permits) for the administrative rules governing permits. These rules may be viewed on the North Dakota Attorney General's website at <https://attorneygeneral.nd.gov/licensing-and-gaming/gaming/gaming-laws-rules-and-publications>

CITY OR COUNTY CONTACT PERSON

Name Brenda Klein	Title City Auditor	Telephone Number 701-845-1700	E-mail Address bklein@valleycity.us
Signature of City or County Official		Date	Issuing Governing Body <input checked="" type="checkbox"/> City <input type="checkbox"/> County

City or County must submit a copy of the permit above to the Office of Attorney General within 14 days of issuance.

Paid \$10. CK# 5343 on 7-10-25



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (9-2023)

Permit #1561

Applying for (check one)

☒ Local Permit
 ☐ Restricted Event Permit*
Games to be conducted ☐ Raffle by a Political or Legislative District Party
☐ Bingo
 ☒ Raffle
 ☐ Raffle Board
 ☐ Calendar Raffle
 ☐ Sports Pool
 ☐ Poker*
 ☐ Twenty-One*
 ☐ Paddlewheels*

*See Instruction 2 (f) on Page 2. Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit per year.

LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS

ORGANIZATION INFO

Name of Organization or Group Ducks Unlimited Barnes County Chapter		Dates of Activity (Does not include dates for the sales of tickets) 18 Sep 2025	
Organization or Group Contact Person Scott Tichy	E-mail stichy64@gmail.com	Telephone Number 701-840-8561	
Business Address 212 Broadway	City Tower City	State ND	ZIP Code 58071
Mailing Address (if different)	City	State	ZIP Code

SITE INFO

Site Name Valley City Eagles Club		County Barnes	
Site Physical Address 345 12th Ave NE	City Valley City	State ND	ZIP Code 58072
Provide the exact date(s) & frequency of each event & type (Ex. Bingo every Friday 10/1-12/31, Raffle - 10/30, 11/30, 12/31, etc.) 18 September 2025			

PRIZE / AWARD INFO (If More Prizes, Attach An Additional Sheet)

Game Type	Description of Prize	Exact Retail Value of Prize
Raffles	Prize list attached	6,700.00
Total (limit \$40,000 per year)		\$ 6,700.00

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Proceeds will be turned over to ducks unlimited for wetland and grassland conservation programs.	
Does the organization presently have a state gaming license? (If yes, the organization is not eligible for a local permit or restricted event permit and should call the Office of Attorney General at 1-800-326-9240) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the organization or group received a restricted event permit from any city or county for the fiscal year July 1 - June 30 (If yes, the organization or group does not qualify for a local permit or restricted event permit) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the organization or group received a local permit from an city or county for the fiscal year July 1 - June 30 (If yes, indicate the total retail value of all prizes previously awarded) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Total Retail Value: <input type="text"/> (This amount is part of the total prize limit for \$40,000 per fiscal year)	
Is the organization or group a state political party or legislative district party? (If yes, the organization or group may only conduct a raffle and must complete SFN 52880 "Report on a Restricted Event Permit" within 30 days of the event. Net proceeds may be for political purposes.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Printed Name of Organization Group's Permit Organizer Scott Tichy	Telephone Number 701-840-8561	E-mail Address stichy64@gmail.com
Signature of Organization Group's Permit Organizer 	Title Area Chairman	Date Jul 10, 2025

Raffle Prizes

Shotgun 12 ga	\$400
Shotgun G-Force 12ga.	\$350
Shotgun Weatherby .20 ga	\$400
Chiappa .22	\$300
Shotgun .410 Ga	\$400
Pistol Hell Cat 9mm	\$500
ATA Shotgun .12 Ga.	\$500
Rifle Howa .308	\$450
Bar Keeper .22	\$250
Rifle	\$350
Cast Iron Cooker	\$35
Federal Stamp Print	\$100
Camo Throw	\$35
Hunting Blind	\$50
Silencer	\$380
Cooler	\$20
Hunting Bag	\$40
Dog Vest	\$20
Pigeon Decoys	\$100
Crossman Air Rifle	\$200
Coon Skin	\$50
Busch LED Sign	\$250
DU Sign	\$250
Tin Signs	\$20
Fishing Poles	\$40
DU Tote	\$25
Ammo	\$200
Cooler	\$200
Binoculars	\$170
Blind Bag	\$30
Duffle Bag	\$40
Gun Case	\$35
Blind Bag	\$40
Case of Beer	\$30
Decoys (6 boxes @\$60ea.)	\$360
DU Hats (12 @\$5 ea)	\$60
Decoy Bag	\$50
Game Totes (6@\$15)	\$90
Total	\$6700

ORDINANCE NO. 1172

An ordinance 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.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA, PURSUANT TO THE HOME RULE CHARTER OF THE CITY OF VALLEY CITY, NORTH DAKOTA:

Section 1. Amendment. Section 8-07-10 of the Valley City Municipal Code is created and enacted as follows:

Section 8-07-10. Specifications—Generally.

Every mobile home park, recreational vehicle park and campground shall conform to the requirements of ~~chapter 23-10 of the North Dakota Century Code~~N.D.C.C. ch. 23-10 (Mobile Home Parks, Trailer Parks, and Campgrounds), and/or ~~chapters 33-33-01 and 33-33-02 of the North Dakota Administrative Code~~N.D.Admin.Code chs. 33-33-01 (Mobile Home Park Rules) and 33-33-02 (Trailer Park and Campground Rules), all as amended, except as otherwise set forth in this code. The following local standards shall apply:

1. *Clearance* ~~between from mobile home park boundaries lots. Mobile homes must be so harbored on each lot that there must be at least 100-foot clearance between mobile homes; provided, however, that with respect to mobile homes parked end to end, the end to end clearance may be less than 15 feet, but must not be less than ten feet.~~ No mobile home may be located closer than ten feet ~~from any building within the park or~~ from any property line bounding the park.
2. *Mobile home park streets and roadways.* All mobile home park lots must abut upon a street or roadway which has unobstructed access to a public street, highway, or access road. All mobile home ~~parks~~ roadways must be weather surfaced, well-marked in the day time and lighted at night. Roadways and streets must be kept in serviceable condition in compliance with city engineering standards.
3. *Walkways.* Mobile home park ~~W~~walkways not less than three feet wide must be provided from the mobile home lots to the service buildings. The walkways must be hard surfaced, well-marked in daytime and lighted at night.
4. *Water, sewer, gas and electric.* All mobile home park lots and service buildings must be provided with city water, sewer and electrical service connections that meet applicable state code. Gas supply must be designed and installed in accordance with the applicable fuel gas code and fire code. Connection of water, sewer, gas, and electrical service must be under the supervision of the ~~mobile home park owner or operator~~City Public Works Department, or a qualified representative of the utility company supplying ~~the gas or electrical~~ service.
5. ~~*Stands.* Mobile home stands must be improved to provide adequate support for placement. The stand may not heave, shift or settle unevenly under the weight of the mobile home due to inadequate drainage. The stand must be graded to provide drainage away from the stand. Permanent foundations shall comply with the requirements of the state building code. The mobile home must be secured to the stand with approved tie downs.~~

65. *Service buildings.* Any buildings housing toilet rooms and/or laundry facilities must be ~~a~~ permanent structures. The interior surfaces must be moisture resistant and readily cleanable. Such structures shall meet the requirements of the city building code as adopted in section 7-01-06.
6. *Property maintenance.* The provisions of Title 12 (Nuisances and Property Maintenance) and section 7-01-06.1 (International Property Maintenance Code) apply to mobile homes, mobile home parks, recreational vehicle parks and campgrounds.
7. *Taxes.* A mobile home may not be installed in a mobile home park unless it is registered with the North Dakota Department of Transportation and has a current mobile home tax certificate from the County Tax Department.

See sections 11-03-10 and 11-05-11 for zoning code provisions applicable to mobile homes and mobile home parks.

Section 2. Amendment. Section 11-02-08 of the Valley City Municipal Code is amended and reenacted as follows:

Section 11-02-08. Definitions.

Abutting property: Properties having a boundary line, or point or portion thereof, in common, with no intervening street right-of-way or easement, or any other easement over 25 feet in width.

Accessory use: A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or buildings.

Adjacent: Lying near or close to; sometimes, contiguous; neighboring. Adjacent implies that the two objects are not widely separated, though they may not actually touch.

Adjoining: Adjoining imports that they are so joined contiguous to, in contact with each other that no third object intervenes. Lots separated by a street shall be considered adjoining; except those lots separated by an arterial or collector street shall be adjacent.

Adult bookstore: An enclosed building having a substantial or significant portion of its stock in trade, books, magazines, or other periodicals which are distinguished or characterized by their emphasis on matter depicting or describing specified sexual activities or specified anatomical areas and which excludes minors by virtue of age.

Adult cabaret: A cabaret which features go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers.

Adult cinema: An enclosed building used on a regular basis for presenting pictorial materials or other visual images by way of direct or indirect projection, which materials are distinguished or characterized by an emphasis on the depiction of specified sexual activities or specified anatomical areas for observation by patrons therein in return for the payment of a consideration, irrespective of the number of patrons who may be able to view the presentation at one time.

Adult entertainment center: An adult bookstore, adult cabaret, adult cinema, or any combination thereof.

Agency foster home for adults: A residential home in which foster care for adults is regularly provided by professional staff trained to provide services to older adults or adults with a disability, to

four or fewer adults who are not related by blood or marriage to the owner or lessee, for hire or compensation.

Alley: A right-of-way or easement which provides secondary access to abutting property or primary access if street access is prohibited.

Alterations: Any change to a building or structure, means a change or rearrangement in the structural parts or existing facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another location or position.

Alterations, structural: Any change, addition or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, floor joists, roof joists, rafters or trusses.

Automobile wrecking: See "recycling facility."

Banks and financial establishments: This group of uses includes commercial and stock savings banks, mutual savings banks, savings and loan associations, agricultural credit institutions, mortgage bankers and brokers and ATMs (automatic teller machines) and other establishments performing functions closely related to banking.

Bed and breakfast: A facility of residential character in which the proprietor resides, which is licensed by the city, that provides sleeping accommodations and breakfast for a charge to the public on a day-to-day basis.

Boarding house: A single-family house, duplex or two-family home wherein rooms are rented for valuable consideration, with or without meals, to three or more persons unrelated to the property owner for periods of one week or more and which is licensed by the city.

Buffer: A landscaped area intended to separate and eliminate or minimize conflicts between two adjacent land uses or properties.

Building: Any structure for the shelter, support, or enclosure of persons, animals, chattel, or property of any kind, and when separated by party walls without openings, each portion of such building so separated shall be deemed a separate building.

Building, accessory: A building or portion of a building supplementary and/or subordinate to a main building on the same lot occupied by or devoted exclusively to an accessory use. When an accessory building is attached to a principal building in a substantial manner, such as a wall or roof, the accessory building shall be considered a part of the principal building.

Building coverage: The area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies and similar features.

Building height: See section 11-04-04 for measuring building height.

Building inspector: The City Building Inspector or any other such official or officials as may be designated by the City Commission to act in place of the Building Inspector, including the City Engineer or City Planner.

Building line: A line between which and any street line of a lot, no structure may be erected, altered or maintained except as otherwise permitted in this Zoning Ordinance.

Building lot: A lot or two or more abutting lots of a recorded plat or subdivision or a tract occupied and used or intended to be occupied and used as a building site and improved or intended to be improved by the erection thereon of a building or buildings and accessory buildings and having a frontage upon a public street or upon a thoroughfare or upon a highway or upon a traveled road and including as a minimum such open spaces as required in this Zoning Ordinance.

Building permit: The permit to allow for structural construction as required by the building code and Zoning Ordinance of the city.

Building, principal: A building occupied by the principal use of the lot on which it is situated.

Building setback: The required minimum distance between the building and the property line.

Car wash: Establishments primarily engaged in washing cars or in furnishing facilities for the self-service washing of cars.

Churches and other places of worship: Large-scale recreational facilities operated by a church or other place of worship are considered as accessory uses and have different regulations than the church or place of worship.

City: The City of Valley City, North Dakota.

City Commission: The Board of City Commissioners of Valley City, North Dakota.

Commercial vehicle: Any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds.

Community garden: A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Compatible: In describing the relation between two land uses, buildings or structures, or zoning districts, the term "compatible" means the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

Conditional use: A use which is permitted only through the issuance of a conditional use permit as provided by section 11-07-02.

Crew camp housing:

- a. *Crew camp:* A conglomerate of portable modular quarters (PMQ) and their appurtenances, erected, co-located and/or assembled by an owner or operator offered to others for purchase or at a fee as temporary sleeping rooms, regardless of whether meals are provided on site. A crew camp's PMQ's are not constructed on nor permanently affixed to either a concrete block or cement foundation with a footing extending below the frost line.
- b. *Crew camp permit:* A revocable conditional authorization issued by the city to the holder allowing construction and/or operation of a crew camp.
- c. *Occupied structure (as related to crew camp housing):* A structure in which people live on a permanent basis. It includes but is not limited to a residence, dwelling, apartment house, condominium, residential subdivision platted and recorded under N.D.C.C. Ch. 11-33.2 its predecessor or successor law, a town site, addition or subdivision platted and recorded under N.D.C.C. Ch. 40-50.1 its predecessor or successor law. It includes a lot that is being developed for use as a structure in which people will live on a permanent basis that is under construction (e.g. surface has been improved in preparation for construction) at the time the application for the crew camp permit is submitted to the city.
- d. *Portable modular quarters:* A structure or container that is used as a sleeping room or dwelling, that can stand alone or be integrated into a series, which when prefabricated is towed to or carried to the site, or when not prefabricated is assembled on site, but regardless of where it is manufactured or assembled it is not designed as a permanent single-family dwelling or a

permanent multiple family dwelling and when in use it is not placed on nor permanently affixed to a foundation with a footing that extends below the frost line.

e. *Utility service:* Supply of water, sewage, electric or other power that is located externally to the structure and is capable of serving more than one structure or group of structures.

Day care, adult: A facility or establishment that provides basic services such as, but not limited to, a protective setting, social or leisure time activities, self-care training or nutritional services to three or more adults not related by blood or marriage to the owner or operator, who require services. This definition will not be interpreted to include overnight care.

Day care, child: Substitute parental child care facility provided pursuant to N.D.C.C. Ch. 50-11 for eight or more children present, including sons, daughters, related children, and others. This definition includes:

a. Child care provided in a kindergarten which has been established pursuant to N.D.C.C. Ch 15-45 or a non-public elementary school program established pursuant to N.D.C.C. Ch. 15-34.1.

b. Child care provided to preschool age handicapped children in any educational facility through a program approved by the superintendent of public instruction.

c. Child care provided in facilities operated in connection with a church, shopping center, business, or other establishment where children are cared for during periods of time not exceeding four continuous hours while the child's parent, guardian or custodian is attending church services, shopping or engaged in other activities, other than employment, on or near the premises.

Day care, family: Occupied private residence, which serves fewer than eight children.

Deck: A platform, either freestanding or attached to a building, which is supported by pillars or posts.

Density: The number of dwelling units for each acre of land. Density may also be expressed as the amount of land area per dwelling unit.

Department store: A departmentalized retail store, generally offering in one establishment, within each department, several lines and price and quality ranges of goods and services. Such an establishment is usually part of a chain store system, and may occupy a freestanding structure or occupy a space in a shopping center within which it usually functions as an attractor or anchor store.

Drive-through facility: An establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

Dwelling unit: A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. Residential structure types include:

a. *Duplex:* A single structure that contains two primary dwelling units on one lot. The units may share common walls or common floor/ceilings.

b. *Multiple dwelling structure:* A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling includes structures commonly called garden apartments, apartments and condominiums.

c. ~~*Manufactured housing unit:* A dwelling unit constructed in accordance with Federal Manufactured Housing Construction and Safety Standards (HUD code) in effect after June 15, 1976.~~

~~cd.~~ *Mobile home:* ~~A dwelling unit as defined in section 8-07-01. A transportable, factory-built structure that was manufactured prior to enactment of or otherwise does not comply with the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401) and that is designed to be used as a single dwelling unit.~~

~~de.~~ *Single-family attached:* A single-family dwelling unit occupying its own lot but attached to one or more other units by a common wall or walls. An attached house is also called a twin home (two units) or a townhouse (more than two units).

~~fe.~~ *Single-family detached:* A detached residence designed for or occupied by one family only. A dwelling unit located on its own lot that is not attached to any other dwelling unit.

Entertainment facilities: Indoor continuous entertainment activities such as bowling alleys, ice rinks and game arcades; pool halls; dance halls; casinos, indoor firing ranges; theaters, health clubs and gyms.

Essential services: The erection, construction, alteration, maintenance by public utilities or by governmental departments of such underground or overhead gas, electrical, water, wastewater transmission or distribution systems, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarm boxes, police call boxes, street lights, traffic signals, hydrants, and other similar equipment, and accessories, but not including buildings, as are reasonably necessary for the furnishing of adequate service by such public utilities or governmental departments or as are required for protection of the public health, safety, or general welfare.

Extraterritorial jurisdiction area: An area extending up to one mile beyond the city limits.

Facade: The exterior wall of a building exposed to public view.

Family: One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided that a group of three or more adults who are not related by blood, marriage or adoption will not be deemed to constitute a family. The term "family" does not include a fraternity, sorority, club, monastery, convent or institutional group.

Farm: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Agriculture shall not include the commercial feeding of garbage or offal to swine or other animals. The term "farm" does not include intensive livestock operations.

Floodplain: The land adjacent to a body of water which has a statistical probability of being inundated on the average of one percent per year; this is the area which would be inundated by a regional flood of a 100-year magnitude.

Flood, regional: A flood which is representative of a large flood known to have occurred in the surrounding region and reasonably characteristic of a flood which can be expected to occur on an average probability of one percent per year or on an average frequency of a 100-year recurrence interval.

Floodway: The area shall be as shown on the current flood insurance rate map as adopted by the Federal Emergency Management Agency or its successor.

Foster care for adults: The provision of food, shelter, security and safety, guidance, and comfort on a 24-hour per day basis, in the residential home of a caregiver or agency, to an individual age eighteen or older, who is unable, neglects, or refuses to provide for the individual's own care.

Garage: An accessory building or portion of a principal building used for the storage of motor vehicles.

Garage, residential: A residential accessory building or portion of a dwelling used for the storage of motor vehicles.

Grocery store: A retail market for general food items, often, but not necessarily, self-service, smaller than a supermarket and with a far smaller range of nonfood items.

Group home: Any community residential facility, family care facility, or other similar home for individuals with a developmental disability, as defined by N.D.C.C. § 25-16-04(1).

Guest inn: Any building or portion thereof where lodging is offered to ten or less transient persons for compensation.

Home occupation: A business, profession, occupation or trade conducted for gain, conducted within a dwelling unit for gain or support by a resident of the dwelling unit.

Hotel/motel: Any building or portion thereof where lodging is offered to more than ten transient persons for compensation.

Impervious coverage: The total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percentage of the site area. The surface water area of pools is excluded from this definition.

Increase nonconformity: Any one of an infinite number of differing combinations of change which, in effect, would make a use of land or structures already not in conformance with this chapter, less in compliance with this chapter after the change than the use or structure was prior to the change.

Intensity: A measurement of the degree of customarily nonresidential uses considering such factors as density, land coverage by buildings and parking areas, the number of stories, the floor area ratio, the bulk of the buildings and traffic generation.

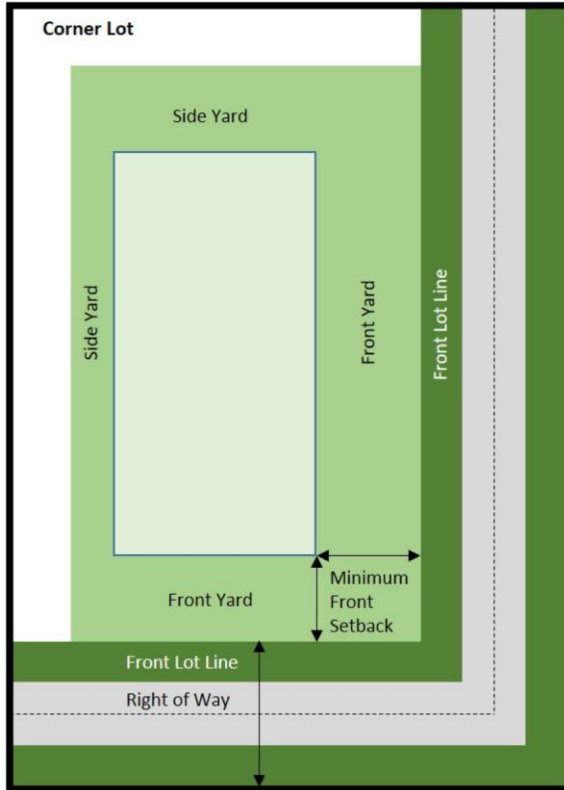
Intensive livestock operations: Feed lots and similar operations.

Loading space, off-street: A space logically and conveniently located for pickups or deliveries or for loading or unloading, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled.

Lot: Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its; accessory buildings, together with open spaces as are required under the provisions of this Zoning Ordinance, having not less than the minimum area required by this Zoning Ordinance for a building site in the zoning district in which such lot is situated, and having its principle frontage on a street.

Lot area: The total horizontal area within the lot lines.

Lot, corner: A lot abutting two or more streets at their intersection.



Lot line: A line which delineates the boundary of a lot.

- a. *Front lot line:* A lot line that abuts a street right-of-way or easement. A through lot has two front lot lines. On a corner lot, there is one front lot line which is the lot line abutting the street used for addressing the lot. On a corner lot there is one (or more) secondary front lot lines.
- b. *Secondary front lot line:* A lot line that abuts a street right-of-way or easement on a corner lot that is not the front lot line.
- c. *Side lot line:* Any lot line except a front or rear lot line.
- d. *Rear lot line:* A lot line that is opposite a front lot line. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line. In the case of an irregular or triangular lot, a line 20 feet in length, entirely within the lot, parallel to or concentric with and at the maximum possible distance from the front lot line, shall be considered to be the rear lot line. In the case of a through lot, there shall be no rear lot line. In the case of corner lots, the rear lot line shall be the line most nearly parallel to or concentric with and most distant from the front lot line most prevalent along the block.

Lot measurement, depth: See section 11-04-06.

Lot measurement, width: See section 11-04-07.

Lot, through: A lot, other than a corner lot, having its front and rear lot lines on different streets.

Mobile home: See "dwelling unit."

~~*Mobile home space:* That part of a mobile home park that has been reserved for the placement of the mobile home, appurtenant structures, or additions.~~

Mobile home park: A parcel of land under single ownership that has been planned and improved for the placement of mobile homes for non-transient use.

Motor vehicle: Any motor vehicle as defined in section 14-01-01.

Nonconforming lot: Lots that were legally created in accordance with zoning district minimum lot size and dimensional standards in effect at the time of their creation, but which, because of amendments to the zoning regulations, no longer comply with the minimum lot size or other dimensional standards of the zoning district.

Nonconforming structure: Buildings or structures that were established in accordance with all zoning regulations in effect at the time of their establishment, but which, because of amendments to the zoning regulations, no longer comply with the dimensional standards of the underlying zoning district.

Nonconforming use: Uses that were established in accordance with zoning regulations in effect at the time of their establishment, but which, because of amendments to the zoning regulations, no longer comply with the use regulations of the underlying zoning district.

Off-site recyclable collection facility: See "recyclable collection facility, off-site".

Open space: An outdoor area within a lot that is other than an impervious surface area.

Open space, common: Open space within a development, not in individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents or occupants of the development.

Overlay zoning district: A zoning district that is applied to a parcel of land to add special or additional development requirements in addition to or in place of the requirements of the base zoning district(s) requirements.

Personal service establishments: Small establishments designed and intended to serve the daily or frequent trade or service needs of immediately surrounding population. Typical uses include: ATM (automatic teller machine), barbershop or beauty shop, clothing alterations and repair, coin-operated laundries, photo drop-off and pick up services, shoe repair services, gyms, health clubs or spas.

Planning and Zoning Commission: The Planning and Zoning Commission of Valley City, North Dakota. The Planning and Zoning Commission consists of seven members: two members must reside within city limits, two members must reside outside of city limits but within one mile, two city commissioners and one county commissioner. (N.D.C.C. § 40-47-06)

Recycling center: A facility designed and operated solely for receiving, storing, or transferring source separated recyclable materials including but not limited to the storage of wastepaper, rags, scrap metal, and discarded materials and the collection, dismantlement, storage, and salvage of two or more vehicles which have remained unlicensed for two consecutive years.

Recyclable collection facility, off-site: Bins, boxes or containers used for the collection of recyclable materials.

Recycling center: A facility designed and operated solely for receiving, storing, or transferring source separated recyclable materials.

Religious institutions: Parish homes, monasteries and convents accessory to a church or similar place of worship.

Retail sales: Stores selling, leasing, or renting consumer, home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food and supplies, pharmaceuticals, plants, printed material, stationary and videos but excluding the sales or leasing of

consumer vehicles including passenger vehicles, motorcycles, light and medium trucks and recreational vehicles, building material sales and lumber yards.

Senior housing: A multiple residential structure or structures designed exclusively for use by elderly or retired persons. To fulfill this requirement at least one occupant of each unit must be retired or at least 55 years of age.

Sign: Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided however that the following shall not be included in the application of the regulations herein:

- a. Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises or other identification on premises not having commercial connotations.
- b. Flags and insignias of any government except when displayed in connection with commercial promotion.
- c. Legal notices, identification, information or directional signs erected or required by governmental bodies.
- d. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.
- e. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

Story: That portion of a building between the surface of any floor and the surface of the floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

Structure: Anything constructed or erected having location on or under the ground or attached to something having location on or under the ground.

Surfaces:

- a. *Improved, Improved surface, or Improved parking surface:* An all-weather surface that is durable and reasonably free of dust or mud, such as concrete, asphalt, paver system, brick, and other similar materials intended for outdoor vehicle use. Such surface shall exclude dirt, grass, gravel, crushed concrete, asphalt millings and other similar materials. Paver systems may be used where appropriate soil and site conditions exist. The City may require an owner to provide sufficient information to the City Engineer to prove that the paver system will function as intended. Any applicable surface constructed, reconstructed, or substantially improved after June 1, 2023, must comply with this section. A nonconforming surface may be maintained but the area of nonconformity must not increase.

Telecommunication facility, attached: An antenna array that is attached to an existing building or structure, including utility poles, signs, water towers, and similar structures with any associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

Telecommunications support structure: A structure designed and constructed specifically to support an antenna array, and may include a monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device used solely to attach a telecommunications facility to an existing building or structure shall be excluded from this definition. A monopole, self-supporting (lattice) tower, Guy-wire support tower and other similar structures which are erected or constructed

on a building, water tower, or other structure for the purpose of elevating an attached telecommunications facility shall be included in this definition.

Temporary use: The use of land for a fixed period of time with the intent to discontinue such use upon the expiration of permitted time period. See section 11-05-18.

Temporary structure: A structure without any foundation or footings and does not require a building permit. Such building is constructed with the understanding that it will be taken down/removed when the permitted time period has expired.

Townhouse: See "single-family attached."

Variety store: A retail store offering a broad mix of generally nondurable goods, notions and sundries, also generally of moderate price. Durable goods, such as furniture, large appliances and the like, are seldom offered in a variety store.

Vehicle: Any vehicle as defined in section 14-01-01; and any motorcycle not qualified for registration, off-highway vehicle, snowmobile, vessel, or personal watercraft.

Vehicle repair: Includes repair of automobiles and trucks, farm equipment and similar vehicles.

Vehicle service stations: Includes service stations for automobiles and trucks.

Vehicle wash: Establishments primarily engaged in washing vehicles including trucks and automobiles or in furnishing facilities for the self-service washing of trucks and automobiles.

Yard: The actual unobstructed open space that exists or that is proposed between a structure and the lot lines of the lot on which the structure is located. See "measurement, yard" (section 11-04-08).

Yard, front: A yard extending across the full width of the lot at the street line in accordance with the setback requirements of this Zoning Ordinance.

Yard, rear: A yard extending across the full width of the lot between the rear line of the building and the rear line of the lot. Through (double frontage) lots have no rear yard.

Yard, side: A yard extending along the side lot line between the front and rear yards.

Section 3. Amendment. Section 11-03-10 of the Valley City Municipal Code is amended and reenacted as follows:

Section 11-03-10. R-3 Mobile Home District.

1. *Intent.* The intent of this district is to provide an area for the installation of mobile homes, the development of ~~manufactured-mobile~~ home parks, and other compatible uses, in compliance with:

2. ~~1.~~ Permitted uses.

- a. Accessory uses customarily incidental to these permitted uses.
- b. Churches or similar places of worship.
- c. Single-family detached.
- d. Duplex.
- e. Elementary schools, junior high schools, high schools.
- f. Essential services.
- g. Government uses except those customarily considered industrial.
- h. Mobile home parks.
- i. Mobile homes.
- j. Public parks and playgrounds.

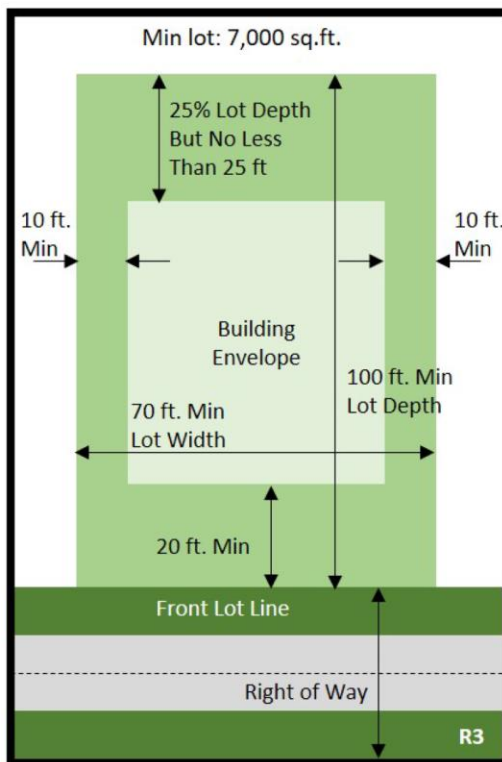
- k. Wind generation structures, in compliance with Title 15, Public Works.

~~2.2. Permitted uses with R-3 Mobile Home District, but not permitted within established mobile home park:~~

- ~~a. Single family attached (limited to two units).~~
~~b. Single family detached (excluding mobile homes).~~
~~c. Single family detached (including mobile homes).~~

3. *Conditional uses.*

- a. Bed and breakfast.
b. Boarding house.
c. Country clubs and golf courses.
d. Day care—Adult and child.
e. Guest inn.
f. Home occupations.
g. Temporary use of residential home as sales and construction office.
h. Wireless communication facilities.
i. Other uses of the same general character to those listed above, provided they are deemed fitting or compatible with this zoning district by the Planning and Zoning Commission.



4. *Development standards.*

- a. Minimum lot area: 7,000 square feet.
b. Minimum lot width: 70 feet*.
*Platted lots in existing plats: 50 feet.
c. Minimum lot depth: 100 feet.
d. Maximum building coverage: 35% of total lot area.
e. Maximum impervious area: 45% of total lot area.

- f. Minimum front yard: 20 feet.
- g. Minimum rear yard: 25 feet.
- h. Minimum side yard: 10 feet.
- i. Maximum building height: 35 feet.

5. Mobile home park standards. The provisions of chapter 8-07 and section 11-05-11 shall apply to all mobile home parks. Only mobile homes along with their additions and accessory structures, park service buildings, parks and playgrounds shall be permitted uses within a mobile home park. A modular home or other similar structure constructed in accordance with the North Dakota Building Code, as adopted in section 7-01-06, and attached to a permanent foundation is not permitted in a mobile home park.

6. Mobile home standards. All mobile homes shall be constructed and installed in accordance with N.D.C.C. § 54-21.3-08; N.D.Admin.Code ch. 108-03-01 (North Dakota Manufactured Home Installation Program); and 42 U.S.C. 5401 et seq., including 24 CFR Part 3280 (Federal Manufactured Home Construction and Safety Standards) and 24 CFR Part 3286 (Federal Manufactured Home Installation Program), all as amended; or shall be constructed and installed in accordance with section 7-01-06. The following local standards shall apply:

- a. Mobile home construction standards. No mobile home shall be permitted in the City unless it has been manufactured in accordance with 24 CFR Part 3280, and bears a HUD certification label from the manufacturer, or is constructed in accordance with section 7-01-06. A mobile home installed in or otherwise moved to the City on or before January 1, 2025, that was not manufactured or constructed in accordance with this paragraph, may continue to be maintained as a nonconforming structure; however, all other provisions of this code shall apply.
- b. Mobile home installation standards. All HUD-built mobile homes installed on or after January 1, 2006, shall be installed and inspected by individuals licensed by the State of North Dakota in accordance with regulations referenced in this section. Unless attached to a permanent foundation, a mobile home shall be placed on piers (blocked), leveled, and anchored against winds and floods.
- c. Age of mobile homes. No mobile home shall be moved to the City unless it was manufactured within the 30-year period immediately preceding the move.
- d. Drainage. All mobile home lots shall provide site drainage that meets or exceeds installation regulations referenced in this section.
- e. Skirting. Unless attached to a permanent foundation, a mobile home shall have skirting and a ground vapor barrier that meets or exceeds the installation regulations referenced in this section.

Section 4. Any ordinances of the City of Valley City which are in conflict with this ordinance are hereby repealed.

Section 5. Should any part of this ordinance be declared unconstitutional or invalid, the remaining portion thereof will remain in full force and effect.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its final passage and approval.

ATTEST:

Dave Carlsrud, President
Board of City Commissioners

Brenda Klein, Finance Director

Introduction and First Reading:
Second Reading, Final Passage, Effective Date:

ORDINANCE NO. 1173

An ordinance to amend and reenact chapter 11-09 of the Valley City Municipal Code related to standards for floodplain development.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA, PURSUANT TO THE HOME RULE CHARTER OF THE CITY OF VALLEY CITY, NORTH DAKOTA:

Section 1. Amendment. Chapter 11-09 of the Valley City Municipal Code is amended and reenacted as follows:

CHAPTER 11-09. FLOODPLAIN

Section 11-09-01. Statutory authorization, findings of fact, purpose and objectives.

1. *Statutory authorization.* The Legislature of the State of North Dakota has in N.D.C.C. Chs. 40-05 40-47, ~~11-33 and 58-03~~ and 61-16.2, ~~delegated responsibility to local governmental units~~ authorized the city to exercise floodplain management authority over all persons and property within the boundaries of the city's zoning jurisdiction and to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

~~Therefore, Valley City Commission, of the City of Valley City, North Dakota does ordain as follows:~~

2. *Findings of fact.*

a. The flood hazard areas of the City of Valley City, are subject to periodic inundation which can endanger life, result in loss of property, create health and safety hazards, disrupt commerce and governmental services, cause extraordinary public expenditures for flood protection and relief, and impair the tax base, all of which adversely affect the public health, safety, and general welfare.

b. Flood losses caused by the cumulative effect of obstructions in the special flood hazard areas cause increases in flood heights and velocities. ~~I~~ inadequately floodproofed, elevated or otherwise unprotected structures also contribute to the flood loss.

3. *Statement of purpose.* It is the purpose of this ~~ordinance~~ chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- a. To protect human life and health;
- b. To minimize expenditure of public money for costly flood control projects;
- c. To minimize the need for rescue and relief efforts associated with flooding, and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets, and bridges located in special flood hazard areas;
- f. To help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future flood blight areas;
- g. To ensure that potential buyers are notified that property is in a special flood hazard area; and

- h. To ensure that those who occupy the special flood hazard areas assume responsibility for their actions;

4. *Methods of reducing flood losses.* In order to accomplish its purposes, this ~~ordinance~~ chapter includes methods and provisions for:

- a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- d. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- e. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

Section 11-09-02. Definitions.

The definitions in this section shall apply only to this chapter. Unless specifically defined below, All other words or phrases used in this ~~ordinance~~ chapter shall be interpreted so as to give them the meaning they have in common usage and to give this ~~ordinance~~ chapter its most reasonable application:

Accessory structure means a structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

Appeal means a request for a review of the Building Official's ~~(local administrator)~~, interpretation of any provision of this chapter or a request for a variance.

Base flood or 100-year flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) means the height of the base flood or 100-year flood usually in feet above mean sea level.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Best ~~Available~~ Information ~~data~~ (BAID) means water elevation information from any source used to estimate or determine a base flood elevation (i.e. high water mark).

Conveyance or hydraulic conveyance means a geometric characteristic of a river or watercourse at a given point that determines the flow-carrying capacity at that point.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the special flood hazard area.

~~Dry Floodproofing (dry)~~ means any combination of structural and non-structural additions, changes,

or adjustments to structures, including the attendant utilities and equipment, which results in the real estate or improved real property, water and sanitary facilities, structures and their contents, protection provided a structure, together with attendant utilities and sanitary facilities, which is watertight two feet above the base flood elevation being water tight, —with walls all elements that are substantially impermeable to the passage of water, and with structural components having the capacity to resist flood loads.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood damage-resistant material means any building product (material, component, or system) capable of withstanding direct and prolonged contact with floodwater without sustaining significant damage, in which “prolonged contact” means at least 72 hours and “significant damage” means any damage requiring more than cosmetic repair. “Cosmetic repair” includes cleaning, sanitizing, and resurfacing the material (e.g., sanding, repair of joints, repainting). See FEMA Technical Bulletin 2.

Flood Insurance Rate Map (FIRM) means the official map issued by the Federal Emergency Management Agency where special flood hazard areas are designated as Zone A, AE, AO, AH, AI - A30 or A-99.

Flood Insurance Study (FIS) means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, and the water surface elevation of the base flood.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or; from the unusual and rapid accumulation or runoff of surface waters from any source.

~~*Floodproofing (dry)* means protection provided a structure, together with attendant utilities and sanitary facilities, which is watertight two feet above the base flood elevation with walls that are substantially impermeable to the passage of water.~~

Floodway or regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Lowest floor means the lowest floor of a structure including the basement. An unfinished or flood-resistant enclosure that is used solely for parking of vehicles, building access, or storage is not the lowest floor, provided the enclosure is built in compliance with applicable requirements.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle", but does include "mobile home".

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New construction means structures for which the "start of construction" commenced on or after the effective date of this chapter.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Person means any person, firm, partnership, association, corporation, limited liability company, agency, or any other private or governmental organization, which includes any agency of the United States, a state agency, or any political subdivision of the state.

Reasonably safe from flooding means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area, and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck;
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use; including, but not limited to;
- ~~(5) Travel trailers, trailers on wheels, park-model trailers, and other similar vehicles.~~

Special flood hazard area (SFHA) means an area of land that would be inundated by a flood having a one percent chance of being equaled or exceeded in any given year.

Start of construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Structure means a walled and roofed building, including manufactured homes and gas or liquid above-ground storage tanks.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the building to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- (1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

Watercourse means only the channel and banks of an identifiable watercourse, and not the adjoining floodplain areas. The flood carrying capacity of a watercourse refers to the flood carrying capacity of the channel, except in the case of alluvial fans, where a channel is not typically defined. The definition of watercourse in N.D.C.C. § 61-01-06 is not applicable in this ordinance.

Wet floodproofing means using flood damage-resistant materials and construction techniques to minimize flood damage to structures by intentionally allowing floodwater to enter and exit automatically (without human intervention) to minimize unequal pressure of water on walls (called hydrostatic load or pressure). The term "human intervention" means required presence and active involvement of people to implement a floodproofing measure prior to the onset of flooding.

Variance means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by the community's floodplain management ordinance is presumed to be in violation until such time as that documentation is provided.

Section 11-09-03. General provisions.

1. *Lands to which this ~~ordinance-chapter~~ applies.* This ~~ordinance-chapter~~ shall apply to all special flood hazard areas within the jurisdiction of the City of Valley City.
2. *Basis for establishing the special flood hazard areas.* The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for Barnes County, North Dakota, dated February 6, 2008," with an

accompanying Flood Insurance Rate Map is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at 220 3rd Street NE, Valley City, ND.

3. *Compliance.* No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations.

4. *Greater restrictions.* This chapter is not intended to repeal, remedy, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

5. *Interpretation.* In the interpretation and application of this chapter, all provisions shall be:

- a. Considered as minimum requirements;
- b. Liberally construed in favor of the governing body; and
- c. Deemed neither to limit nor repeal any other powers granted under state statutes.

6. *Warning and disclaimer or liability.* The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of City of Valley City, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

Section 11-09-04. Administration.

1. *Establishment of development permit.* A development permit shall be obtained before construction or development begins within any special flood hazard area established in section 11-09-03, subsection 2. Application for a development permit shall be made on forms furnished by the Building Official, and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- a. Elevation ~~in relation to mean sea level~~ in the same datum (either NAVD88 or NGVD29) as the FIRM, of the lowest floor of all structures;
- b. Elevation ~~in relation to mean sea level~~ in the same datum (either NAVD88 or NGVD29) as the FIRM to which any structure has been floodproofed;
- c. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in section 11-09-05, subsection 2(b); and
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

2. *Designation of the Building Official.* The Building Official is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

3. *Duties and responsibilities of the Building Official.* Duties of the Building Official shall include, but not be limited to:

a. *Permit review.*

- (1) Review all development permits to determine that the permit requirements of this chapter have been satisfied.
- (2) Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.
- (3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of section 11-09-05, subsection 3~~(a)~~ are met.

b. *Use of other base flood data.* When base flood elevation data has not been provided in accordance with section 11-09-03, subsection 2, *basis for establishing the special flood hazard areas*, the Building Official shall obtain, review, and reasonably utilize any base flood elevation data and floodway data available (known as ~~best-available data~~ Best Available Information) from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in the floodplain are administered in accordance with section 11-09-05, subsection 2, *specific standards*.

c. *Information to be obtained and maintained.*

- (1) Obtain and record the actual elevation (in the same datum (either NAVD88 or NGVD29) as the FIRM in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved floodproofed structures:
 - (i) Obtain and record the actual elevation (in the same datum (either NAVD88 or NGVD29) as the FIRM in relation to mean sea level) to which the structure has been floodproofed;
 - (ii) Maintain the floodproofing certifications required in section 11-09-04, subsection 1(c).
- (3) Maintain for public inspection all records pertaining to the provisions of this chapter.

d. *Alteration of watercourses.* The responsible person shall:

- (1) Notify nearby communities, water resource districts, and the North Dakota ~~State Engineer~~ Department of Water Resources, as necessary, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished; and,
- (3) Notify the appropriate water resource district prior to removal or placement of fill within two hundred feet of the bank of a body of water during normal flow or stage.

e. *Interpretation of Flood Insurance Rate Map (FIRM) Boundaries.* Make interpretation where needed, as to the exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in section 11-09-04, subsection 4.

f. *Encroachment analysis.* When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for and receives a Conditional Letter of Map Revision (CLOMR) through FEMA.

4. *Variance procedure.*

a. *Appeal board.*

- (1) The Planning and Zoning ~~Board~~ Commission as established by City of Valley City shall hear and decide appeals and requests for variances from the requirements of this chapter.
- (2) The Planning and Zoning ~~Board~~ Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Building Official in the enforcement or administration of this chapter.
- (3) Those aggrieved by the decision of the Planning and Zoning ~~Board~~ Commissioner or any taxpayer, may appeal such decision to the District Court, as provided in N.D.C.C. § 40-47-11, 11-33-12, or 58-03-14.
- (4) In passing upon such applications, the Planning and Zoning ~~Board~~ Commissioner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter; and
 - (i) The danger that materials may be swept onto other lands to the injury of others;
 - (ii) The danger to life and property due to flooding or erosion damage;
 - (iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) The importance of the services provided by the proposed facility to the community;
 - (v) The necessity to the facility of a waterfront location, where applicable;
 - (vi) The availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;
 - (vii) The compatibility of the proposed use with existing and anticipated development;
 - (viii) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (ix) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (xi) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (5) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre to less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i)—(xi) in section 11-09-04, subsection 4(a)(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (6) Upon consideration of the factors of section 11-09-04, subsection 4(a)(4) and the purposes of this chapter, the Planning and Zoning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.
- (7) The Building Official shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

b. *Conditions for variances.*

- (1) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
- (2) Variances shall not be issued within the identified floodplain if any increase in flood levels during the base flood discharge would result.
- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Variances shall only be issued upon:
 - (i) A showing of good and sufficient cause;
 - (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
 - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, cause fraud on or victimization of the public as identified in section 11-09-04, subsection 4(a)(4), or conflict with existing local laws or ordinances.

Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Section 11-09-05. - Provisions for flood hazard reduction.

1. *General standards.* In all special flood hazard areas the following standards are required:

a. *Anchoring.*

- (1) All new construction and substantial improvements, including additions, shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (2) All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

b. *Construction materials and methods.*

- (1) All new construction and substantial improvements shall be constructed with ~~materials and utility equipment resistant to flood damage~~ flood damage-resistant materials.
- (2) All new and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

c. *Utilities.*

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

d. *Subdivision proposals.*

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or five acres (whichever is less).

2. *Specific standards.* In all special flood hazard areas where base flood elevation data have been provided as set forth in section 11-09-03, subsection 2, *basis for establishing the special flood hazard areas*, or section 11-09-04, subsection 3(b), *use of other base flood data*, the following provisions are required:

a. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated on fill to at least one foot above the base flood elevation. If a crawlspace is desired, the preferred construction practice under the National Flood Insurance Program (NFIP) is to backfill the interior area so that it is level with or higher than the lowest adjacent grade (LAG); however, below-grade crawlspaces constructed in accordance with the International Residential Code and the NFIP, including the requirements provided in Technical Bulletin 11, will not be considered basements.

Residential buildings that have below-grade crawlspaces may have higher flood insurance premiums than buildings that use the NFIP preferred construction practice, and permitting such practice in accordance with this subsection shall not impose any liability on the city, its officers or employees, nor relieve the property owner from payment of the applicable premiums.

b. *Nonresidential construction.* Construction and substantial improvement of any nonresidential structure shall either have the lowest floor, including basement, elevated on fill to at least one foot above the base flood elevation or, together with attendant utility and sanitary facilities shall:

- (1) Be dry floodproofed to at least two feet above the base flood elevation, so that below this elevation the structure is watertight with walls substantially impermeable to the passage of water;~~;~~
- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; ~~and-~~
- (3) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in section 11-09-04, subsection 3(c)(2).

c. *Wet floodproofing of nonresidential construction.* Wet floodproofing may be authorized for (i) enclosures below elevated buildings, (ii) attached garages, and (iii) non-elevated accessory structures, in accordance with International Residential Code and the NFIP, including the requirements provided in Technical Bulletins 1 and 7. Except for enclosures below elevated buildings, wet floodproofing is only permitted upon approval of a variance pursuant to section 11-09-04(4).

(1) Enclosures below elevated buildings.

- a. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding is permitted provided that the following criteria are met or exceeded:
 - i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - ii. The bottom of all openings shall be no higher than one foot above grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they allow the automatic entry and exit of floodwaters.

ed. Manufactured homes.

- (1) Manufactured homes shall be installed using methods and practices which minimize flood damage and shall be anchored in accordance with section 11-09-05, subsection 1(a)(2).
- (2) All manufactured homes ~~or those to be placed or~~ substantially improved within Zones A1 – A30, AH, or AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision which has incurred substantial damage, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated on fill to at least one foot above the base flood elevation, ~~and is securely anchored to an adequately anchored foundation system.~~
- (3) Manufactured homes placed or substantially improved on sites in an existing manufacture home park or subdivision within Zones A1-A30, AH, or AE not subject to other requirements of subdivision d, shall be elevated so that either:
 - (i) the lowest floor of the manufactured home is one foot above the base flood elevation, or
 - (ii) the manufacture home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36” in height above grade.

e. Recreational vehicles. All recreational vehicles to be placed on a site within Zones A1 – A30, AH, and AE shall be fully licensed and highway ready and shall be on the site for less than 180 consecutive days.

3. *Floodways.* Located within the special flood hazard areas established in section 11-09-03, subsection 2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- a. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Any increase, as is used in this section, means any modeled impact greater than 0.00 feet.
- b. If section 11-09-05, subsection 3(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of ~~section 11-09-05, provisions for flood hazard reduction~~ this chapter.

Section 11-09-06. Penalties for violations.

1. Violation of the provisions of this chapter or failure to comply with any of its requirements, including violations on conditions and safeguards established in connection with grants or variances or conditional uses, shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be punished by a fine not exceeding \$1,500.00 or by imprisonment not to exceed 30 days or by both such fine and imprisonment for each such offense, and in addition shall pay costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

2. Nothing herein contained shall prevent the Board of City Commissioners ~~Valley City Commission~~ from

taking such other lawful action as is necessary to prevent or remedy any violation.

Section 11-09-07. Floodplain Management Reporting.

The City Finance Director shall certify to the North Dakota Department of Water Resources on or before March 31 of each year that the city is undertaking floodplain management activities under N.D.C.C. ch. 61-16.2

Section 2. Any ordinances of the City of Valley City which are in conflict with this ordinance are hereby repealed.

Section 3. Should any part of this ordinance be declared unconstitutional or invalid, the remaining portion thereof will remain in full force and effect.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its final passage, approval, and publication.

Section 5. Upon enactment, the City Finance Director shall forward a copy of this ordinance to the North Dakota Department of Water Resources for inclusion in the central repository.

ATTEST:

Dave Carlsrud, President of the Board of City
Commissioners, City of Valley City

Brenda Klein, Finance Director

Introduction and First Reading:
Second Reading and Final Approval:
Publication and Effective Date:

ORDINANCE NO. 1174

An omnibus ordinance to amend and reenact sections of the Valley City Municipal Code relating to the 2025 state legislative session.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA, PURSUANT TO THE HOME RULE CHARTER OF THE CITY OF VALLEY CITY, NORTH DAKOTA:

Section 1. Section 4-01-15.1 of the Valley City Municipal Code is created and enacted as follows:

Section 4-01-15.1. - Evidence of individual under twenty-one years of age on licensed premises - Proof of identification - Refusal - Penalty.

1. If a law enforcement officer has reasonable and articulable suspicion that an individual under the age of twenty-one is on licensed premises for a purpose prohibited under section 4-01-15, the officer may request the individual to furnish a nondriver photo identification card or an operator's license to verify the individual's age.

2. An individual who refuses to provide proof of identification upon request is guilty of an infraction.

3. If an individual charged with an infraction under this section produces a nondriver photo identification card or an operator's license before the final disposition of the infraction establishing the individual was twenty-one years of age or older at the time of the officer's request to furnish identification, the city attorney shall dismiss the infraction against the individual.

Section 2. Amendment. Section 1-01-11 of the Valley City Municipal Code is amended and reenacted as follows:

Section 1-01-11. - Authority of municipal court—Penalties for violations—Sentencing alternatives.

The provisions of N.D.C.C. Ch. 40-18, 1, and all subsequent amendments thereto, are incorporated by reference. The judge of the municipal court has all of the authority provided therein for the enforcement of orders and judgments, punishment for contempt, and imposition of sentence, including sentencing alternatives.

Section 3. Amendment. Section 1-01-11 of the Valley City Municipal Code is amended and reenacted as follows:

Section 1-01-11.1. - Disposition of criminal offenses—Procedures.

An offense designated as a class B misdemeanor or infraction must be prosecuted as provided in the Valley City Municipal Code, North Dakota Century Code, and rules of this state relating to criminal procedure. The provisions of N.D.C.C. Ch. 12-60.1 (Sealing Criminal Records), and Ch. 12.1-32 (Penalties and Sentencing), including the procedure for trial of an infraction set forth in N.D.C.C. § 12.1-32-03.1, are incorporated herein by reference, and shall apply to dispositions of criminal offenses prosecuted in municipal court.

Section 4. Amendment. Section 17-02-03 of the Valley City Municipal Code is amended and reenacted as follows:

Section 17-02-03. - Harassment.

A person is guilty of an offense if, with intent to frighten or harass another, the person:

- a. Makes contact anonymously or in offensively coarse language, by telephone, email, or other electronic means;

- b. Makes repeated ~~telephone calls~~contact by telephone, email, or other electronic means, whether or not a conversation ensues, with no purpose of legitimate communication;~~;~~
- c. Communicates a falsehood in writing or by telephone~~ie~~, email, or other electronic means, and causes mental anguish; ~~or~~
- d. Uses a robot to engage in offensive conduct with no legitimate purpose.

As used in this section "robot" means an artificial object or system that senses, processes, and acts using technology, including the associated elements, communication links, and artificial intelligence. The term includes remotely piloted aircraft.

Section 5. Amendment. Section 17-05-05 of the Valley City Municipal Code is amended and reenacted as follows:

Section 17-05-05. - ~~Unlawful discharge of~~Use and possession of firearms and dangerous weapons.

- 1. ~~It shall be unlawful for a~~Any person within the city to who fires, discharges, or activates any firearm, gun, or other similar device or or dangerous weapon within the city is guilty of a class B misdemeanor. This section shall not apply to citizens in lawful defense of persons or property; law enforcement officers or members of the armed forces of the United States or national guard, organized reserves, state defense forces, or state guard organizations in the discharge performance of their duties; members of the militia, or regularly organized gun clubs on their authorized shooting ranges; and veterans organizations, athletic organizations or other similar organizations may discharge weapons using blank cartridges for signal or ceremonial purposes during parades, funerals, or other similar events. Nothing in this section shall be construed to prohibit the firing of a firearm, gun, or other similar device or weapon when done in self defense or the defense of others, or in other cases of actual necessity.
- 2. ~~For the purposes of this section, the terms "firearm, gun, or other similar device or weapon" shall include the weapons defined by Section 61.2 01-01(1) of the North Dakota Century Code.~~
- 2. Except as permitted by N.D.C.C. § 62.1-02-05, it shall be unlawful for a person to possess a firearm or dangerous weapon at:
 - a. A school or school-sponsored event on school property;
 - b. A church or other place of worship; or
 - c. A publicly owned or operated building.

An individual who knowingly violates this subsection is guilty of a noncriminal offense punishable by a fee of one hundred dollars in accordance with section 1-01-11.2.

Section 6. Section 14-06.1-10 of the Valley City Municipal Code is created and enacted as follows:

Section 14-06.1-10. – Reserved.

Section 7. Section 14-06.1-10.1 of the Valley City Municipal Code is created and enacted as follows:

39-06.1-10.1. Alternative disposition - Driver training course - Exceptions.

- 1. An individual issued a summons or notice to appear under section 39-07-07 may appear before the municipal court and elect to attend a driver training course approved by the director in lieu of entry of points

on the licensee's driving record. An individual who elects to attend the course must so notify the municipal court at the time of posting the bond, which is forfeited even though an election is made under this section. The individual who makes the election shall pay the driver training course fee to the driver training course sponsor. If an individual elects to attend the course, the point penalty of five points or fewer for the violation by N.D.C.C. § 39-06.1-10 may not be assessed if proof of completion of the course is presented to the department within thirty days after the individual notifies the court of the election. An individual may not make an election under this section if:

- a. That individual has made an election under this section within the twelve months preceding the date of issuance of the summons or notice to appear;
- b. The offense is assigned six or more points; or
- c. The offense is an offense listed in section 14-06.1-05.

2. An individual making an election under this section forfeits any point reduction option under N.D.C.C § 39-06.1-13.

Section 8. Amendment. Section 14-04-11 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-04-11. - Display of number plates and tabs.

~~Except as~~Unless otherwise ~~specifically~~ provided by law, ~~a person~~an individual may not operate ~~or drive~~ a vehicle on ~~the a~~ public highways of this city unless the vehicle has a distinctive number assigned to it by the department, and two number plates, bearing the distinctive number conspicuously displayed, horizontally and in an upright position, one on the front and one on the rear of the vehicle, each securely fastened, except number plates assigned to ~~a motorcycle, trailer, or~~ house-trailer must be attached to the rear ~~thereof of the house~~trailer. An individual may operate a motor vehicle on a public highway of this state with a valid temporary registration permit. A temporary registration permit obtained from the department or a licensed vehicle dealer must be displayed on the rear window, the rearmost driver's side window, or in the location of the rear license plate. The temporary registration permit must be clearly visible and free of any obstructions. Number plates assigned to a motorcycle or trailer must be attached to the rear of the motorcycle or trailer and may be displayed vertically. When only one number plate is furnished for an apportioned vehicle licensed under the international registration plan as authorized in N.D.C.C. § 39-19-04, truck tractor, or semitrailer, the plate must be attached to the front of the apportioned vehicle or truck tractor and the rear of the semitrailer. The bottom of each number plate must be at a height of not less than 12 inches [30.48 centimeters] above the level surface upon which the vehicle stands. Each plate must be mounted in a visible manner ~~that does not cover any words, letter, or number~~clearly displays the distinctive number assigned to the vehicle and the name of the state on the plate. As far as is reasonably possible, the plates must at all times be kept free and clear of mud, ice, or snow so as to be clearly visible and all number plates, markers, or evidence of registration or licensing except for the current year must be removed from the vehicle. All vehicle license plates issued by the department ~~continue to be~~are the property of the ~~State of North Dakota~~department for the period for which the plates are valid. An annual registration tab or sticker for the current registration year must be displayed on each number plate, in the area designated by the department for the tab or sticker, in those years for which tabs or stickers are issued in lieu of number plates.

Section 9. Amendment. Section 14-04-37 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-04-37. - Violations of registration provisions.

It is unlawful for any person to commit any of the following acts:

1. To operate, or for the owner thereof knowingly to permit anyone to operate, upon a highway any vehicle ~~and~~ the registration of which has been canceled or revoked, or for which the registration fees required in this title or Title 39 of the North Dakota Century Code have not been paid, or which does not have attached thereto and displayed thereon a number plate, plates, temporary registration permit, or validation tabs

assigned thereto by the director for the current registration period, subject to the exemptions allowed in N.D.C.C. Ch. 39-04.

2. To display or cause or permit to be displayed, or to have in possession, any registration card, registration number plate, temporary registration permit, or validation tabs knowing the same to be fictitious or to have been canceled, revoked, suspended, or altered.
3. To lend any registration number plate, registration card, temporary registration permit, or validation tabs to any person not entitled thereto, or knowingly permit the use of any registration number plate or registration card by any person not entitled thereto.
4. To fail or refuse to surrender to the department, upon demand, any registration card, registration number plate, temporary registration permit, or validation tab which has been suspended, canceled, or revoked as is provided in this chapter.
5. To use a false or fictitious name or address in any application for the registration of any vehicle, or for any renewal or duplicate thereof, or knowingly to make a false statement or knowingly to conceal a material fact or otherwise to commit a fraud in any application.
6. To operate, or for the owner thereof knowingly to permit anyone to operate a motor vehicle on a highway if the owner is employed in this state on a temporary or full-time basis, is a resident of the state, and does not have a temporary registration permit when required under subsection 1. of section 39-04-18.2. As used in this subsection, the term "resident" means a resident as defined under subdivision e. of subsection 2. of section 39-04-18.

Section 10. Amendment. Subsection 3 of Section 14-01-15 of the Valley City Municipal Code is amended and reenacted as follows:

3. A certificate issued under this section must be hung from the rearview mirror or placed on the dashboard of the motor vehicle whenever the vehicle is occupying a space reserved for the mobility impaired and is being used by a mobility-impaired individual or another individual for the purposes of transporting the mobility-impaired individual. No part of the certificate may be obscured. A fee of \$5.00 may be imposed for a violation of this subsection.

Section 11. Section 14-10-71.1 of the Valley City Municipal Code is created and enacted as follows:

14-10-71.1. Motor vehicle owner's responsibility regarding a driver who flees a peace officer - Exceptions.

1. The owner of a motor vehicle involved in a violation of section 14-10-71 is presumed to have violated this section.
2. A peace officer may proceed in accordance with this section instead of pursuing the driver of a motor vehicle who flees or attempts to elude the peace officer after being given a visual or audible signal to bring the vehicle to a stop in violation of section 14-10-71.
 - a. A peace officer may investigate the violation and prepare a traffic citation under this section.
 - b. A peace officer may issue a traffic citation under this section in accordance with the North Dakota Rules of Civil Procedure to the motor vehicle owner within 96 hours after observing the violation.
3. A motor vehicle owner may not be found to have violated this section if:
 - a. The driver operating the motor vehicle at the time of the violation of section 14-10-71 has been charged with a violation of section 14-10-71.
 - b. The motor vehicle was reported stolen before the violation occurred or within a reasonable time after

- the violation occurred.
- c. The motor vehicle owner assists or cooperates with a peace officer to demonstrate the owner was not the one who operated the motor vehicle at the time and place of the violation of section 14-10-71.
 - d. The motor vehicle owner provides information that demonstrates the owner was not the driver of the motor vehicle at the time of the offense.
4. A motor vehicle owner may not be found to have violated this section, and the lessee is presumed to have violated this section, if the motor vehicle owner is a lessor of vehicles and at the time of the violation of section 14-10-71 the motor vehicle was in the possession of a lessee, and the lessor provides a peace officer with the motor vehicle's registration number and the name, address, and operator's license number of the individual renting or leasing the motor vehicle.
5. An individual may not be charged both with violating this section and section 14-10-71 for acts arising out of the same incident or occurrence.
6. This section may not apply to a motor vehicle rental company that rents motor vehicles to customers for a period of ninety days or less.

Section 12. Amendment. Section 14-10-3.1 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-10-03.1. - Class B authorized emergency vehicles.

1. The driver of a class B authorized emergency vehicle may:
 - a. Park or stand, irrespective of the provisions of this chapter.
 - b. Exceed the speed limit so long as the driver does not endanger life or property during the time of a local or national disaster.
 - c. Disregard regulations governing direction of movement or turning in specified directions.
2. The exceptions herein granted to a class B authorized emergency vehicle apply only when the authorized emergency vehicle is displaying an amber and white light visible under normal atmospheric conditions for a distance of 500 feet [152.4 meters] in any direction, and:
 - a. When it is necessary for the authorized emergency vehicle to use these exemptions for the immediate protection of life or property;
 - b. When an authorized emergency vehicle is stopped on a highway for the purpose of performing a duty as required of the driver; or
 - c. When traveling at a speed slower than the normal flow of traffic.
3. A class B authorized emergency vehicle may display a flashing blue light when the vehicle is stopped on a highway. A class B authorized emergency vehicle may not display a flashing blue light when transporting another vehicle or when traveling on a highway

Section 13. Amendment. Section 14-21-26 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-21-26. - Special restrictions on lamps.

1. Any lighted lamp or illuminating device ~~up~~ on a motor vehicle, other than headlamps, spot lamps, auxiliary lamps, flashing turn signals, emergency vehicle warning lamps and school bus warning lamps, which projects a beam of light of an intensity greater than 300 candlepower must be ~~so~~-directed so that no part of the high-intensity portion of the beam will strike the level of the roadway on which the vehicle stands at a

distance of more than 75 feet [22.86 meters] from the vehicle.

2. ~~No~~ A person may not drive or move any vehicle or equipment ~~upon~~ any highway with ~~any~~ lamp or device ~~thereon~~ displaying a red or green light visible from directly in front of the center ~~thereof~~ of the vehicle or equipment. This section does not apply to ~~any~~ vehicle upon which a red light visible from the front is expressly authorized or required by this chapter.
3. Flashing lights are prohibited except on:
 - a. ~~a~~ An authorized emergency vehicle;
 - b. ~~a~~ A school bus;
 - c. ~~s~~ Snow-removal equipment
 - d. A vehicle owned by a funeral home, which may display a flashing purple light only while used for the purpose of escorting a funeral procession; or
 - e. ~~on a~~ Any vehicle as a means of indicating a right or left turn, or the presence of a vehicular traffic hazard requiring unusual care in approaching, overtaking, or passing.

Section 14. Amendment. Section 14-09-02 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-09-02. - Speed limitations.

1. The speed limit within the incorporated city limits of the city shall be 25 miles [40.23 kilometers] an hour unless posted otherwise. Subject to the provisions of section 14-09-01 and except in those instances when a lower speed is specified in this chapter, it presumably is lawful for the driver of a vehicle to drive the same at a speed not exceeding:
 - a. Twenty miles [32.19 kilometers] an hour when approaching within 50 feet [15.24 meters] of a grade crossing of any steam, electric, or street railway when the driver's view is obstructed. A driver's view is deemed to be obstructed when at any time during the last 200 feet [60.96 meters] of the driver's approach to such crossing, the driver does not have a clear and uninterrupted view of such railway crossing and of any traffic on such railway for a distance of 400 feet [121.92 meters] in each direction from such crossing.
 - b. Twenty miles [32.19 kilometers] an hour when passing a school during school recess or while children are going to or leaving school during opening or closing hours, ~~unless a lower speed is designated or posted by local authorities.~~
 - c. Twenty miles [32.19 kilometers] an hour when approaching within 50 feet [15.24 meters] and in traversing an intersection of highways when the driver's view is obstructed. A driver's view is deemed to be obstructed when at any time during the last 50 feet [15.24 meters] of the driver's approach to such intersection, the driver does not have a clear and uninterrupted view of such intersection and of the traffic upon all of the highways entering such intersection for a distance of 200 feet [60.96 meters] from such intersection.
 - d. Twenty miles [32.19 kilometers] an hour when the driver's view of the highway ahead is obstructed within a distance of 100 feet [30.48 meters].
 - e. Twenty-five miles [40.23 kilometers] an hour on any highway in a business district or in a residence district or in a public park, ~~unless a different speed is designated and posted by local authorities.~~
 - f. Fifty-five miles [88.51 kilometers] an hour on gravel, dirt, or loose surface highways, and on paved two-lane county and township highways if there is no speed limit posted, unless otherwise permitted, restricted, or required by conditions.
 - g. Sixty-five miles [104.61 kilometers] an hour on paved two-lane highways if posted for that speed, unless otherwise permitted, restricted, or required by conditions.
 - h. Seventy miles [112.65 kilometers] an hour on paved and divided multilane highways, unless otherwise permitted, restricted, or required by conditions.
 - i. ~~Seventy-five~~ Eighty miles [~~120.70~~ 128.75 kilometers] an hour on access-controlled, paved and divided,

- multilane interstate highways, unless otherwise permitted, restricted, or required by conditions.
- j. The speed limit in all alleys, trailer parks and parking lots within the is 15 miles per hour, unless otherwise posted.
 2. The city may designate and post special areas of roadways where lower speed limits apply. Differing limits may be established for different times of the day within highway construction zones which are effective when posted upon appropriate fixed or variable speed limit signs.
 3. Except as provided by law, ~~it is unlawful for any~~ a person ~~to may not~~ drive a vehicle ~~upon~~ a highway at a speed that is unsafe or at a speed exceeding the speed limit prescribed by law or established pursuant to law.
 4. In charging a violation of the provisions of this section, the complaint must specify the speed at which the defendant is alleged to have driven and the speed which this section prescribes is prima facie lawful at the time and place of the alleged offense.

Section 15. Section 14-06.1-11 of the Valley City Municipal Code is created and enacted as follows:

14-06.1-11. Violation committed with temporary restricted license.

An individual who has a temporary restricted driver's license pursuant to N.D.C.C. § 39-06.1-11 and commits a moving traffic violation is subject to the fee specified for the violation, plus an additional fee of \$100.00.

Section 16. Amendment. Subsection 4 of Section 14-21-39 of the Valley City Municipal Code is amended and reenacted as follows:

4. An individual may not operate a motor vehicle with any object, material, or tinting displayed, affixed, or applied on the front windshield or any window unless the object, material, or tinting in conjunction with the windshield upon which it is displayed, affixed, or applied has a light transmittance of at least 70 percent or the object, material, or tinting in conjunction with a window other than the windshield upon which it is displayed, affixed, or applied has a light transmittance of at least ~~35~~50 percent. This subsection does not apply to windows behind the operator if the motor vehicle is equipped with outside mirrors on both sides ~~that which~~ meet the requirements of section 14-21-38.

Section 17. Amendment. Subsection 3 of Section 14-06-42 of the Valley City Municipal Code is amended and reenacted as follows:

3. A court may dismiss a charge under this section upon motion by the defendant if the defendant's operator's license is reinstated within 60 days of the date of the offense and the defendant provides to the court satisfactory evidence of the reinstatement. Alternatively, upon motion, the municipal court may grant a motion to amend a charge under this section to a violation of section 14-06-01.

Section 18. Amendment. Section 14-09-01 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-09-01. - Basic rule—Penalty for violation.

1. ~~No person~~An individual may ~~not~~ drive a vehicle at a speed greater than is reasonable and prudent under the conditions and ~~having shall drive with~~ regard to ~~the existing~~ actual and potential hazards ~~then existing~~. ~~Consistent with the foregoing, every person~~An individual shall drive at a safe and appropriate speed when approaching and crossing an intersection or railroad grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when

special hazards exist with respect to pedestrians, ~~or other traffic, or by reason of~~ weather, or highway conditions. ~~Any person~~An individual who drives a vehicle upon a highway or private or public property open to the public for the operation of motor vehicles ~~without heed to~~in violation of the requirements or restrictions of this section ~~has committed~~is guilty of careless driving and must be assessed a fee ~~as provided by section 14-06.1-06~~of \$100.00.

~~Any person who, by reason of careless driving as herein defined, causes~~

2. An individual is guilty of an infraction if the individual violates subsection 1 of this section and:

- a. Causes and inflicts injury ~~upon~~ the person of an operator of snow removal equipment engaged in snow removal operations;
- b. Causes and inflicts injury on the person of:
 - i. A first responder acting within their official capacity and displaying a visible flashing, revolving, or rotating blue, white, or red light, or hazard warning signal, while stationary on the side of a roadway;
 - ii. The operator or occupant of an authorized emergency vehicle acting within their official capacity and displaying a visible flashing, revolving, or rotating blue, white, or red light, or hazard warning signal, while stationary on the side of a roadway; or
 - iii. An individual assisting another individual displaying a visible hazard warning light while stationary on the side of a roadway;
- c. ~~or e~~Causes damage in excess of \$14,000.00 to snow removal equipment engaged in snow removal-is guilty of an infraction; or
- d. Causes damage in excess of \$4,000.00 to an authorized emergency vehicle.

As used in this section, "snow removal equipment" means a vehicle that is operated by ~~a person~~an individual employed by or on behalf of an authority in charge of the maintenance of the highway to perform winter maintenance snow and ice removal, including plowing, hauling away, salting, and sanding.

Section 19. Amendment. Section 14-06.1-06 of the Valley City Municipal Code is amended and reenacted as follows:

Section 14-06.1-06. - Fees for noncriminal violations.

The fees required for a noncriminal disposition pursuant to either section 14-06.1-02 or 14-06.1-03 must be as follows:

1. For a nonmoving violation as defined in section 14-06.1-08, the fee shall be double the amount of the fee set by N.D.C.C. § 39-06.1-06, for the equivalent ~~city ordinance~~state law violation, excluding violations related to an unlawfully parked or standing vehicle.
2. For a moving violation as defined in section 14-06.1-09, the fee shall be double the amount of the fee set by N.D.C.C. § 39-06.1-06, for the equivalent ~~city ordinance~~state law violation, except
 - a. For a violation of subsection (2) of section 14-10-21.1 on a road on which the speed limit is posted in excess of 65 miles per hour, the fee shall be as set by N.D.C.C. § 39-06.1-06, for the equivalent ~~city ordinance~~state law violation.
3. For a speed violation as defined in section 14-09-02, the fee shall be ~~double the amount of the fee~~as set by N.D.C.C. § 39-06.1-06, for the equivalent ~~city ordinance~~state law violation, ~~with the exception of the following, for which the fee shall be as set by N.D.C.C. § 39-06.1-06, for the equivalent city ordinance:~~
 - a. ~~On a road on which the speed limit is posted in excess of 65 miles per hour.~~

~~b. In an area designated as a highway construction zone.~~

4. For a violation of this title related to an unlawfully parked or standing vehicle, the fee shall be \$20.00, unless another fee is specifically provided.

Section 20. Section 14-21-33.1 of the Valley City Municipal Code is created and enacted as follows:

39-21-33.1. Engine compression brake device - Prohibited - Posting.

1. An operator of a commercial motor vehicle may not use an engine compression brake device that creates a noise disturbance in a zone posted as prohibiting the use of an engine compression brake device.
2. Subsection 1 does not apply to the use of an engine compression brake device during an emergency situation.

Section 21. Subsection 4 of Section 14-10-16 of the Valley City Municipal Code is amended and reenacted as follows:

4. After a vehicle enters a rotary traffic island, the vehicle may ~~not~~ exit from any position within the rotary traffic island without ~~first~~ giving a signal of intention to exit the rotary traffic island.

Section 22. Any ordinances of the City of Valley City which are in conflict with this ordinance are hereby repealed.

Section 23. Should any part of this ordinance be declared unconstitutional or invalid, the remaining portion thereof will remain in full force and effect.

Section 24. Effective Date. This ordinance shall be in full force and effect from and after its final passage, approval, and publication.

ATTEST:

Dave Carlsrud, President of the Board of City
Commissioners, City of Valley City

Brenda Klein, Finance Director

Introduction and First Reading:
Second Reading and Final Approval:
Publication and Effective Date:

RESOLUTION NO. 2497

**A RESOLUTION APPROVING FINAL REPLAT OF
LOTS 6, 7, & 8, BLOCK 2, WATERFRONT MEADOWS ADDITION**

WHEREAS, an application was submitted to the Valley City Planning and Zoning Commission requesting approval to replat land within the City of Valley City, North Dakota, for the purpose of redividing existing residential lots; and

WHEREAS, the Planning and Zoning Commission, following a public hearing on June 10, 2025, approved the preliminary Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition, City of Valley City; and

WHEREAS, the final plat has been completed and certified by the surveyor and submitted for approval of the Board of City Commissioners of the City of Valley City; and

WHEREAS, the plat meets the presentation requirements and applicable design standards set forth in N.D.C.C. ch. 40-50.1 and V.C.M.C. ch. 16-01; and

WHEREAS, pursuant to N.D.C.C. § 40-50.1-04 a plat cannot be accepted for recording unless the plat officially notes the final approval of the governing body of the jurisdiction and acknowledgment of the planning and zoning commission.

THEREFORE, BE IT HEREBY RESOLVED, by the Board of City Commissioners of the City of Valley City, Barnes County, North Dakota, hereby approves the final Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition, City of Valley City, as more fully described in the plat map which is incorporated herein.

Passed, adopted and approved this 15th day of July, 2025.

Dave Carlsrud, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

FINAL REPLAT OF
LOTS 6,7, & 8, BLOCK 2
WATERFRONT MEADOWS ADDITION
TO THE CITY OF VALLEY CITY
A PART OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 140 NORTH, RANGE 58 WEST
BARNES COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Felix Liebold, a Registered Land Surveyor in the State of North Dakota, do hereby certify that this plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition situated in the Southwest Quarter of Section 27, Township 140, Range 58 West of the Fifth Principal Meridian, Valley City, Barnes County, North Dakota were made by me or under my direct supervision, and are tru and correct to the best of my knowledge and belief.

Felix Liebold, RLS
License Number 8441

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Felix Liebold, and he did execute the foregoing Surveyor's Certificate.

Notary Public
State of North Dakota

ENGINEER'S CERTIFICATE

I, Michael Strom, Registered Professional Engineer in the State of North Dakota, have reviewed the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows to the City of Valley City, and found it to be in general conformance with the "Land Subdivision Regulations of Valley City, North Dakota" enacted July 19, 2016

Michael Strom, Registered Engineer
License Number 8787

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Michael Strom, and he did execute the foregoing Engineer's Certificate.

Notary Public
State of North Dakota

PLANNING & ZONING APPROVAL

This plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition to the City of Valley City has been reviewed and approved by the Valley City Planning and Zoning Commission.

Mike Schell, Chairman _____ Date _____

CITY COMMISSION APPROVAL

This plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition to the City of Valley City has been reviewed and approved by the City Commission of Valley City.

Dave Carlsrud, President _____ Date _____

PROPRIETOR'S CERTIFICATE

I, Donny Eberle, do hereby declare and certify that Bridgetown Development LLP, is the owner and proprietor of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition and have caused the same to be surveyed, staked and platted in the manner shown on the accompanying plat and described in the surveyor's certificate.

In witness whereof, I hereunto sign my name.

By: Donny Eberle
Registered Agent

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Donny Eberle, and he did execute the foregoing Proprietor's Certificate.

Notary Public
State of North Dakota

AUDITOR'S LOT 4
± 27.70 ACRES
(DOCUMENT NO. 199024)

AUDITOR'S LOT 2
± 6.33 ACRES
(DOCUMENT NO. 199024)

AUDITOR'S LOT 6
± 7.84 ACRES
(DOCUMENT NO. 273803)

DOCUMENT #152534
LAKE SHORE ACRES
BOOK E PLATS, PAGE 49

UNNAMED LAKE

BLOCK 1

BLOCK 2

BLOCK 3

SOUTH 1/2 OF THE SOUTH WEST OF SECTION 27
PARCEL NO. 41-2730310
DOCUMENT NO. 195147



BASIS OF BEARING: NORTH LINE NE 1/4 SW 1/4 SECTION 27, T140N, R58W
N88°35'52"E

- IRON MONUMENT FOUND
- IRON MONUMENT TO BE SET PENDING PLAT RECORDING

100 0 100 200
scale 1"=100' feet



Valley City Planning and Zoning
APPLICATION

Procedures and submission requirements can be found in the Valley City Municipal Code. Application and fees must be submitted as soon as possible in order to allow sufficient time for publication of required public hearing notices. The Planning and Zoning Commission generally meets and holds public hearings the 2nd Tuesday of every month at 4pm. Additional fees will be assessed if it is determined a meeting is needed to be held outside of regularly scheduled meeting dates.

Please check all that apply and submit payment with application. This application may be utilized for more than one request or applicant may copy and attach a separate application for each item as needed.

<input checked="" type="checkbox"/> Plat/Replat (\$150 + \$2 per lot)	<input type="checkbox"/> Zoning Map Amendment (Zone/Rezone) (\$200)
<input type="checkbox"/> Recording Fee (1- 49 lots - \$30 - 50+ lots \$60)*	<input type="checkbox"/> Conditional Use Permit (\$200)
<input type="checkbox"/> Variance (\$100)	<input type="checkbox"/> PUD/PUD Amendment (\$200)
<input type="checkbox"/> Vacation of Street/Alley (\$150)	<input type="checkbox"/> Other: _____ (\$TBD)
<input type="checkbox"/> Zoning Ordinance Text Amendment (\$200)	*Recording fee is refundable if plat/replat is denied

Applicant Name: Donny Eberle Phone: _____
Applicant Address 1008 12th Street SE
City, State, Zip Valley City, ND 58072 **Email Address:** _____

Owner Name: Bridgetown Development LLP Phone: _____
Owner Address 1342 Main St E
City, State, Zip Valley City, ND 58072 **Email Address:** _____

Owner Authorization: _____ **Date:** _____
If the applicant is not the same as the owner, the owner must sign the application or submit a letter authorizing the applicant to proceed on behalf of the owner.

Physical Address of Property (if assigned): _____


Property Description (attach add'l sheet if necessary):

Parcel ID# _____ Lot _____ Block _____ Subdivision _____

Section _____ Twp _____ Range _____ Metes and Bounds: _____

Briefly describe the reason for request:

Replat of Lots 6, 7, & 8 Waterfront Meadows - Adjusting the property lines to fit the house proposed for lot 8.

Applicant Signature:  **Date:** 5-21-25
The signature of the applicant and owner (or written permission of the owner) certifies that permission is granted by the owner to all authorized City personnel to enter the property for the purpose of review of this application. The applicant and owner further certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

VALLEY CITY USE ONLY:

Application and fees. Rec'd on date: 5-22-25 in the amount of \$ 156.⁰⁰ Cash/Check
Application/Supporting documents deemed complete. Date: _____ Initials: _____ # 3783

P&Z: **Hearing Date** _____ Approval: ☐ Yes ☐ Yes with conditions ☐ No
Publication Dates:
P&Z findings and recommendations sent to City Commission. Date: _____

City Commission: **Hearing Date** _____ Approval: ☐ Yes ☐ Yes with conditions ☐ No
Publication Dates:

PRELIMINARY REPLAT OF
LOTS 6,7, & 8, BLOCK 2
WATERFRONT MEADOWS ADDITION
TO THE CITY OF VALLEY CITY
A PART OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 140 NORTH, RANGE 58 WEST
BARNES COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Felix Liebold, a Registered Land Surveyor in the State of North Dakota, do hereby certify that this plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition situated in the Southwest Quarter of Section 27, Township 140, Range 58 West of the Fifth Principal Meridian, Valley City, Barnes County, North Dakota were made by me or under my direct supervision, and are tru and correct to the best of my knowledge and belief.

Felix Liebold, RLS
License Number 8441

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Felix Liebold, and he did execute the foregoing Surveyor's Certificate.

Notary Public
State of North Dakota

ENGINEER'S CERTIFICATE

I, Michael Strom, Registered Professional Engineer in the State of North Dakota, have reviewed the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows to the City of Valley City, and found it to be in general conformance with the "Land Subdivision Regulations of Valley City, North Dakota" enacted July 19, 2016

Michael Strom, Registered Engineer
License Number 8787

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Michael Strom, and he did execute the foregoing Engineer's Certificate.

Notary Public
State of North Dakota

PLANNING & ZONING APPROVAL

This plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition to the City of Valley City has been reviewed and approved by the Valley City Planning and Zoning Commission.

Mike Schell, Chairman _____ Date _____

CITY COMMISSION APPROVAL

This plat of the Replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition to the City of Valley City has been reviewed and approved by the City Commission of Valley City.

Dave Carlsrud, President _____ Date _____

PROPRIETOR'S CERTIFICATE

I, Donny Eberle, do hereby declare and certify that Bridgetown Development LLP, is the owner and proprietor of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition and have caused the same to be surveyed, staked and platted in the manner shown on the accompanying plat and described in the surveyor's certificate.

In witness whereof, I hereunto sign my name.

By: Donny Eberle
Registered Agent

State of North Dakota)
County of Barnes)

On this _____ day of _____, 2025 before me, a Notary Public in said State and County, did personally appear Donny Eberle, and he did execute the foregoing Proprietor's Certificate.

Notary Public
State of North Dakota

AUDITOR'S LOT 4
± 27.70 ACRES
(DOCUMENT NO. 199024)

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LAKE SHORE ACRES
BOOK E PLATS, PAGE 49

UNNAMED LAKE

BLOCK 1

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BLOCK 3

SOUTH 1/2 OF THE SOUTH WEST OF SECTION 27
PARCEL NO. 41-2730310
DOCUMENT NO. 195147



BASIS OF BEARING: NORTH LINE NE 1/4 SW 1/4 SECTION 27, T140N, R58W
N88°35'52"E

- IRON MONUMENT FOUND
- IRON MONUMENT TO BE SET PENDING PLAT RECORDING

100 0 100 200
scale 1"=100' feet



Valley City Planning Commission – June 10, 2025 Agenda

Action Request: Preliminary Plat Approval

Applicant: Donny Eberle

Objective: Replat three existing lots in order to create one wider and two narrower lots.

Property Owners: Bridgetown Development LLP, c/o Donny Eberle

Legal Description: Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition to the City of Valley City

Project Location: The land proposed to be replatted is located on the south side of 12th Street SE between the 8th Avenue SE and 10th Avenue SE. The map below shows the existing Lot 8 highlighted in blue. The remaining area of the replat includes Lots 6 & 7 to the west of Lot 8.



Analysis: The land included in this proposed replat is zoned R-2. The largest parcel, identified as Lot 8 Block 2 of Waterfront Meadows Addition to the City of Valley City, is being developed. In order to fit the house intended to be constructed on the lot, more area is needed to meet the minimum setback dimensions. Lots 6 and 7 are being reduced in lot width to allow for Lot 8 to be larger. All parcels in the replat will be legally conforming parcels meeting R-2 zoning requirements. The lot widths for Lots 6 and 7 will be 75.07 and 74.41 feet, respectively. The R-2 minimum lot width is 70 for all uses except single-family attached homes.

No new lots are created for development, and proposed uses remain the same for the replatted land. The function of this application review is not to revisit the application and basis for approval of the previous plats. Therefore, development requirements applicable to the original Waterfront Meadows Addition subdivision are applicable to this plat.

Findings:

- A. The proposed replat is consistent with the intent of the applicable zoning and subdivision regulations, and the City's Comprehensive Plan.
- B. Development requirements of the original Waterfront Meadows Addition and any previously established development with the City of Valley City is applicable. If no such development agreement exists, one shall be established prior to Board of City Commission approval as identified in City of Valley City Municipal Code Section 16-01-06.

Recommendation:

Barring additional information presented prior to or at the June 2025 Planning and Zoning Commission, it is recommended:

- a. that the preliminary replat of Lots 6, 7, & 8, Block 2, Waterfront Meadows Addition be recommended for approval to the Board of City Commissioners on the condition any necessary development agreement be established in order to comply with City of Valley City Municipal Code Section 16-01-06.

June 2025 Expenditures

Monthly Exp	\$1,460,673
Includes:	
Debt Service	\$14,285
Audit Fees	\$20,000
Permanent Flood Protection	\$181,509
Construction Projects	\$47,188
PW Capital Projects	\$132,206
MRES-Purchased Power	\$304,475
Payroll & Benefits	\$323,566
VCBCDC - Fund 240	\$4,000
Snow Removal Assistance Re	\$72,024
VC Park District	\$57,556
<i>Subtotal:</i>	<i>\$1,156,809</i>
Balance for operations:	\$303,863

Renaissance Zone Project Application

To receive Division of Community Services' (DCS) approval on zone projects, the following information must be submitted to DCS.

1. Type of project		
Business <input type="checkbox"/> Residential <input checked="" type="checkbox"/>		
3. Applicant Information		
Name of applicant(s) or business name		
Bridgetown Development LLP		
If business, type of entity (Provide a copy of the Certificate of Good Standing from Tax Department)		
Address and renaissance zone block number as it appears in the development plan property listings.		
Address	City	Renaissance Zone Block
94C 12th St SE	Valley City	44
4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence.		
5. Project Type		
a. Purchase (to include new construction) <input checked="" type="checkbox"/>		
b. Purchase with major improvements <input type="checkbox"/>		
c. Lease <input type="checkbox"/>		
i. What type of lease?		
New <input type="checkbox"/> Expansion <input type="checkbox"/> Continuation of a Lease <input type="checkbox"/> Leasehold Improvement <input type="checkbox"/>		
If this an expansion, what is the additional square feet of the expansion? _____		
ii. If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes <input type="checkbox"/> No <input type="checkbox"/>		
d. Rehabilitation		
i. Commercial 50% or more of the true and full value <input type="checkbox"/>		
Or		
ii. Residential 20% of the true and full value <input type="checkbox"/>		
iii. Current true and full value \$ _____		

v. For rehabilitation projects, provide a description of the work and the estimated costs.

	Work to be done	Estimated Cost

vi. What is the term (in months) sought for benefits related to this project? _____

6. Does this project involve historical preservation or renovation? Yes ☐ No ☒

a. For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. **A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.**

b. Information for historical properties may be obtained by contacting the Historical Society at (701) 328- 2666.

7. For projects other than the purchase (includes new construction) or rehabilitation of a single-family home and historical preservation and renovation, describe how the overall benefit(s) of the project to the community meets or exceeds the financial and tax benefit to the businesses or investor.

8. Provide the estimated state and local tax benefit to the taxpayer for five years (applies to all projects).

Total State tax benefit for five years \$ _____

Total Property tax benefit for five years \$ 34,395.-

Total Non-participating owner tax credit \$ _____

9. Zone Authority and City Documentation:

Date of approval or conditional approval _____

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

10. Identify from the Development Plan the specific criteria used to approve the project	
11. Evidence that the taxpayer is current on state taxes. (Taxpayers can contact the Office of State Tax Commissioner to receive a Certificate of Good Standing. This request must indicate that it is for a Renaissance Zone Project.) See Appendix E. Letter of Good Standing Attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
12. Expected date of occupancy or project completion <u>January, 2026</u>	
<p>NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.</p> <p>If after a project is approved and the property changes hands or a replacement project is approved during the five-year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor. The zone authority must also notify the DCS if any other change occurs in the status of the business or investor tax would affect the exemption approved.</p> <p>Once the project is completed, DCS must be informed by email, Fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.</p> <p>On historical Renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.</p>	
Printed Name <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Doray Eberle</div>	Title
Signature <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">[Signature]</div>	Date <div style="color: blue; font-size: 1.2em; margin-top: 5px;">7.8.2025</div>

Project # VC-139
Block # 44
Parcel # 63-5820208

Guidelines & Additional Information

The Renaissance Zone Board requires application and approval **before you begin a new project** (including new construction, rehabilitation or closing) by both the Renaissance Zone Board and the City Commission. **Approval may take up to 4 weeks.** Your attendance at the Renaissance Zone Board meeting and the City Commission meeting is expected.

Renaissance Zone exemptions begin the year following project completion. There is no exemption on partially completed construction. Property will be taxed on the percentage of construction completed by the 1st of February for the year(s) prior to completion. Property tax exemption begins after the certified construction costs are approved.

For more information about the Renaissance Zone Program, see Goals of the Valley City Renaissance Zone (Form B) and Guidelines for Project Approval (Form C).

Submit the application and the following paperwork to City Hall:

- ☒ Certificate of Good Standing from ND Tax Department
- ☐ Signed letter from Building/Fire Inspector (enclosed)
- ☒ Property Tax Worksheet (enclosed)

Current use and zoning of property R-2

Will the property need to be rezoned? Yes ☐ No ☒

Attach Plans. Attached.

Provide documentation that the project costs meets the city's minimum guidelines for project approval (see Form C).

Applicant Contact Information:

Name Donny Eberle

Contact Number 701-840-2712

Email sniper58072@hotmail.com

Mailing Address 1342 E Main St. Valley City, ND 58072

Property Tax Worksheet

Dwelling Value only - exclude Land Value

True and full value of property (exclude land value)
(see City Assessor or property tax statement)

Multiply by 50%

Assessed Value:.....

For commercial property multiply by 10%

For residential property multiply by 9%

Taxable Value:.....

Multiply taxable value times the mill levy/1000
the total consolidated mill levy for 2024 is

Property Tax:.....

Residential	Commercial
459,500	
50%	50%
\$ 229,750 -	\$ -
9%	10%
\$ 20,677.50 -	\$ -
0.33272	0.33272
\$ 6,879.82 -	\$ -

City Hall
220 3rd St NE
Valley City, ND 58072-0390



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

Date: 7-9-25
TO: Valley City Renaissance Zone Authority Board
PROJECT: Block 44 Lot 8

The Renaissance Zone applicant agrees to provide this form and preliminary construction document information to the Building Inspector for review as a prior requirement to presenting your project before the Renaissance Zone Authority Board and receiving a building permit. This necessary construction document information may include site plan(s) or supporting site information, floor plans, exterior elevation, interior elevations, building sections, construction details and specifications, and any engineering or industry certifications. The Renaissance Zone applicant also agrees to contact the Building Inspector for all required inspections, which will be listed on the back of the building permit, and to make any necessary changes to the project's construction if the building official finds building code infraction(s) during said inspections. The Renaissance Zone applicant understands that the City of Valley City does not certify, warranty or guarantee the code compliance of any construction, building design, acceptable occupancy or any consequences that may arise due to the interaction of any materials, products, construction processes and/or project design.

I have read, understand and agree to the above,



Signature of Renaissance Zone Applicant



Printed Name of Renaissance Zone Applicant



Signature of Building/Fire Inspector

Building/Fire Inspector Information

Building/Fire Inspector
220 3rd St NE, Valley City, ND 58072
(701) 845-1700



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

June 2, 2025

Ref: L0552256128

BRIDGE TOWN DEVELOPMENT LLP
1342 E MAIN ST
VALLEY CITY ND 58072-3504

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: BRIDGE TOWN DEVELOPMENT LLP
SSN or FEIN: 46-1380584

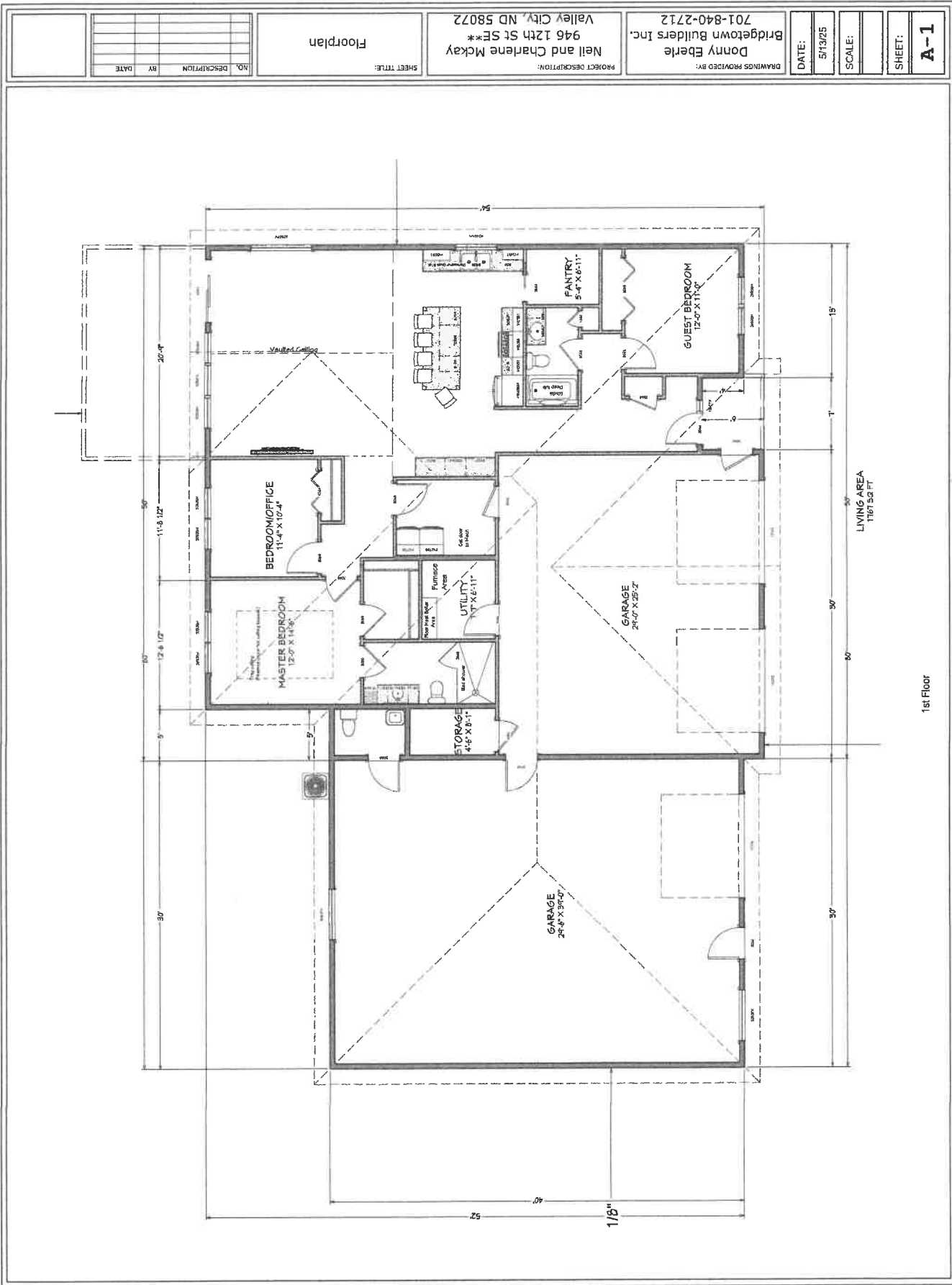
This letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep a copy of this letter for your records.

Liliya Montgomery

Liliya Montgomery
Supervisor, Individual Income Tax and Passthrough Entities
Phone: 701-328-1296
Email: lmontgomery@nd.gov

DRAWINGS PROVIDED BY: Donny Eberle Bridgetown Builders Inc. 701-840-2712		DATE: 5/13/25	SCALE:	SHEET: A-1																								
PROJECT DESCRIPTION: Neil and Charlene McKay 946 12th St SE** Valley City, ND 58072		SHEET TITLE: Front Elevation																										
<table><tr><td>NO.</td><td>DESCRIPTION</td><td>BY</td><td>DATE</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>					NO.	DESCRIPTION	BY	DATE																				
NO.	DESCRIPTION	BY	DATE																									

Camera 1



1st Floor

LIVING AREA
1161.52 FT.

SHEET:
A-1

SCALE:

DATE: 5/13/25

DRAWINGS PROVIDED BY:
Donny Eberle
Bridgetown Builders Inc.
701-840-2712

PROJECT DESCRIPTION:
Neil and Charlene McKay
946 12th St SE
Valley City, ND 58072

Floorplan

NO.	DESCRIPTION	BY	DATE



Valley City Assessor

North Dakota

Parcel Detail: 63-5820208

Parcel Number: 63-5820208
Deed Holder: BRIDGETOWN DEVELOPMENT LLP
Property Address: 946 12TH ST SE
VALLEY CITY, ND
[Map This Address](#)
Zoning: R-2 - 1 and 2 family dwelling
Legal Description: LOT 8 BLK 2 WATERFRONT
MEADOWS ADDITION TO VC (DOC
#292205)

Applications & Exemptions



 Full View

Terms of Use

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All Rights Reserved



As of :
5/28/2025

Parcel Number: **63-5820208**

Payable Year: 2024

General Info | [Tax Info](#) | Current Receipts | Special Asmts | Unpaid Tax | History [Electronic Payment](#)

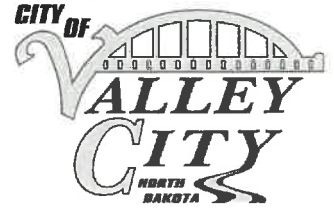
General

Receipt #	1381	Name	BRIDGETOWN DEVELOPMENT LLP
ASMT	250 COMMERCIAL VACANT LAND	MP#	25300
Homestead	0 NON HOMESTEAD	MP Name	BRIDGETOWN DEVELOPMENT LLP
HS Percent	.00		

Market/Tax					
T & F Land	18,900	Tax State	0.95	Gross Tax	314.42
T & F Building	0	Tax County	95.14	ST PD Cred	0.00
Total T & F	18,900	Tax Twp/Cty	70.62	Special Asmt	0.00
Assessed	9,450	Tax School	88.22	Tax Due	314.42
Taxable	945	Tax Cnty.WD	18.67		
HSTD Credit	0	Tax Increm	0.00	Disc Avail	0.00
Net Taxable	945	Fire	0.00	Net Tax Due	314.42
Mill Rate	332.72	Park	40.82		
Statement #	1381			Tax AB/Adds	0.00
				S A AB/Adds	0.00
		Tax Penalty	0.00		
		Tax Interest	0.00	Adj.NT.Due	314.42
		SA Penalty	0.00	Total Receipts	298.70
		SA Interest	0.00	Disc Taken	15.72
		Cost		Remain Due	0.00

[Another Search](#) | [Back to ParcelList](#) |

Renaissance Zone Project Application



To receive Division of Community Services' (DCS) approval on zone projects, the following information must be submitted to DCS.

1. Type of project		
Business <input type="checkbox"/> Residential <input checked="" type="checkbox"/>		
3. Applicant Information		
Name of applicant(s) or business name H+G Holdings LLC		
If business, type of entity (Provide a copy of the Certificate of Good Standing from Tax Department)		
Address and renaissance zone block number as it appears in the development plan property listings.		
Address 1210 5th Ave NW	City Valley City	Renaissance Zone Block 15
4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence.		
5. Project Type		
a. Purchase (to include newconstruction) <input checked="" type="checkbox"/>		
b. Purchase with major improvements <input type="checkbox"/>		
c. Lease <input type="checkbox"/>		
i. What type of lease?		
New <input type="checkbox"/> Expansion <input type="checkbox"/> Continuation of a Lease <input type="checkbox"/> Leasehold Improvement <input type="checkbox"/>		
If this an expansion, what is the additional square feet of the expansion? _____		
ii. If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes <input type="checkbox"/> No <input type="checkbox"/>		
d. Rehabilitation		
i. Commercial 50% or more of the true and full value <input type="checkbox"/>		
Or		
ii. Residential 20% of the true and full value <input type="checkbox"/>		
iii. Current true and full value \$ _____		

v. For rehabilitation projects, provide a description of the work and the estimated costs.

	Work to be done	Estimated Cost

vi. What is the term (in months) sought for benefits related to this project? _____

6. Does this project involve historical preservation or renovation? Yes ☐ No ☒

a. For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. **A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.**

b. Information for historical properties may be obtained by contacting the Historical Society at (701) 328- 2666.

7. For projects other than the purchase (includes new construction) or rehabilitation of a single-family home and historical preservation and renovation, describe how the overall benefit(s) of the project to the community meets or exceeds the financial and tax benefit to the businesses or investor.

8. Provide the estimated state and local tax benefit to the taxpayer for five years (applies to all projects).

Total State tax benefit for five years \$ _____

Total Property tax benefit for five years \$ 26,565.00

Total Non-participating ownertax credit \$ _____

9. Zone Authority and City Documentation:

Date of approval or conditional approval _____

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

10. Identify from the Development Plan the specific criteria used to approve the project	
11. Evidence that the taxpayer is current on state taxes. (Taxpayers can contact the Office of State Tax Commissioner to receive a Certificate of Good Standing. This request must indicate that it is for a Renaissance Zone Project.) See Appendix E. Letter of Good Standing Attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
12. Expected date of occupancy or project completion <u>11.1.2025</u> NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing. If after a project is approved and the property changes hands or a replacement project is approved during the five-year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor. The zone authority must also notify the DCS if any other change occurs in the status of the business or investor tax would affect the exemption approved. Once the project is completed , DCS must be informed by email, Fax or letter of the exact date of completion, and project number before the final letter of approval can be issued. On historical Renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.	
Printed Name <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Bruce Hoyt</div>	Title <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">President</div>
Signature <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">Bruce Hoyt</div>	Date <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">7-9-2025</div>

Project # VC-140
Block # 15
Parcel # 63-3780201

Guidelines & Additional Information

The Renaissance Zone Board requires application and approval **before you begin a new project** (including new construction, rehabilitation or closing) by both the Renaissance Zone Board and the City Commission. **Approval may take up to 4 weeks.** Your attendance at the Renaissance Zone Board meeting and the City Commission meeting is expected.

Renaissance Zone exemptions begin the year following project completion. There is no exemption on partially completed construction. Property will be taxed on the percentage of construction completed by the 1st of February for the year(s) prior to completion. Property tax exemption begins after the certified construction costs are approved.

For more information about the Renaissance Zone Program, see Goals of the Valley City Renaissance Zone (Form B) and Guidelines for Project Approval (Form C).

Submit the application and the following paperwork to City Hall:

- ☒ Certificate of Good Standing from ND Tax Department
- ☐ Signed letter from Building/Fire Inspector (enclosed)
- ☒ Property Tax Worksheet (enclosed)

Current use and zoning of property R-2

Will the property need to be rezoned? Yes ☐ No ☒

Attach Plans. Attached.

Provide documentation that the project costs meets the city's minimum guidelines for project approval (see Form C).

Applicant Contact Information:

Name Kim Kundem

Contact Number 701-845-1291

Email Kundem@valleyrealtynco.com

Mailing Address 1268 West main St PD Box 446 Valley City ND 58072



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

June 9, 2025

Ref: L0277529216

H & G HOLDINGS LLC
1268 W MAIN ST
VALLEY CITY ND 58072-3642

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

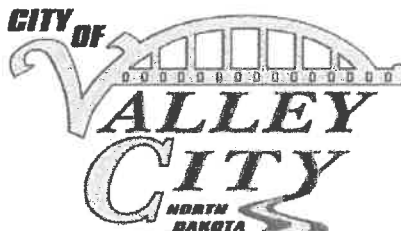
Taxpayer's Name: H & G HOLDINGS LLC
SSN or FEIN: 87-3203559

This letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep a copy of this letter for your records.

Liliya Montgomery

Liliya Montgomery
Supervisor, Individual Income Tax and Passthrough Entities
Phone: 701-328-1296
Email: lmontgomery@nd.gov

City Hall
254 2nd Ave NE
PO Box 390
Valley City, ND 58072-0390



Phone: 701-845-1700
Fax: 701-845-4588
www.valleycity.us

Date: 6-2-25
TO: Valley City Renaissance Zone Authority Board
PROJECT: New Construction house

The Renaissance Zone applicant agrees to provide this form and preliminary construction document information to the Building Inspector for review as a prior requirement to presenting your project before the Renaissance Zone Authority Board and receiving a building permit. This necessary construction document information may include site plan(s) or supporting site information, floor plans, exterior elevation, interior elevations, building sections, construction details and specifications, and any engineering or industry certifications. The Renaissance Zone applicant also agrees to contact the Building Inspector for all required inspections, which will be listed on the back of the building permit, and to make any necessary changes to the project's construction if the building official finds building code infraction(s) during said inspections. The Renaissance Zone applicant understands that the City of Valley City does not certify, warranty or guarantee the code compliance of any construction, building design, acceptable occupancy or any consequences that may arise due to the interaction of any materials, products, construction processes and/or project design.

I have read, understand and agree to the above,

Bruce Hoyt
Signature of Renaissance Zone Applicant

Bruce Hoyt
Printed Name of Renaissance Zone Applicant

Signature of Building Inspector

Building Inspector/Asst. Fire Chief

Lance Coit
Building Inspector/Asst. Fire Chief
254 2nd Ave NE, Valley City, ND
58072 (701) 845-8127

Property Tax Worksheet

Dwelling Value only - exclude Land Value

True and full value of property (exclude land value)
(see City Assessor or property tax statement)

Multiply by 50%

Assessed Value:.....

For commercial property multiply by 10%
For residential property multiply by 9%

Taxable Value:.....

Multiply taxable value times the mill levy/1000
the total consolidated mill levy for 2024 is

Property Tax:.....

Residential	Commercial
354 900	
50%	50%
\$ 177,450 -	\$ -
9%	10%
\$ 15970.50 -	\$ -
0.33272	0.33272
\$ 5313.70 -	\$ -

As of :
5/28/2025

Parcel Number: **63-3780201**

Payable Year: 2024

General Info | **Tax Info** | **Current Receipts** | **Special Asmts** | **Unpaid Tax** | **History** **Electronic Payment**

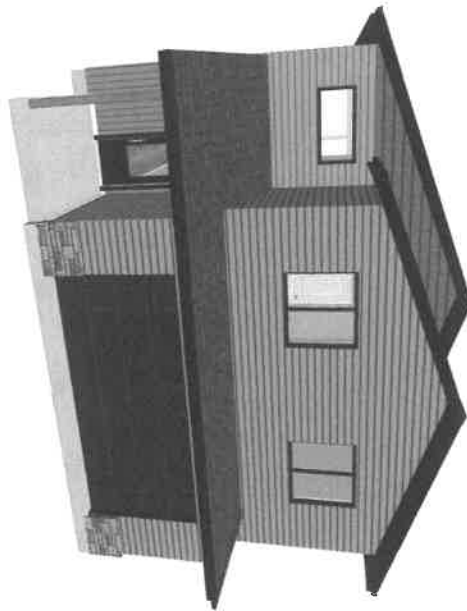
General

Receipt #	4220	Name	H & G HOLDINGS LLC
ASMT	250 COMMERCIAL VACANT LAND	MP#	29719
Homestead	0 NON HOMESTEAD	MP Name	H & G HOLDINGS LLC
HS Percent	.00		

Market/Tax

T & F Land	21,800	Tax State	1.09	Gross Tax	362.67
T & F Building	0	Tax County	109.74	ST PD Cred	0.00
Total T & F	21,800	Tax Twp/Cty	81.46	Special Asmt	1,585.34
Assessed	10,900	Tax School	101.75	Tax Due	1,948.01
Taxable	1,090	Tax Cnty.WD	21.54		
HSTD Credit	0	Tax Increm	0.00	Disc Avail	0.00
Net Taxable	1,090	Fire	0.00	Net Tax Due	1,948.01
Mill Rate	332.72	Park	47.09		
Statement #	4220			Tax AB/Adds	0.00
				S A AB/Adds	0.00
		Tax Penalty	0.00		
		Tax Interest	0.00	Adj.NT.Due	1,948.01
		SA Penalty	0.00	Total Receipts	1,929.88
		SA Interest	0.00	Disc Taken	18.13
		Cost		Remain Due	0.00

Another Search | **Back to ParcelList** |



Camera 3

A-1

SHEET:

1/4" = 1'

SCALE:

12/13/24

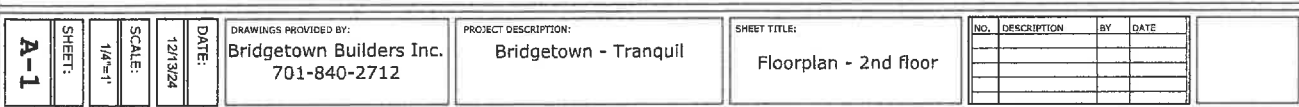
DATE:

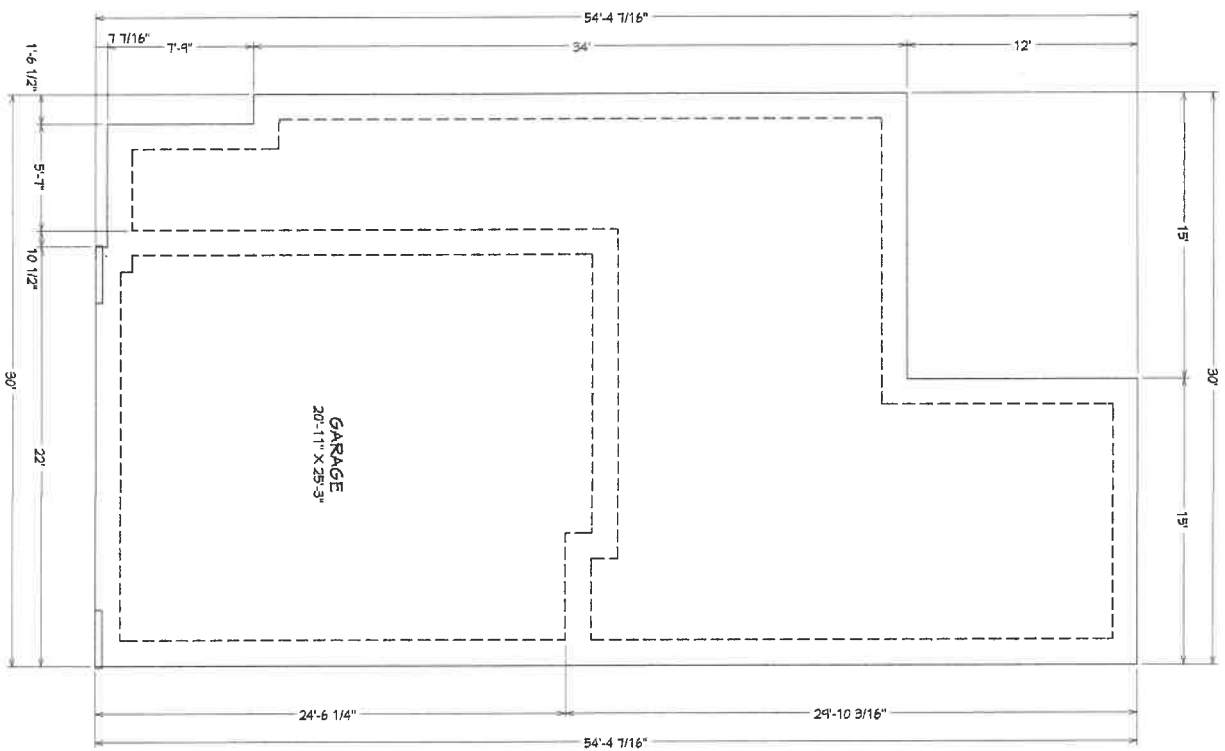
DRAWINGS PROVIDED BY:
Bridgetown Builders Inc.
701-840-2712

PROJECT DESCRIPTION:
Bridgetown - Tranquil

SHEET TITLE:
3D View

NO.	DESCRIPTION	BY	DATE





A-1	DATE:	12/13/24	DRAWINGS PROVIDED BY: Bridgetown Builders Inc. 701-840-2712	PROJECT DESCRIPTION: Bridgetown - Tranquil	SHEET TITLE: Floorplan - Foundation Frost Shallow foundation	NO.	DESCRIPTION	BY	DATE
	SCALE:	1/4"=1'							
	SHEET:								

Exterior Details:

Black shingles

Black fascia

Black soffit

Certaineed Mainstreet Colonial Flagstone horizontal siding

Certainited Sable Brown vertical siding

Versetastone Mission Point on garage 24" tall.

Cedar wrapped post by front door.

Black flush 16x7" garage door with windows going down Right side(viewed from exterior)-each panel

Windows:

Black vinyl exterior/white interior jambed 6 9/16", fixed, sliders in bedrooms.

Exterior Doors:

FGP black

HVAC:

Gas furnace/ A/C with ducting for 16" floor trusses

3-broan bath fans

dryer venting

Plumbing:

chrome single handle bath fixtures

chrome tub/shower fixtures

black kitchen faucet

standard residential toilets

standard electric water heater

Water/sewer connections (digging done by BTB)

Garage floor drain

Electrical:

Per code, with soffit front light, 2 wall boxes in front of the house (decorative fixtures provided)

200A panel with 75-100' of trenching

Insulation:

Per code, nothing in the garage except separation wall.

Gutters:

5" black where necessary

Drywall:

17' entry/living, 8' main, 8' upstairs, white paint with orange peel and square corner bead.

Flooring:

Baseline LVP everywhere in entry and main floor. Sheet vinyl baths, carpet in bedrooms/closets/stairs.

Countertops:

Group A 1.6 cm quartz with baseline price stainless kitchen sink in kitchen.

3" backsplash everywhere. Laminate everywhere else. Template and installation.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Details Page

PROJECT DESCRIPTION:
Bridgetown - Tranquil

DRAWINGS PROVIDED BY:
Bridgetown Builders Inc.
701-840-2712

DATE:
12/13/24
SCALE:
1/4"=1'
SHEET:
A-1