

City Commission Meeting
Valley City, North Dakota

Tuesday, August 04, 2026
5:00 PM

The City Commission Meeting will begin on Tuesday August 04, 2026 at 5:00PM in the City Hall Commissioners Chambers located at 220 3rd St NE in Valley City ND.

The meeting is also available to view online <https://us06web.zoom.us/j/82949590431> or listen by calling (1 346 248 7799) Webinar ID: 829 4959 0431.

Board Commissioners	Role	Department Supervisor	Role
Michael Bishop	President	Gwen Crawford	City Administrator
Dick Gulmon	Commissioner	Carl Martineck	City Attorney
Duane Magnuson	Commissioner	Brenda Klein	Finance Director
David Kline	Commissioner	Brandy Johnson	Deputy Auditor
Jeffery Erickson	Commissioner	Tina Drabus	City Assessor
		Scott Magnuson	Fire Chief
		Nicholas Horner	Police Chief
		KJL/Moore	City Engineers

Next Resolution: 2535 Next Ordinance: 1192

Call to Order

Roll Call

Pledge of Allegiance (Please Stand)

Approval of Agenda (Roll call vote needed only when changes are made to agenda)

Roll Call: Gulmon Kline Erickson Magnuson Bishop

Approval of Consent Agenda

- A. Approve minutes from 07.20.2026 Special Commission Meeting and 07.21.2026 Finance and Commission Meeting
- B. Approve Application for Local Permit
 - a. Ducks Unlimited, Raffle
 - b. Barnes County Senior Center, Bingo and Raffle
 - c. Valley City Junior Golf Association, Raffle (cont. upon payment)
- C. Approve Contractors License
 - a. Arizona Courtlines INC
 - b. Ace Plumbing
 - c. The Roofing Company
 - d. Northern Improvement Company

Roll Call: Kline Gulmon Magnuson Erickson Bishop

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 tplecity@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 1190. Second and Final Reading of Ordinance 1190 An ordinance to amend and reenact subsections 6, 7, and 8 of section 1-01-16 of the Valley City Municipal Code related to purchasing. *(City Administrator Crawford)*

Roll Call: Erickson Magnuson Gulmon Kline Bishop

ORD 1191. First reading of Ordinance 1191, An ordinance to amend and reenact subsection 1 of section 4-01-03 of the Valley City Municipal Code related to golf course alcoholic beverage license. *(City Attorney Martineck)*

Roll Call: Magnuson Erickson Kline Gulmon

Resolution

RES 2534. A Resolution Authorizing Bids for Cropland Lease. *(City Attorney Martineck)*

Roll Call: Gulmon Kline Erickson Magnuson Bishop

New Business

NB1. Consider Request for Funds for Childcare Grant Program. *(BCVC Development Jennifer Feist)*

Roll Call: Kline Gulmon Magnuson Erickson Bishop

NB2. Approve Renaissance Zone Authority Board recommendation to approve application for Josh & Tessa Lagein for a 5-year income tax exemption and 5-year property tax exemption capped at \$500,000 located at 732 8 ½ Ave NW and designated as project VC- 146 *(City Assessor Drabus)*

Roll Call: Erickson Magnuson Gulmon Kline Bishop

NB3. Approve MOU between the City of Valley City and Abused Persons Outreach Center, Inc. for 2027 Justice Assistance Grant *(Finance Director Klein)*

Roll Call: Magnuson Erickson Kline Gulmon

NB4. Appoint Dave Carlsrud to Board of Directors of Lake Agassiz Water Authority (LAWA) to serve on behalf of the City of Valley City. *(President Bishop)*

Roll Call: Gulmon Kline Erickson Magnuson Bishop

NB5. Approve BEK Communications Easement for Fiber to Statewide Interoperable Radio Network Tower – Auditor’s Lot 1 NW1/4 32-140-58. *(City Attorney Martineck)*

Roll Call: Kline Gulmon Magnuson Erickson Bishop

NB6. Approve Award – Permanent Flood Protection Phase 4. *(City Engineer)*

Roll Call: Erickson Magnuson Gulmon Kline Bishop

CITY ADMINISTRATOR’S REPORT

CITY UPDATES & COMMISSION REPORTS

ADJOURN

SPECIAL CITY COMMISSION MEETING
VALLEY CITY, NORTH DAKOTA

Monday July 20, 2026

9:30 AM

President Bishop called the meeting to order at 9:30 AM.

Members present: President Bishop, Commissioner Gulmon, Commissioner Kline, Commissioner Magnuson, City Administrator Crawford, City Attorney Martineck, Finance Director Klein

Pledge of Allegiance

New Business

Appoint commissioner to fill board vacancy for term ending on June 30, 2028, pursuant to N.D.C.C. section 40-9-10.

Commissioner Gulmon moved to appoint Jeffery Erickson for vacant Commissioner position, seconded by Commissioner Magnuson.

Roll Call: Gulmon-Yes; Kline-Yes; Magnuson-Yes; Bishop-Yes

Motion passed

Adjourn

Meeting adjourned at 9:32 am

Attested to by:

Brenda Klein, Finance Director

City of Valley City

Michael Bishop, President of the

City of Valley City Commission

City Commission Finance Meeting
Valley City, North Dakota

Tuesday July 21, 2026

Called to Order

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

Roll Call

Members present: President Bishop, Commissioner Gulmon, Commissioner Magnuson, Commissioner Kline, Commissioner Erickson, City Administrator Crawford, City Attorney Martineck, Finance Director Klein

AGENDA ITEMS

Presentation on Hostage Negotiation Team by Lt. Sid Mann.

Police Chief Horner introduced Sid Mann of the Jamestown Police Department and presented a request for approximately \$3,000 in funding to support the Hostage Negotiation Team under the James River TAC Team. The Jamestown Police Department has historically covered the team's training and certification costs but is requesting that participating agencies share the expense.

Discuss increasing limit on number of points of sale for golf course alcohol license.

City Attorney Martineck reviewed the current alcohol license and proposed amendment. Brian Gullickson, owner of North 9 Bar and Grill, was in attendance for questions. It was noted that the current ordinance limits the golf course to one mobile point of sale, which has proven restrictive during large events. Brian Gullickson explained that allowing multiple mobile service locations, such as a beverage cart and a temporary beverage station, would improve service during busy tournaments. The Commission reviewed the request and discussed the possibility of amending the ordinance to better accommodate the golf course's operational needs.

Review Monthly Expenditures Reports.

Quarterly Engineer Report.

Discuss Native Land Designation for the following City Owned Parcels.

- | | | |
|---|---|-------------------------------------|
| a) 63-2390235 – Lake Shore Acres | i) 63-4000458 - Riverside Park ADD | q) 63-6040378 – 282 11th Ave SE |
| b) 63-0830017 – Countryside 2nd Edition | j) 63-6040369 - Zetterberg Sub | r) 63-6040393 – 261 11th Ave SE |
| c) 63-4530274 – Secarse ADD out lot A&B | k) 63-1160013 - Riverside Park Lot B | s) 63-6040405 – 252 11th Ave SE |
| d) 63-6130200 – Zetterberg Plat | l) 63-5010024 – Spring Hills ADD | t) 63-2660168 – Maiers ADD |
| e) 63-0880017 – Crestwood ADD | m) 63-6040369 – 11th Ave SE | u) 63-2350300 – 1201 Four Bottle Dr |
| f) 63-0880216 - Crestwood ADD | n) 63-4000836 – 259 10th Ave SE | v) 63-2350500 – 1415 Four Bottle Dr |
| g) 63-0430003 – Bjornson Heights | o) 63-1150120 – 12th Ave SE – EAST Riverside Park | |
| h) 63-4000476 – Riverside Park ADD | p) 63-3021087 – Metes & Bounds in VC | |

Operations Superintendent Klemisch presented a proposal to designate certain city-owned properties as natural areas rather than regularly maintained lots. Many of the sites are steep, wooded, or difficult to access, making routine mowing impractical and unnecessary. The designation would reduce maintenance costs and time, provide wildlife habitat, and preserve natural vegetation while allowing limited maintenance, such as controlling noxious weeds and clearing around utilities when needed.

Discuss Purchasing Policy.

City Administrator Crawford presented a proposed update to the City's purchasing policy to reflect increased costs. The proposal would raise the threshold requiring formal bidding from \$30,000 to \$50,000.

Discuss grant management and administration services provided by Nexus Planning and Consulting LLC.

City Administrator Crawford discussed the City's required five-year Hazard Mitigation Plan, which must be maintained to remain eligible for hazard mitigation grants. She explained that the planning process involves City officials and emergency personnel and noted that Nexus can assist with identifying and applying for eligible grants on a contingency basis, receiving payment only if grant funding is awarded. City Administrator Crawford noted that using Nexus would reduce the administrative burden and improve the likelihood of successful applications and requested the Commission's consideration of entering into an agreement for these grant-writing services.

Discuss Digital Accessibility.

Executive Assistant Bodine provided an update on upcoming changes to the City's digital content requirements due to federal accessibility regulations. The City must ensure websites, social media, forms, minutes, and other digital materials are accessible to individuals with disabilities by April 2028. The transition will require staff training, updated document formatting, and coordination with departments and vendors to incorporate accessibility standards into regular workflows. No additional funding is being requested at this time.

Discuss designation of 5th St SE.

Operations Superintendent Klemisch discussed a roadway off Valley Avenue that has never been formally designated or maintained as a City street. He noted the area would require cleanup, gravel work, and potential risks if the City moves forward with naming and maintaining it as 5th Street Southeast.

Discuss street reconstruction at Legacy Townhomes Planned Unit Development.

The Commission discussed street reconstruction at Legacy Townhomes. Property owners met with their homeowner's association and the homeowners are interested in having the City complete the project and assess the costs back to property owners. City Attorney Martineck noted there are still legal issues regarding property ownership and common area rights that need to be resolved before moving forward.

DEPARTMENT REPORTS.

Sanitation Department: Supervisor Swart reported routine operations, including hauling trees from the grass sites. Garbage collection has been running smoothly with minimal issues

Water Department: Water Superintendent Hesch reported that summer operations are in full swing, with staff working extended shifts to meet demand. The plant has increased production from 1,700 to 1,800 gallons per minute to support current conditions.

Electric Department: Electrical Superintendent Senf reviewed outages for the month and updated the commissioners on progress of summer projects.

Fire Department: Fire Chief Magnuson reported on chief calls for the month and reviewed increase in nuisance letters going out. Chief Magnuson gave an update on dangerous buildings.

Police Department: Police Chief Horner reported strong community engagement, participation in local events, and attendance at the North Dakota League of Chiefs Conference. The department handled 726 calls for service and announced a Vigilant Parent Training on August 17 focused on social media safety and protecting children online.

Street Department: Operations Superintendent Klemisch provided updates on the Van Hall Lift Station rehabilitation, ash tree removal, landfill work, and upcoming citywide tree pickup. A failed West End Lift Station pump will be replaced, and new employee Sam Nielsen has joined the department.

City Administrator: City Administrator Crawford had Executive Assistant Bodine set up times with Commissioners for head shots. City Administrator Crawford and City Engineer Eslinger reported that the original bid included repairing the former water tower area; however, the surrounding parking lot is in poor condition with significant cracking. Several repair options were reviewed, including larger patch areas, city-performed milling, or replacing the west parking lot at an estimated cost of \$150,000. Crawford noted that patching only the required area would likely result in a poor-quality repair. Crawford will continue evaluating cost-effective repair options and bring a recommendation back to the board.

Finance Director: Finance Director Klein reminded the board that the budget meeting is scheduled for next Wednesday at 7:30 a.m. She reported that the proposed budget has been reviewed with department heads and will meet with Dave to review additional items. Budget binders were distributed for board members to review prior to the meeting, and Klein offered to meet individually with any member who wanted to discuss the budget beforehand.

City Attorney: City Attorney Martineck informed that the legal software renewal is on the Commission agenda for approval as a multi-year contract. The software is considered essential for efficiency, and the cost includes a second user at no additional charge.

ADJOURN

Meeting Adjourned at 4:28pm

City Commission Meeting

Valley City, North Dakota

Tuesday, July 21, 2026

5:00 PM

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

Members present: President Bishop, Commissioner Gulmon, Commissioner Kline, Commissioner Magnuson, Commissioner Erickson, City Administrator Crawford, City Attorney Martineck, Finance Director Klein

Pledge of Allegiance

Approval of Agenda

Add to Consent Agenda, Approve Public Hearing on Dangerous Building, Detached Garage Located At 454 Viking Dr To Be Added to The August 4th Agenda.

Motion to approve by Commissioner Gulmon, seconded by Commissioner Erickson.

Roll Call: Erickson-Yes; Magnuson-Yes; Gulmon-Yes; Kline-Yes; Bishop-Yes Motion Passed

Approval of Consent Agenda

- A. Approve Minutes from The July 07, 2026 Commission Meeting**
- B. Approve Monthly Reports from The Fire Chief, Electrical Superintendent, Building Inspector Finance Director and Municipal Judge.**
- C. Approve Contractors License**
 - a. JT Lawn Services & Landscaping**
 - b. Bob's Excavating**
 - c. A.M.P. Contracting**
 - d. Ray Nelson Construction**
 - e. LS Drywall INC**
- D. Approve Public Hearing for Dangerous Building, A Detached Garage Located at 454 Viking Dr.**

Motion to approve by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Gulmon-Yes; Erickson-Yes; Kline-Yes; Magnuson-Yes; Bishop-Yes Motion passed

Ordinance

First Reading of Ordinance 1190 An Ordinance to Amend and Reenact Subsections 6, 7, And 8 Of Section 1-01-16 of The Valley City Municipal Code Related to Purchasing.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Gulmon.

Roll Call: Kline-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes Motion Passed

Resolution

Approve Resolution 2532 A Resolution Approving Conditional Use Permit South Half Lot 14, Block 19, Original Townsite (Guest Inn).

Motion to approve by Commissioner Gulmon, seconded by Commissioner Kline.

Roll Call: Magnuson-Yes; Gulmon-Yes; Kline-Yes; Bishop-Yes Motion Passed

Approve Resolution 2533, A Resolution Approving Conditional Use Permit Lot 1 Block 11, Benson's Addition to City Of Valley City (Cosmetics Business Home Occupation).

Motion to approve by Commissioner Magnuson, seconded by Commissioner Erickson.

Roll Call: Erickson-Yes; Kline-Yes; Magnuson-Yes; Gulmon-Yes; Bishop-Yes Motion Passed

New Business

Approve Monthly Bills for The City and Public Works in The Amount Of \$2,504,338.

Motion to approve by Commissioner Gulmon, seconded by Commissioner Kline.

Roll Call: Gulmon-Yes; Erickson-Yes; Kline-Yes; Magnuson-Yes; Bishop-Yes Motion passed

Appoint and Approve Reorganization of Commissioners' Portfolios.

- a. Finance – Commissioner Gulmon**
- b. PW Streets, Sanitation, Sewer, Water Distribution – Commissioner Erickson**
- c. PW Electric and Water Treatment Plant – Commissioner Magnuson**
- d. Police/Fire – President Commissioner Bishop**
- e. Building/Grounds – Commissioner Kline**

Motion to approve portfolios as is by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Kline-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes Motion Passed

Appoint and Approve Commissioner Assignments to Additional Committees and Boards.

- a. Valley City Planning and Zoning Commissioner - President Bishop and Commissioner Erickson**
- b. Valley City Library Board - Commissioner Kline**
- c. City County Health Board - Commissioner Gulmon**
- d. Barnes County Planning and Zoning - President Bishop and Commissioner Erickson**
- e. Valley City-Barnes County Development Corporation - Commissioner Gulmon and Commissioner Magnuson**
- f. Board for Community Service - Commissioner Magnuson**

Motion to approve additional assignments as is by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Magnuson-Yes; Gulmon-Yes; Kline-Yes; Bishop-Yes Motion Passed

Approve 5-Year Extension of Westlaw Legal Software.

Motion to approve by Commissioner Erickson, seconded by Commissioner Magnuson.

Roll Call: Erickson-Yes; Kline-Yes; Magnuson-Yes; Gulmon-Yes; Bishop-Yes Motion Passed

Approve Valley City Barnes County Development Corporation Sales Tax Funding Agreement for Fiscal Year 2027.

Motion to approve by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Kline-No; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes Motion Passed

CITY ADMINISTRATOR’S REPORT

City Administrator Crawford gave report on Service Center project, which continues to be on schedule and within budget.

CITY UPDATES & COMMISSION REPORTS

City Finance Director Klein reported that the preliminary budget meeting is scheduled for Wednesday, July 29, at 7:30 a.m. in the Valley City Chambers.

City Engineer Eslinger reported the work has begun on the foundation for the new water tower project. Crews have started the initial site work, and we are hopeful that piling installation and construction of the base foundation will begin in August.

City Engineer Petersen gave updates on the NDDOT Project on East Main St, school, and seal coat projects currently taking place throughout the community. In addition, a public meeting was held last week for Paving Project 133, providing residents with information about the project and an opportunity to ask questions and offer feedback.

Commissioner Gulmon A budget update was provided, noting that department heads and portfolio holders have met over the past two weeks to finalize the proposed budget. The preliminary budget has been completed and will be distributed to the City Commissioners ahead of next week's budget meeting.

Commissioner Erickson reminded residents of tree branch pick up for next week July 30-31.

ADJOURN

Meeting Adjourned at 5:40pm

Attested to by:

Brenda Klein, Finance Director
City of Valley City

Michael Bishop, President of the
City of Valley City Commission



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT
NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (9-2023)

ftl
07.21.2026
818

Applying for (check one)	
☒ Local Permit	☐ Restricted Event Permit*
Games to be conducted	
☐ 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		Dates of Activity (Does not include dates for the sales of tickets)	
Ducks Unlimited Barnes County Chapter		23 September 2026	
Organization or Group Contact Person	E-mail	Telephone Number	
Scott Tichy	stichy64@gmail.com	701-840-8561	
Business Address	City	State	ZIP Code
212 Broadway	Tower City	ND	58071
Mailing Address (if different)	City	State	ZIP Code

SITE INFO

Site Name		County	
Valley City Eagles Club		Barnes	
Site Physical Address	City	State	ZIP Code
345 12th Ave NE	Valley City	ND	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.)			
23 September 2026			

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

Game Type	Description of Prize	Exact Retail Value of Prize
Raffles	Prize list attached	6,330.00
Total (limit \$40,000 per year)		\$ 6,330.00

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)	
☐ 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 any 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	

Printed Name of Organization Group's Permit Organizer	Telephone Number	E-mail Address
Scott Tichy	701-840-8561	stichy64@gmail.com
Signature of Organization Group's Permit Organizer	Title	Date
	Area Chairman	Jul 21, 2026

Raffle Prizes

Shotgun ATA 12 ga	\$500
Shotgun g-force 410 ga	\$289
Shotgun O/U 28 ga	\$400
Shotgun Weatherby 20 ga	\$670
Shotgun Retay 410 Ga	\$195
Pistol Kimber 9mm	\$520
Pistol Heritage .22	\$231
Rifle Ruger .270	\$450
g-Force rifle .357	\$400
DU Bag	\$35
Art Print	\$100
DU Throw	\$35
Hunting Blind	\$50
Silencer	\$380
Cooler	\$200
Hunting Bag	\$40
Dog Bowls	\$50
Duck Decoys	\$300
Deer Stand	\$100
Busch LED Sign	\$250
DU Sign	\$250
Tin Signs	\$20
Red Ryder BB Gun	\$50
Fishing Poles	\$40
DU Tote	\$25
Ammo	\$200
Cooler	\$30
Binoculars	\$150
Blind Bag	\$30
Duffle Bag	\$40
Gun Case	\$100
Blind Bag	\$40
Decoys	\$100
DU Hats (12 @\$5 ea)	\$60

Total	\$6330
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APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT
NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (8-2025)

Pd 07.22.2026
#25

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 Barnes County Senior Citizens Council, Inc.		Dates of Activity (Does not include dates for the sales of tickets) Bingo - Fridays Raffle 10/1/2026	
Organization or Group Contact Person Patricia Hansen	E-mail pat@southcentralseniors.org	Telephone Number 701-845-4300	
Business Address 139 2nd Ave. SE	City Valley City	State ND	ZIP Code 58072
Mailing Address (if different) PO Box 298	City Valley City	State ND	ZIP Code 58072

SITE INFO

Site Name Barnes County Senior Center		County Barnes	
Site Physical Address 139 2nd Ave. SE	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.) Bingo every Friday 9/1/26 - 8/31/27 - Raffle 10/1/2026			

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

Game Type	Description of Prize	Exact Retail Value of Prize
Raffle	Cash	150.00
Raffle	Gift Certificates	250.00
Bingo	Cash	1200.00
Total (limit \$50,000 per year)		\$ 1600.00

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds	
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 \$50,000 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	

Printed Name of Organization Group's Permit Organizer Patricia Hansen	Telephone Number 701-845-4300	E-mail Address pat@southcentralseniors.org
Signature of Organization Group's Permit Organizer <i>Patricia Hansen</i>	Title Director	Date 7/22/2026



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT
NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (8-2025)

Pd 07.27.2024

825 CA

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

Valley City Junior Golf Association

Dates of Activity (Does not include dates for the sales of tickets)

8/20-8/23

Organization or Group Contact Person

Travis Instad

E-mail

travis.s.instad@gmail.com

Telephone Number

701-840-2872

Business Address

500 12th Ave NE

City

Valley City

State

ND

ZIP Code

58072

Mailing Address (if different)

1312 6th Ave NE

City

Valley City

State

ND

ZIP Code

58072

SITE INFO

Site Name

Valley City Town & Country Club

County

Barnes

Site Physical Address

500 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.)

50/50 Thursday, Friday, Saturday, Sunday

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

Game Type	Description of Prize	Exact Retail Value of Prize
50/50	Cash	
Total (limit \$50,000 per year)		\$

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds

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

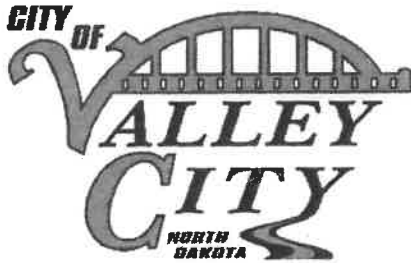
Has the organization or group received a local permit from an city or county for the fiscal year July 1 - June 30 (If yes, indicate the total retail value of all prizes previously awarded)

☐ No ☒ Yes - Total Retail Value: 598 (This amount is part of the total prize limit for \$50,000 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

Printed Name of Organization Group's Permit Organizer	Telephone Number	E-mail Address
Travis Instad	701-840-2872	travis.s.instad@gmail.com
Signature of Organization Group's Permit Organizer	Title	Date
	President	



City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)
FOR PERIOD: June 1, 2026 – May 31, 2027

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: Arizona Courtlines, Inc.
Owner: Tim Litten
Mailing Address: 8742 N. 78th Avenue
City, State Zip Code: Peoria, AZ 85345
Phone Number: (623) 939-8126
Email Address: kelly@arizonacourtlines.com
Today's Date: 7/21/2026

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 000046978 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 *pd 07.21.2026*

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/21/2026

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
Marsh and McLennan Agency, LLC
8605 E. Raintree Drive, Suite 200
Scottsdale AZ 85260

CONTACT NAME: Alan DaiPos**PHONE (A/C, No, Ext):** 602-956-2250**FAX (A/C, No):****E-MAIL ADDRESS:** Alan.DaiPos@MarshMMA.com**INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A:** Cincinnati Insurance Company

10677

INSURER B: CopperPoint Insurance Company

14216

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

INSURED
Arizona Courtlines, Inc.
Arizona Courtlines Equipment
8742 N. 78th Ave.
Peoria AZ 85345

ARIZCOU-C3

COVERAGES**CERTIFICATE NUMBER:** 1269846727**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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y Y	EPP0462120	11/1/2025	11/1/2026	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	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y Y	EBA0462120	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y Y	EPP0462120	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
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/A	WC1006138	6/11/2026	6/11/2027	☒ PER STATUTE ☐ 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)

Tim Litten is an Excluded Officer on the Work Comp Coverages.

The above-indicated Additional Insured and Waiver of Subrogation (WOS) are provided with respects to General Liability, Automobile Liability and Workers' Compensation (WOS only) when required in a written and executed contract. Such coverage afforded by these policies for the benefit of the additional insured(s) is primary and any other coverage maintained by such additional insured(s) shall be non-contributory when required in a written and executed contract. Ongoing and Completed Operations when required in a written and executed contract. 30 days Notice of Cancellation per policy provisions applies, except 10 days for Non-Payment of Premium.

Umbrella Follows Form of the General, Auto and Employers Liability policies. There is No Contractual Liability or XCU-Explosion /Collapse /Underground Exclusion.

Supporting endorsements attached include: WC000313; AA288; CG2001; GA4316AZ; GA233; GA472AZ; CG0001; GA532; US4096

CERTIFICATE HOLDER**CANCELLATION**

City of Valley City
220 3rd St. SE
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



CONTRACTOR LICENSE

NO: 000046978

CLASS: D

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **Arizona Courtlines, Inc.** whose address is in PEORIA, AZ, has filed in this office proper documents for a Contractor License valid until March 1, 2027, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

Arizona Courtlines, 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 \$100,000 in value.

Dated: February 24, 2026

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

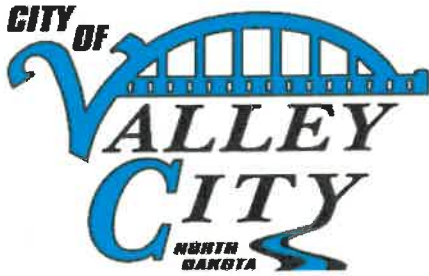
Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

Arizona Courtlines, Inc.

is the holder of a North Dakota Class D Contractor License
which is in force until March 1, 2027 unless sooner
suspended or revoked as provided by NDCC 43-07.

License # 000046978



City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)
FOR PERIOD: June 1, 2026 – May 31, 2027

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: Ace Plumbing
Owner: Stephen Skiles
Mailing Address: 434 Viking Drive
City, State Zip Code: Valley City ND 58072
Phone Number: 701-848-7714
Email Address: skileses@gmail.com
Today's Date: 7-20-23

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 pd 07.20.2024

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

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

Ace Plumbing

Class C - 39868



Request Certificate

<i>Class Type</i>	Class C
<i>License Num</i>	39868
<i>Status</i>	Active
<i>Renewal Date</i>	3/1/2027
<i>Inactive Date</i>	N/A
<i>Mailing Address</i>	434 VIKING DR VALLEY CITY, ND 58072-3919
<i>Standing - Other</i>	Good
<i>Standing - WSI</i>	Good
<i>Standing - Job Service</i>	Good
<i>Standing - Business</i>	Good
<i>Business Phone</i>	(701) 840-7714
<i>Registration Date</i>	08/26/2010
<i>Certification of Liability Insurance Expiration Date</i>	01/09/2027



View History

NORTH DAKOTA STATE PLUMBING BOARD

License Holder: Stephen Skiles

License Type: Plumber

License Level: Master

License No.: 0414

Issue Date: 05/27/2004

Valid Until: 12/31/2026





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/06/2025

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 INSURE FORWARD 430 West Main Street Valley City ND 58072		CONTACT NAME: Melissa Schroeder PHONE (A/C, No, Ext): (701) 845-1185 FAX (A/C, No): (701) 845-1749 E-MAIL ADDRESS: melissa.schroeder@insureforward.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: North Star Mutual Insurance Co	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** master 26/27 **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	COMMERCIAL GENERAL LIABILITY			CM49574	01/09/2026	01/09/2027	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							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
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY	☐ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ OCCUR						
	☐ CLAIMS-MADE						
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ PER STATUTE ☐ OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y ☒ N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						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 City of Valley City PO Box 390 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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City of Valley City, North Dakota
Application for
Contractor, Electrician, Plumber and/or
Mechanical Contractor License(s)
FOR PERIOD: June 1, 2026 – May 31, 2027

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: The Roofing Company, LLC
Owner: Kris Proulx, Terry Staton
Mailing Address: PO Box 2187
City, State Zip Code: Fargo, ND 58108
Phone Number: 218.289.1923
Email Address: kris.proulx@theroofingcoinc.com
Today's Date: July 22, 2026

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

☒ Contractor ☐ Electrician ☐ Plumber ☐ Mechanical

State License Numbers (provide all that apply):

☐ Electrician ☐ Plumber 46198 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 pd 07.23.2026

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

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

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 000046198

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **The Roofing Company, LLC** whose address is in FARGO, ND, has filed in this office proper documents for a Contractor License valid until March 1, 2027, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

The Roofing Company, 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, 2026

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

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

The Roofing Company, LLC

is the holder of a North Dakota Class A Contractor License
which is in force until March 1, 2027 unless sooner
suspended or revoked as provided by NDCC 43-07.

License # 000046198



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/22/2026

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 INSURE FORWARD 5650 37th Ave S Fargo ND 58104		CONTACT NAME: Makell Sahlberg PHONE (A/C, No, Ext): (701) 293-9540 FAX (A/C, No): (701) 293-3338 E-MAIL ADDRESS: makell.sahlberg@insureforward.com	
INSURED The Roofing Company LLC PO Box 2187 Fargo ND 58108		INSURER(S) AFFORDING COVERAGE INSURER A: Auto Owners Insurance Co. NAIC # 18988 INSURER B: Evanston Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 26/27 Master

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			77814106	04/13/2026	04/13/2027	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
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY			5381410600	04/13/2026	04/13/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$			53-814106-01	04/13/2026	04/13/2027	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 PER STATUTE ☐ OTH-ER ☐
	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	77814106 - ND Stop Gap	04/13/2026	04/13/2027	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 Rented/Leased Equipment			77814106	04/13/2026	04/13/2027	Ded \$500 \$200,000 Ded \$100 \$125,000

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

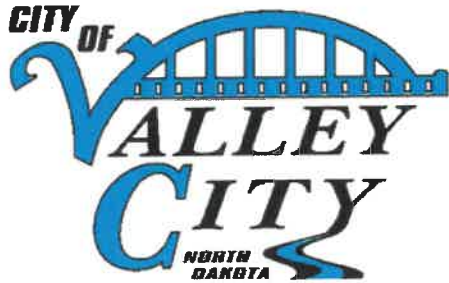
CERTIFICATE HOLDER

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

Makell Sahlberg



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

FOR PERIOD: June 1, 2026 – May 31, 2027

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: Northern Improvement Company
Owner: Greg McCormick. President/CEO
Mailing Address: Po Box 2846
City, State Zip Code: Fargo, ND 58108
Phone Number: (701) 277-1225 - attn: Misty Weber
Email Address: mweber@nic.nd.com & zach@nic.nd.com
Today's Date: 7/27/2026

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, - 13A-ND

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 pd 67.30.2029

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

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



7/27/2026

Arthur J. Gallagher Risk Management Services, LLC
3600 American Blvd W.
Suite 500
Bloomington MN 55431

Kim Hansen

kimberly_hansen@ajg.com

Travelers Property Casualty Co of America	25674
Travelers Indemnity Company	25658
St Paul Mercury Insurance Company	24791

Northern Improvement Company
4000 N. 12th Ave.
Fargo, ND 58102

1693245972

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.

B	☒ CLAIMS-MADE ☒ OCCUR ☒ XCU ☒ Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☒ OTHER: \$350,000 Ded.	CO7405B814	4/1/2026	4/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ 1,000,000 \$ 300,000 \$ 5,000 \$ 1,000,000 \$ 2,000,000 \$ 2,000,000 \$
A	☒ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ Liab. Ded. ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY \$350,000	CAP5834B465	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) MCS 90 included	\$ 1,000,000 \$ \$ \$ \$
A	☒ OCCUR ☒ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	CUP3L210308	4/1/2026	4/1/2027	EACH OCCURRENCE AGGREGATE Compl. Operations Agg	\$ 10,000,000 \$ 10,000,000 \$ 10,000,000
C	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	UB9K940136	4/1/2026	4/1/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ 500,000 \$ 500,000 \$ 500,000

*ND, OH, WA, WY Workers Comp. Excluded, Stop Gap Applies for ND and WY and is underlying the Umbrella coverage.

Any Person or Organization for whom the Insured has agreed in a written Contract to include as an Additional Insured under the General or Auto liability is provided this coverage per the following forms: Additional Insured, General liability form CGD604(0219) including Ongoing and Completed operations, and Primary/Non-contributory via the coverage form CGT100(0219)- Auto Liability Additional Insured, Primary and Non Contributory form CAT499(0216). Waivers of Subrogation are included if required in the contract per the following: General liab. form CGD316(0219), Auto form CAT353(0215) & if applicable in the State of operation, Work Comp form WC000313. Umbrella follows underlying forms regarding additional insureds and waives subrogation when required by contract per the coverage form. 30 days Notice of Cancellation for reasons other than non payment per form ILT405(0519).
RE: Contractor License

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

Arthur J. Gallagher Risk Management Services, LLC

State of North Dakota

SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 13

CLASS: A

The undersigned, as Secretary of State of the state of North Dakota and Registrar of Contractors, certifies that **NORTHERN IMPROVEMENT COMPANY** whose address is in FARGO, ND, has filed in this office proper documents for a Contractor License valid until March 1, 2027, and has complied with all requirements of North Dakota Century Code, chapter 43-07.

NORTHERN IMPROVEMENT 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 26, 2026

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

Michael Howe
Secretary of State

ORDINANCE NO. 1190

An ordinance to amend and reenact subsections 6, 7, and 8 of section 1-01-16 of the Valley City Municipal Code related to purchasing

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. Subsection 6 of Section 1-01-16 of the Valley City Municipal Code is amended and reenacted as follows:

6. *Micro purchases.* Purchase of supplies, materials, equipment or contractual services, estimated up to and including ~~\$510~~,000.00, may be made in the open market without competitive bidding, unless otherwise required by law.

Section 2. Subsection 7 of Section 1-01-16 of the Valley City Municipal Code is amended and reenacted as follows:

7. *Small purchases.* Purchases of supplies, materials, equipment or contractual services, estimated to cost more than ~~\$510~~,000.00 and up to and including ~~\$3950~~,000.00, may be made in the open market without competitive bidding, unless otherwise required by law, as follows:

- a. Three written quotes will be obtained, unless fewer than three suppliers or vendors are available.
- b. Purchases may be made with approval of the City Administrator and following consultation with the applicable commission portfolio holder.
- c. The City Commission must be notified of purchases at this level, at the earliest reasonable opportunity.

Section 3. Subsection 8 of Section 1-01-16 of the Valley City Municipal Code is amended and reenacted as follows:

8. *Informal purchases.* Purchases of supplies, materials, equipment or contractual services, estimated to cost more than ~~\$3950~~,000.00 and up to and including \$100,000.00, may be made from the lowest responsible supplier, as follows:

- a. Invitation for written proposals must be sent to a minimum of three suppliers, or if fewer than three suppliers are available, then from all available suppliers.
- b. The invitation for written proposals shall be made with written specifications provided to the City Administrator by the Department Head. Written specifications provided by the City shall include, at a minimum, a general description of the supplies, materials, equipment or services to be purchased, where written specifications may be obtained if not provided, the deadline to submit proposals and the time and place proposals will be opened if different than the deadline to receive proposals. The invitation of written proposals shall include that the City reserves the right to reject any and all proposals or parts of proposals, to waive irregularities and to hold all proposals for a period not to exceed 30 days from the date of opening the proposals, and to accept the proposal most favorable to the City.
- c. At the specified date and time, each proposal will be opened in a manner to avoid disclosure of the contents to competing offerors. The openings may be made public at the discretion of the City, as indicated in the request for proposal. If a public opening is held, only the names of offerors that

submitted proposals can be revealed at the opening. After the initial evaluation of proposals, the City Administrator may meet to discuss or evaluate proposals or hold discussions with those offerors determined to be reasonably susceptible of being selected for award. This means an exchange of information or other manner of negotiation during which the offeror and the City Administrator may alter or otherwise change the conditions, terms, and price of the proposed contract. Negotiation of proposals provides the City Administrator an opportunity to make certain that the bidder or offeror fully understands the solicitation requirements and provides an opportunity to make clarifications, when necessary, to ensure responsiveness to the solicitation. Price discussions can best be conducted when there is a mutual understanding of the contractual requirements. In conducting discussions, any information derived from proposals submitted by competing offerors shall not be disclosed. Offerors must be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. There must be a cutoff for the submission of revised proposals and final offers.

d. Final offers shall be presented to the City Commission with a recommendation from the City Administrator as to the best proposal. The City Commission shall have final approval of the proposal. After a vendor has been selected, written records from the purchasing process become open records, unless otherwise deemed exempt or confidential pursuant to state law.

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, approval, and publication.

Michael Bishop, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

Introduction and First Reading: July 21, 2026
Second Reading, Final Passage and Effective Date:

ORDINANCE NO. 1191

An ordinance to amend and reenact subsection 1 of section 4-01-03 of the Valley City Municipal Code related to golf course alcoholic beverage license

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. Subsection 1 of Section 4-01-03 of the Valley City Municipal Code is amended and reenacted as follows:

Class J. Private golf course.

1. The private golf course license shall be for the on-sale of liquor, beer, and wine by an operator of the food and beverage concession at a golf course that is operated by any person other than the City of Valley City or the City Park District.
2. Premises. A licensee shall be allowed to serve alcoholic beverages only in areas which are specifically identified as the licensed premises. This shall not include the parking lot or the golf course itself, except
 - a. The licensed premises shall extend to allow service of alcoholic beverages on the golf course from one [or more](#) remote locations [or mobile carts](#), if permitted by the operator of the golf course. No additional license is required for the sale of alcoholic beverages from a location or cart permitted under this provision.
3. Restrictions.
 - a. The licensee shall operate a restaurant on the licensee's licensed premises and shall have, on an annual basis, gross sales of food that are at least equal to gross sales of alcoholic beverages which are consumed in the dining area. The city shall verify compliance with this provision in the same manner as described in section 4-01-03(2)(b).
 - b. The private golf course license is not transferrable and may be held only by the operator of the private golf course concession and shall terminate with the termination of the contract or lease of the concession.
 - c. Off-sale is prohibited. An alcoholic beverage may be removed from the licensed premises only if:
 - i. Removal of on-sale beverages from the licensed premises is authorized under state law; or
 - ii. An alcoholic beverage that is purchased for on-sale consumption on the golf course is sealed (or resealed) in its original can or bottle at the time of removal. A bottle or can that cannot be resealed must not be removed from the premises.

Deleted: one

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 and approval.

Michael Bishop, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

Introduction and First Reading: August 04, 2026
Second Reading, Final Passage and Effective Date:

RESOLUTION NO. 2534

A RESOLUTION AUTHORIZING BIDS FOR CROPLAND LEASE

WHEREAS, the City of Valley City owns real property described as

Auditors Lot Number Two (2) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-one (31), in Township One Hundred Forty (140) North, of Range Fifty-eight (58) West of the Fifth Principal Meridian, Barnes County, North Dakota, according to the Plat of Auditors Lot Number 2 of NE $\frac{1}{4}$, Section 31, Township 140N, Range 58W, Barnes County, North Dakota, recorded on February 23, 2004, in the office of the County Recorder, Barnes County, North Dakota, in Book "B" of Auditors Plat page 99, as Document Number 251585, said Lot 2 containing 31.45 acres, more or less, as described and shown on said plat; and

Auditors Lot Number One (1) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-two (32), in Township One Hundred Forty (140) North, of Range Fifty-eight (58) West of the Fifth Principal Meridian, Barnes County, North Dakota, according to the Plat of Auditors Lot Number 1 & 2 of NW $\frac{1}{4}$, Section 32, Township 140 N, Range 58 W, Barnes County, North Dakota, recorded on February 23, 2004, in the office of the County Recorder, Barnes County, North Dakota, in Book "B" of Auditors Plat, Page 98, as Document Number 251584, said Lot 1 containing 58.62 acres, more or less, as described and shown on said plat; and

WHEREAS, portions of the above described property consist of productive farmland; and

WHEREAS, the City desires to enter into a cash rent agreement for the above described property at fair market value for agricultural purposes.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF VALLEY CITY, BARNES COUNTY, NORTH DAKOTA:

That the City Auditor is authorized to advertise for bids for the purpose of leasing the above described property for agricultural purposes. Notice must be published once each week for two consecutive weeks with the last publication being at least ten days in advance of the date set for the bid opening.

That the minimum bid shall be \$70.00 per acre.

That the lease agreement must specify that cash rent is payable in two installments in April and October, that the term of the lease is two years with an option to extend one additional year upon agreement of the parties, and that land designated for Public Works operations and emergency tower use is excluded from the tillable acreage.

That a copy of the lease agreement will be available for inspection upon request.

That the Board of City Commissioners reserves the right to reject any and all bids, to waive informalities in any bid, and to hold all bids for 30 days from date of opening.

Passed, adopted and approved this 4th day of August, 2026.

Michael Bishop, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

2026 County Rents and Prices

North Dakota

April 2026

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the price of rented land in their localities. Approximately 34,000 North Dakota agricultural producers were sampled for this survey using data provided by the US Department of Agriculture. Nearly 14,000 questionnaires were mailed in late December 2025 and submitted responses were accepted for the study through March 12, 2026 to maximize response rates. Over 1,600 reports contained positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

The tables in this report contain county-level data for cropland, pastureland, and tame hayland. All data refer to

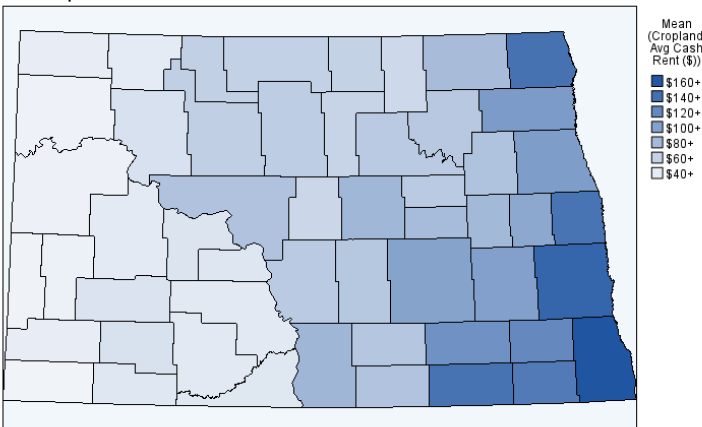
non-irrigated land and only include information for cash rental arrangements. All fee-per-head, animal unit month and share rent arrangements were excluded.

The minimum and maximum prices show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published prices in this report should never be used as the only factor to establish rental arrangements.

We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 5-year average is one way to minimize variability that can occur from year to year.

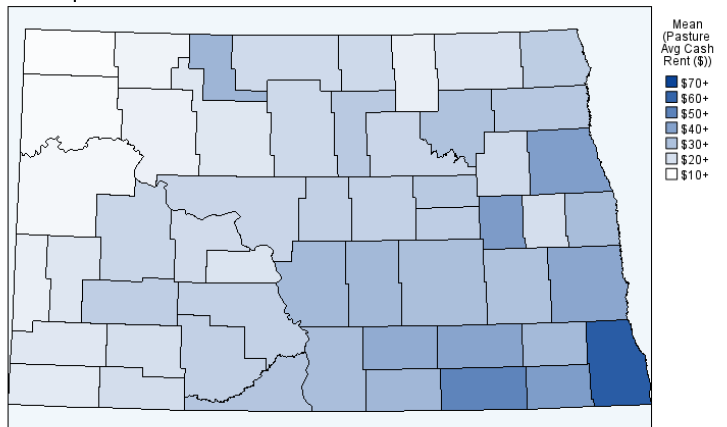
2026 Non-Irrigated Cropland Average Rents

Dollars per acre



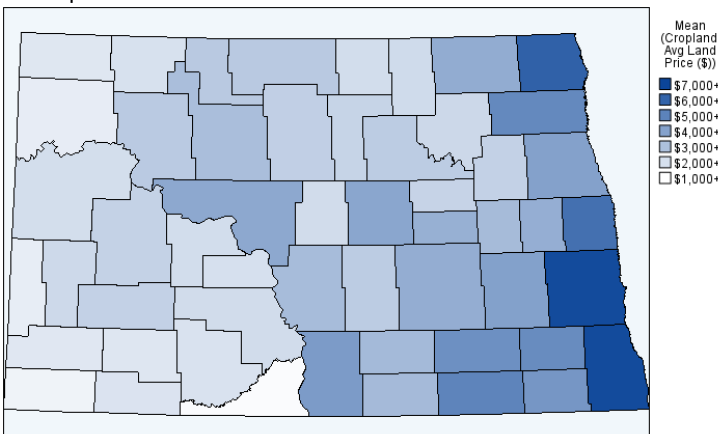
2026 Non-Irrigated Pastureland Average Rents

Dollars per acre



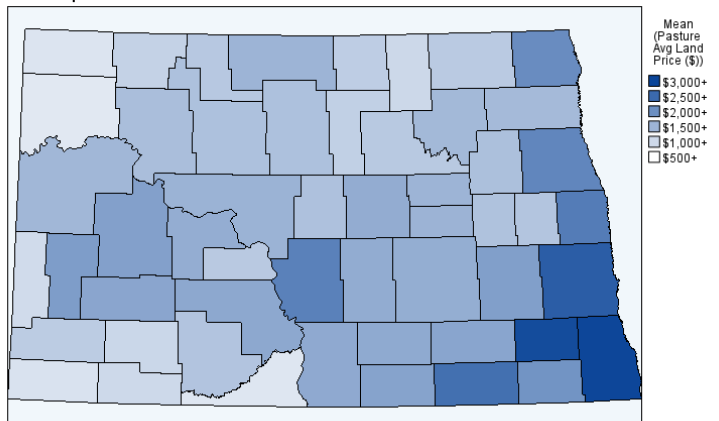
2026 Non-Irrigated Cropland Average Price of Rented Land

Dollars per acre



2026 Non-Irrigated Pastureland Average Price of Rented Land

Dollars per acre



NON-IRRIGATED CROPLAND CASH RENTS AND PRICES

North Dakota: 2026 and 5-Year Average

County	2021-2025 average		2026					
	Rental rate	Price of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average price of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	39.20	1380.00	22	34.00	70.00	40.00	44.10	1879.00
Barnes.....	95.70	3666.00	50	70.00	145.00	100.00	101.30	4026.00
Benson.....	56.40	1801.00	26	30.00	125.00	60.00	67.00	2635.00
Billings.....	32.90	1732.00	10	25.00	55.00	25.00	36.40	2221.00
Bottineau.....	54.70	2152.00	34	50.00	110.00	55.00	61.80	2713.00
Bowman.....	38.70	1414.00	20	18.00	50.00	30.00	34.10	1387.00
Burke.....	38.00	1501.00	22	30.00	55.00	35.00	41.10	1959.00
Burleigh.....	60.00	2460.00	34	30.00	140.00	70.00	67.10	3144.00
Cass.....	138.60	5396.00	43	10.00	210.00	160.00	148.90	6782.00
Cavalier.....	72.70	2954.00	34	45.00	150.00	80.00	78.30	3673.00
Dickey.....	114.70	3961.00	19	85.00	175.00	150.00	137.70	4944.00
Divide.....	36.40	1397.00	22	25.50	60.00	35.00	38.80	1771.00
Dunn.....	36.60	1781.00	18	14.50	65.00	40.00	41.30	2432.00
Eddy.....	56.60	1948.00	20	50.00	85.00	65.00	67.40	2396.00
Emmons.....	75.20	3071.00	25	40.00	140.00	75.00	83.20	4216.00
Foster.....	78.10	3312.00	25	35.00	120.00	80.00	79.10	3540.00
Golden Valley.....	32.70	1437.00	24	15.00	46.00	40.00	34.60	1566.00
Grand Forks.....	96.20	3383.00	33	60.00	285.00	80.00	103.60	4023.00
Grant.....	37.40	1537.00	27	27.00	85.00	40.00	42.70	1913.00
Griggs.....	76.50	2509.00	23	50.00	120.00	70.00	81.30	3187.00
Hettinger.....	47.80	1778.00	28	33.00	65.00	50.00	48.60	1803.00
Kidder.....	52.80	1940.00	13	30.00	200.00	60.00	69.40	2644.00
LaMoure.....	105.90	3759.00	26	50.00	175.00	100.00	113.20	4567.00
Logan.....	64.30	2465.00	22	36.00	100.00	60.00	70.50	3225.00
McHenry.....	51.60	1978.00	16	31.50	120.00	60.00	65.10	2519.00
McIntosh.....	68.30	2434.00	26	40.00	120.00	75.00	72.80	3207.00
McKenzie.....	29.10	1337.00	16	19.00	140.00	30.00	35.50	2064.00
McLean.....	60.40	2506.00	38	40.00	150.00	70.00	73.50	3788.00
Mercer.....	43.10	1901.00	14	30.00	70.00	45.00	46.00	2092.00
Morton.....	41.40	1840.00	28	25.00	70.00	40.00	42.40	2127.00
Mountrail.....	41.00	1856.00	25	30.00	80.00	40.00	48.50	2690.00
Nelson.....	59.60	1956.00	29	45.00	150.00	75.00	73.20	2461.00
Oliver.....	42.90	1705.00	11	36.75	60.00	38.00	44.90	2000.00
Pembina.....	118.10	4966.00	23	70.00	250.00	180.00	138.30	6089.00
Pierce.....	56.40	2108.00	25	10.00	90.00	55.00	59.20	2386.00
Ramsey.....	62.70	1941.00	36	40.00	98.00	75.00	68.60	2242.00
Ransom.....	104.50	4133.00	20	85.00	155.00	120.00	119.50	4707.00
Renville.....	56.40	2357.00	21	50.00	90.00	55.00	62.80	2713.00
Richland.....	149.20	5559.00	50	87.50	300.00	150.00	161.70	6783.00
Rolette.....	52.80	1726.00	15	45.00	85.00	65.00	61.00	2092.00
Sargent.....	127.30	4130.00	30	75.00	235.00	150.00	131.50	4359.00
Sheridan.....	51.10	1699.00	24	40.00	85.00	60.00	56.90	2122.00
Sioux.....	39.40	1243.00	6	20.00	85.00	20.00	44.20	1100.00
Slope.....	38.90	1583.00	18	25.00	50.00	35.00	39.60	1755.00
Stark.....	43.70	1895.00	27	32.00	65.00	40.00	47.40	2457.00
Steele.....	91.20	3365.00	26	40.00	130.00	100.00	95.00	3588.00
Stutsman.....	85.40	3075.00	39	60.00	180.00	100.00	98.80	3614.00
Towner.....	50.90	2083.00	25	30.00	80.00	60.00	55.30	2161.00
Traill.....	127.10	4888.00	23	80.00	200.00	150.00	136.50	5591.00
Walsh.....	87.70	3280.00	36	55.00	250.00	70.00	105.10	4795.00
Ward.....	58.30	2403.00	43	31.00	120.00	60.00	63.70	3088.00
Wells.....	63.60	2801.00	31	40.00	140.00	60.00	82.30	3870.00
Williams.....	35.00	1387.00	27	25.00	45.00	35.00	35.20	1585.00

¹Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).

NON-IRRIGATED PASTURELAND CASH RENTS AND PRICES

North Dakota: 2026 and 5-Year Average

County	2021-2025 average		2026					
	Rental rate	Price of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average price of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	19.80	903.00	20	13.00	40.00	20.00	20.70	1004.00
Barnes.....	26.80	1553.00	19	20.00	45.00	25.00	29.40	1788.00
Benson.....	20.30	856.00	18	12.50	40.00	20.00	22.90	1225.00
Billings.....	18.90	1253.00	10	10.00	25.00	10.00	17.90	1817.00
Bottineau.....	19.30	1105.00	16	10.00	45.00	20.00	21.70	1496.00
Bowman.....	16.50	880.00	18	6.00	32.00	12.00	16.70	885.00
Burke.....	11.80	696.00	14	8.00	25.00	10.00	13.80	1094.00
Burleigh.....	24.40	1513.00	28	15.00	55.00	30.00	32.20	2188.00
Cass.....	31.20	1875.00	8	20.00	60.00	30.00	38.50	2671.00
Cavalier.....	21.20	1318.00	4	10.00	30.00	10.00	19.40	1200.00
Dickey.....	40.70	1796.00	11	40.00	60.00	40.00	49.50	2420.00
Divide.....	11.50	746.00	11	7.00	15.00	10.00	10.90	858.00
Dunn.....	19.90	1385.00	17	14.50	35.00	15.00	23.10	1769.00
Eddy.....	20.60	1006.00	17	15.00	40.00	25.00	27.30	1500.00
Emmons.....	28.30	1463.00	23	20.00	45.00	30.00	30.90	1647.00
Foster.....	23.50	1301.00	18	15.00	45.00	15.00	25.80	1513.00
Golden Valley.....	14.70	783.00	20	4.50	30.00	20.00	15.10	979.00
Grand Forks.....	24.30	1306.00	12	10.00	119.00	40.00	41.20	2117.00
Grant.....	19.80	1036.00	28	13.00	70.00	15.00	24.90	1280.00
Griggs.....	24.20	1314.00	21	14.00	160.00	15.00	42.00	1310.00
Hettinger.....	20.40	1045.00	19	10.00	35.00	18.00	20.10	1036.00
Kidder.....	24.80	1185.00	13	17.00	60.00	30.00	32.50	1607.00
LaMoure.....	34.60	1716.00	15	15.00	60.00	35.00	39.20	1700.00
Logan.....	27.20	1443.00	21	25.00	80.00	30.00	37.00	1640.00
McHenry.....	20.80	998.00	16	7.33	40.00	30.00	22.10	1333.00
McIntosh.....	32.40	1465.00	24	15.00	55.00	30.00	33.00	1734.00
McKenzie.....	10.90	845.00	11	6.00	20.00	10.00	12.50	1456.00
McLean.....	19.20	1133.00	24	9.00	50.00	20.00	23.20	1519.00
Mercer.....	19.90	1331.00	14	12.00	35.00	15.00	21.30	1592.00
Morton.....	21.60	1292.00	27	12.00	39.00	25.00	24.60	1667.00
Mountrail.....	13.00	910.00	18	10.00	30.00	10.00	14.60	1371.00
Nelson.....	22.50	1051.00	17	10.00	45.00	25.00	21.60	1345.00
Oliver.....	19.00	1169.00	11	15.00	20.00	20.00	18.60	1217.00
Pembina.....	23.50	1156.00	3	(D)	(D)	(D)	(D)	(D)
Pierce.....	24.30	1194.00	15	5.00	40.00	25.00	27.10	1129.00
Ramsey.....	33.40	1203.00	5	20.00	38.00	20.00	29.60	1438.00
Ransom.....	33.70	1914.00	12	18.00	50.00	25.00	32.20	2906.00
Renville.....	19.30	1178.00	10	10.00	160.00	22.00	33.80	1232.00
Richland.....	42.90	2371.00	11	25.00	125.00	25.00	62.40	2978.00
Rolette.....	19.60	836.00	15	10.00	40.00	15.00	22.10	1159.00
Sargent.....	43.40	2099.00	10	25.00	55.00	40.00	41.50	1934.00
Sheridan.....	20.40	990.00	27	10.00	50.00	20.00	24.90	1329.00
Sioux.....	20.20	923.00	5	12.00	65.00	12.00	28.40	833.00
Slope.....	16.40	1009.00	15	9.00	26.00	18.00	17.60	1184.00
Stark.....	22.30	1462.00	22	14.00	52.00	25.00	25.60	1697.00
Steele.....	19.70	1239.00	12	15.00	25.00	25.00	20.40	1271.00
Stutsman.....	27.90	1356.00	25	10.00	40.00	35.00	30.60	1588.00
Towner.....	19.50	962.00	7	11.00	20.00	12.00	15.00	1017.00
Traill.....	26.90	1234.00	4	20.00	40.00	40.00	31.30	2250.00
Walsh.....	22.40	1005.00	11	12.00	50.00	20.00	27.50	1417.00
Ward.....	17.10	996.00	25	6.25	25.00	20.00	17.70	1330.00
Wells.....	20.20	1127.00	20	15.00	48.00	15.00	24.70	1606.00
Williams.....	11.40	745.00	14	7.00	20.00	10.00	11.60	800.00

(D) Withheld to avoid disclosing data for individual operations ¹Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).

NON-IRRIGATED TAME HAYLAND CASH RENTS AND PRICES

North Dakota: 2026

County	2021-2025 average		2026					
	Rental rate	Price of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average price of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	29.00	1098.00	17	18.00	60.00	30.00	30.50	1442.00
Barnes.....	37.00	2062.00	10	25.00	80.00	25.00	44.00	1950.00
Benson.....	22.20	953.00	13	12.00	62.50	25.00	28.30	993.00
Billings.....	26.20	1559.00	7	15.00	35.00	25.00	23.30	2160.00
Bottineau.....	26.50	1297.00	16	10.00	50.00	15.00	22.70	1643.00
Bowman.....	25.60	1065.00	17	14.00	35.00	30.00	25.90	1114.00
Burke.....	21.00	881.00	10	10.00	35.00	30.00	23.90	1483.00
Burleigh.....	32.90	2002.00	17	18.00	75.00	30.00	36.40	2523.00
Cass.....	69.90	2644.00	4	20.00	75.00	50.00	48.80	2750.00
Cavalier.....	37.80	2147.00	(D)	(D)	(D)	(D)	(D)	(D)
Dickey.....	56.60	2252.00	(D)	(D)	(D)	(D)	(D)	(D)
Divide.....	18.30	892.00	9	12.00	25.00	20.00	18.30	1125.00
Dunn.....	28.40	1562.00	14	18.00	50.00	25.00	30.60	2217.00
Eddy.....	28.20	1148.00	13	20.00	50.00	30.00	29.80	1678.00
Emmons.....	36.10	1876.00	14	20.00	60.00	30.00	35.70	1950.00
Foster.....	29.60	1577.00	10	15.00	70.00	15.00	33.20	1693.00
Golden Valley.....	23.70	1062.00	9	10.00	30.00	30.00	23.60	1281.00
Grand Forks.....	53.20	1918.00	8	10.00	101.00	10.00	53.90	2250.00
Grant.....	31.00	1346.00	24	16.00	85.00	30.00	37.00	1573.00
Griggs.....	40.40	1601.00	12	20.00	75.00	40.00	44.60	1775.00
Hettinger.....	29.20	1349.00	14	15.00	40.00	22.00	29.20	1289.00
Kidder.....	30.90	1449.00	10	20.00	60.00	20.00	33.60	1617.00
LaMoure.....	43.80	1975.00	10	15.00	100.00	100.00	57.20	1813.00
Logan.....	37.10	1626.00	14	30.00	85.00	40.00	43.60	2086.00
McHenry.....	25.00	1116.00	9	6.00	37.00	30.00	23.70	1494.00
McIntosh.....	32.90	1750.00	20	15.00	100.00	30.00	45.10	2100.00
McKenzie.....	21.40	1050.00	9	15.00	25.00	20.00	20.00	1936.00
McLean.....	25.50	1416.00	10	20.00	105.00	20.00	38.40	2283.00
Mercer.....	27.80	1544.00	9	20.00	40.00	25.00	29.70	1667.00
Morton.....	32.60	1664.00	20	18.00	50.00	25.00	32.90	1895.00
Mountrail.....	23.30	1263.00	16	20.00	45.00	20.00	27.80	1762.00
Nelson.....	34.50	1319.00	10	17.00	60.00	40.00	37.20	1744.00
Oliver.....	29.00	1405.00	8	20.00	40.00	20.00	28.00	1580.00
Pembina.....	30.20	1435.00	4	20.00	65.00	50.00	46.30	3167.00
Pierce.....	28.90	1248.00	8	15.00	40.00	25.00	24.00	1136.00
Ramsey.....	31.30	1360.00	2	(D)	(D)	(D)	(D)	(D)
Ransom.....	47.00	2262.00	6	20.00	110.00	20.00	59.20	3700.00
Renville.....	31.50	1481.00	8	15.00	50.00	22.00	29.40	1475.00
Richland.....	61.30	2367.00	8	20.00	200.00	120.00	104.40	3571.00
Rolette.....	25.30	1055.00	8	10.00	46.00	30.00	27.40	1443.00
Sargent.....	52.50	2264.00	8	25.00	60.00	40.00	48.10	1748.00
Sheridan.....	26.20	1116.00	15	15.00	60.00	25.00	33.30	1554.00
Sioux.....	27.70	1138.00	4	22.00	70.00	26.00	36.00	1000.00
Slope.....	27.10	1266.00	14	20.00	45.00	20.00	25.60	1376.00
Stark.....	32.40	1775.00	21	9.00	55.00	25.00	32.40	2068.00
Steele.....	27.20	1388.00	2	(D)	(D)	(D)	(D)	(D)
Stutsman.....	39.70	1747.00	15	25.00	60.00	40.00	43.00	1891.00
Towner.....	26.50	1134.00	4	6.00	25.00	25.00	17.80	1067.00
Traill.....	72.70	2308.00	1	(D)	(D)	(D)	(D)	(D)
Walsh.....	34.40	1488.00	7	10.00	50.00	40.00	32.60	1567.00
Ward.....	27.00	1221.00	19	10.00	60.00	25.00	26.90	1519.00
Wells.....	25.90	1287.00	11	15.00	100.00	30.00	45.00	1915.00
Williams.....	21.80	911.00	9	9.00	36.00	35.00	27.20	1100.00

(D) Withheld to avoid disclosing data for individual operations. ¹Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).



July 21, 2026

Mike Bishop, President
City of Valley City
254 – 2nd Avenue NE
Valley City, ND 58072

RE: Childcare Grant Program – Request for Funds

Dear Mike:

The Valley City-Barnes County Development Corporation is requesting approval of \$4,000 to increase childcare capacity with funds sourced from the City Sales Tax dedicated to economic development. A request of \$4,000 is being submitted to the Barnes County Commission for approval as well. Additional funds are needed to meet childcare demand.

Program Guidelines:

- 1) Grant funds are capped at \$25,000 per request.
- 2) Grant funds are paid out at \$2,500 per child under 18 months and \$1,500 per child over 18 months.
- 3) A five-year clawback provision is included in the contract that requires the recipient to provide childcare services for five years. If they close prior to the end of five years, they are required to repay funds on a prorated basis of 20 percent per year.
- 4) Recipients must be licensed and comply with all State childcare requirements.

The Board supports this request for several reasons:

- 1) The shortage of childcare is still a concern. We have made progress; however, availability is not at a level where it should be.
- 2) The lack of childcare impacts workforce availability. If the workforce cannot or will not respond, companies will not locate here.
- 3) Our goal is to generate new slots.
- 4) Our focus is creating jobs through primary sector business development. Stating that, our work is interconnected with other community challenges, specifically quality of place, childcare and housing. We must continue to work together to solve problems, create opportunities, leverage resources, and move forward together to be a stronger, more viable community long term.

The Childcare Grant Program was established in 2015 with a total funding pool of \$185,500 to date that supported 191 new slots or an average of under \$1,000 per slot. This does not include another 15 slots retained in Wimbledon. Childcare projects previously funded include:

- 1) Valley City Children's Center-25 new slots, grant of \$31,500
- 2) Providence PreSchool-7 new slots, grant of \$10,500
- 3) Just Kidding Daycare-50 new slots, grant of \$85,000
- 4) St. Catherine's Little Saints-50 new slots, grant of \$25,000
- 5) Wonder World Learning Center-50 new slots, grant of \$25,000
- 6) Chosen Children Daycare-9 new slots, grant of \$8,500

Providence PreSchool was in a residential area and the owners decided to change directions and returned funds as required. Funds were awarded to Wimbledon Childcare Center. Just Kidding transitioned to Little Lions Childcare, with no additional funds provided.

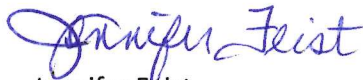
This request would be utilized to expand Annette Lunde Childcare from 7 to 14 slots including one newborn. Funds would be used to purchase a chain-link fence, which will be installed by the owners along with covering the cost of the gate and other miscellaneous supplies to complete the project. In addition, supplies to care for additional children were purchased and not included in this request.

Historical data:

- 1) Lost two in-home providers-11 children impacted.
- 2) Lost Little Lions Childcare-38 children from newborn to 5 years and 22 children after school impacted – 60 total.
- 3) Federal budget cuts to our Head Start Program are always a concern, which could force reductions of the number of children receiving care.

Please approve \$4,000 for childcare to be funded through the City Sales Tax dedicated to economic development. Your support is very much needed. Thank you.

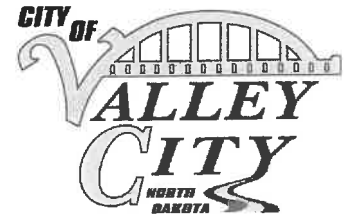
Sincerely,



Jennifer Feist

Director of Development

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 ☐ Residential ☒		
3. Applicant Information		
Name of applicant(s) or business name <u>Josh and Tessa Lagein</u>		
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 <u>732 8 1/2 Ave NW</u>	City <u>Valley City</u>	Renaissance Zone Block <u>9</u>
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) ☒		
b. Purchase with major improvements ☐		
c. Lease ☐		
i. What type of lease?		
New ☐ Expansion ☐ Continuation of a Lease ☐ Leasehold Improvement ☐		
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 ☐ No ☐		
d. Rehabilitation		
i. Commercial 50% or more of the true and full value ☐		
Or		
ii. Residential 20% of the true and full value ☐		
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 \$ 36,835

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 ☒ No ☐

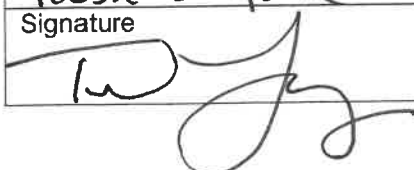
12. Expected date of occupancy or project completion Fall 2027

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	Title
Tessa Lagein	DNS, owner
Signature	Date
	6/2/26

Project # _____
Block # _____
Parcel # _____

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.

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

Applicant Contact Information:

Name

Tessa Lagein

Contact Number

701 351 1855

Email

tessa.lagein@gmail.com

Mailing Address

Current before build: 1351 Chautauque Blvd
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%

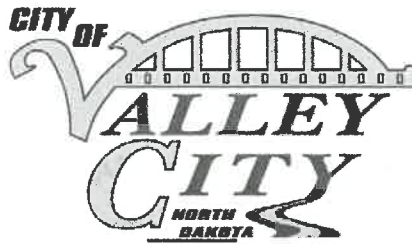
Taxable Value:.....

Multiply taxable value times the mill levy/1000

Property Tax:.....

Residential	Commercial
500,000	
50%	50%
\$ 250,000 -	\$ -
9%	10%
\$ 22,500 -	\$ -
0.32744	0.32744
\$ 7,367 -	\$ -

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

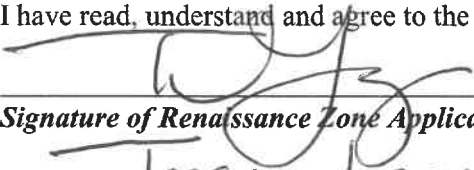


Phone: 701-845-1700
www.valleycity.us

Date: 7-10-26
TO: Valley City Renaissance Zone Authority Board
PROJECT: VC-146

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

Tessa Lagein

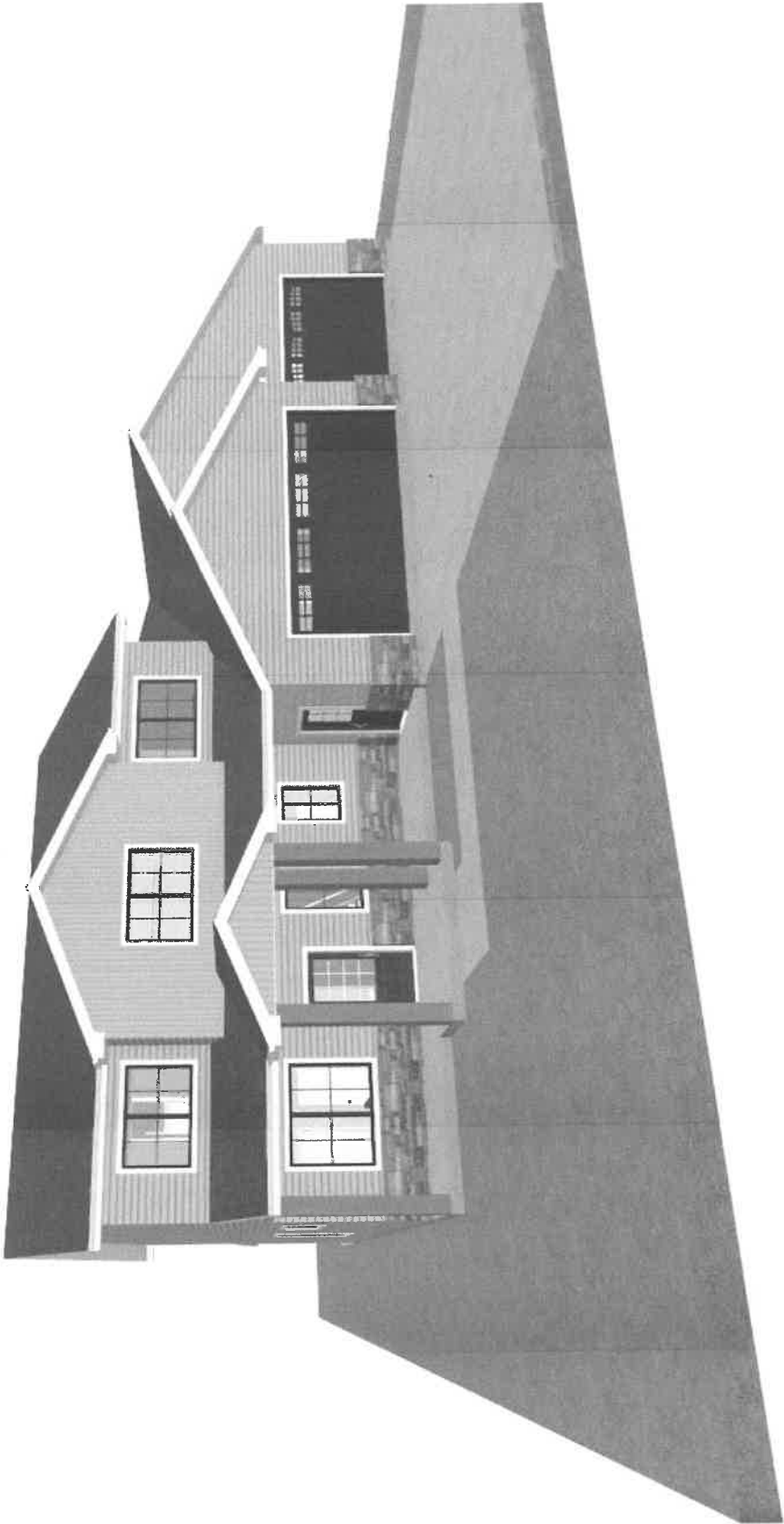
Printed Name of Renaissance Zone Applicant

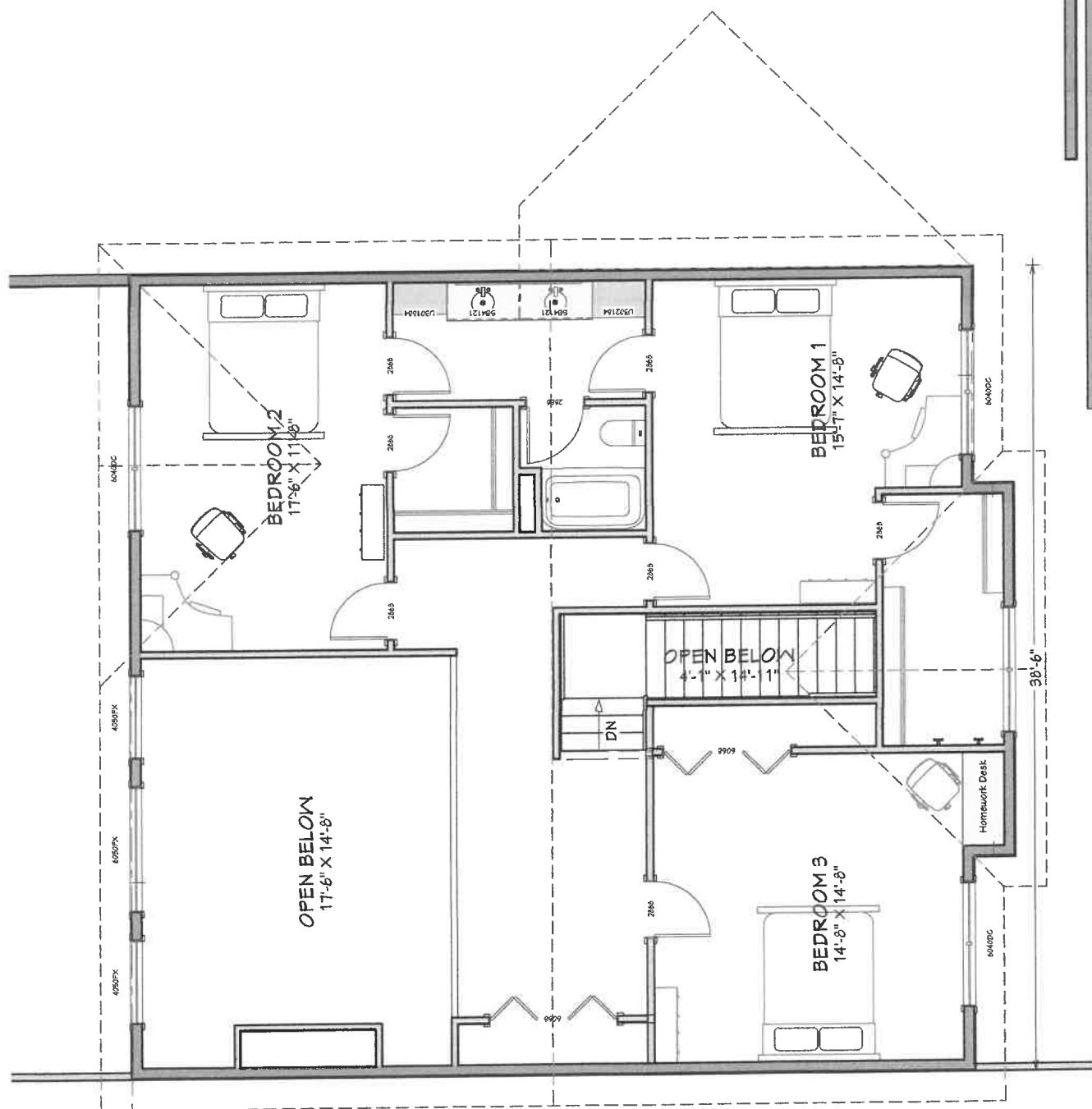


Signature of Building/Fire Inspector

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 22, 2026

Ref: L0313199232

TESSA J. LAGEIN
1351 CHAUTAUQUA BLVD
VALLEY CITY ND 58072-2332

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: TESSA J. LAGEIN
SSN or FEIN: 502080313

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.

Ashlee Schwark
Supervisor, Individual Income Tax and Passthrough Entities
Phone: 701-328-1296
Email: aschwark@nd.gov

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF VALLEY CITY AND ABUSED PERSONS OUTREACH CENTER, INC. FY 2027 JUSTICE ASSISTANCE GRANT (JAG)

This agreement is between the **City of Valley City, ND** and the **Abused Persons Outreach Center, Inc. (APOC)**.

1. PURPOSE

The parties are collaborating to apply for and execute the FY 2027 Edward Byrne Memorial JAG award.

2. ROLES AND RESPONSIBILITIES

- **City of Valley City (Legal Recipient & Fiscal Agent):**
 - Serves as the official, legal recipient of the federal funds.
 - Holds ultimate financial accountability and oversight for the grant.
 - Disburses funds to APOC on a strict reimbursement basis.
 - Ensures compliance with federal financial regulations.
- **APOC (Application & Implementing Agency):**
 - Drafts and prepares the grant application content.
 - Manages daily operations and executes the grant project.
 - Spends funds only on approved, eligible JAG expenses.
 - Supplies all receipts, invoices, and tracking data to the City of Valley City.

3. REPORTING & AUDITS

- **APOC** will draft all required programmatic reports and send them to the City of Valley City ten (10) days before federal deadlines.
- **The City of Valley City** will submit all official financial reports to the federal government.
- **APOC** will keep all records accessible for future federal or local audits.

4. TERM AND LIABILITY

- This agreement lasts for the entire duration of the grant project period.
- APOC assumes liability for any misused funds or disallowed costs caused by its operations.

5. SIGNATURES

City of Valley City:

Signature: _____ Title: _____ Date: _____

APOC:

Signature: _____ Title: _____ Date: _____

COMMUNICATIONS EASEMENT

THIS INDENTURE, made by and between City of Valley City, whose post office address is 220 3rd St NE, Valley City, North Dakota 58072, Hereinafter called Owner and BEK Communications Cooperative, a cooperative corporation of Steele, North Dakota, 58482, hereinafter called "Cooperative", its successors and assigns.

WITNESSETH, that for consideration received, Owner does hereby grant unto Cooperative, its successors and assigns, a 99 year easement to construct, reconstruct, operate, maintain, repair and remove communication lines or systems, by means of cables and equipment buried under the surface of the ground with such above ground pedestals and other equipment as may be necessary or desirable for the use of such buried cables and equipment, upon, over and under the following described real estate, situated in the County of Barnes, State of North Dakota, to wit:

A strip of land Twenty Feet (20') in width located within One Hundred Twenty Feet (120') East of the centerline of 115th Ave SE, located on the West side in the Auditors Lot 1 in the Northwest (NW ¼) Quarter Section Thirty-Two (32), in Township One Hundred Forty (140) North of Range Fifty-Eight (58), and South Three Hundred Sixty Feet (360') of East Eight Hundred Twenty Feet (820') of Auditors lot 2 (65.39 Acres) West of the Fifth Principal Meridian, in the County of Barnes, and the State of North Dakota.

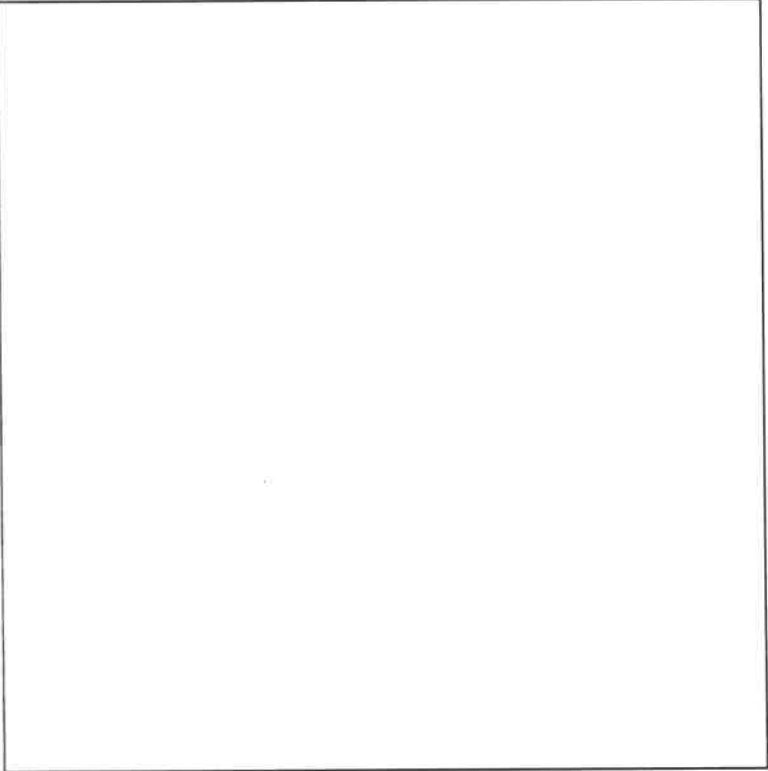
Cooperative agrees that it will repair or pay damages as determined by the Cooperative's Board of Directors for damages that may result to the crops, fences, buildings and improvements on said premises caused by the constructing, reconstructing, operating, maintaining, repairing or removing said communication lines. Cooperative hereby agrees to indemnify and hold harmless the Owner from any and all claims for property damage, personal injury, or death to any person or property arising out of Cooperative's use or occupancy of the above described premises. Owner hereby grants to Cooperative, its successors and assigns, the right to enter said premises for the purposes of this easement.

Dated this _____ day of _____, 2026.

Signed By _____ Signed By _____
City of Valley City

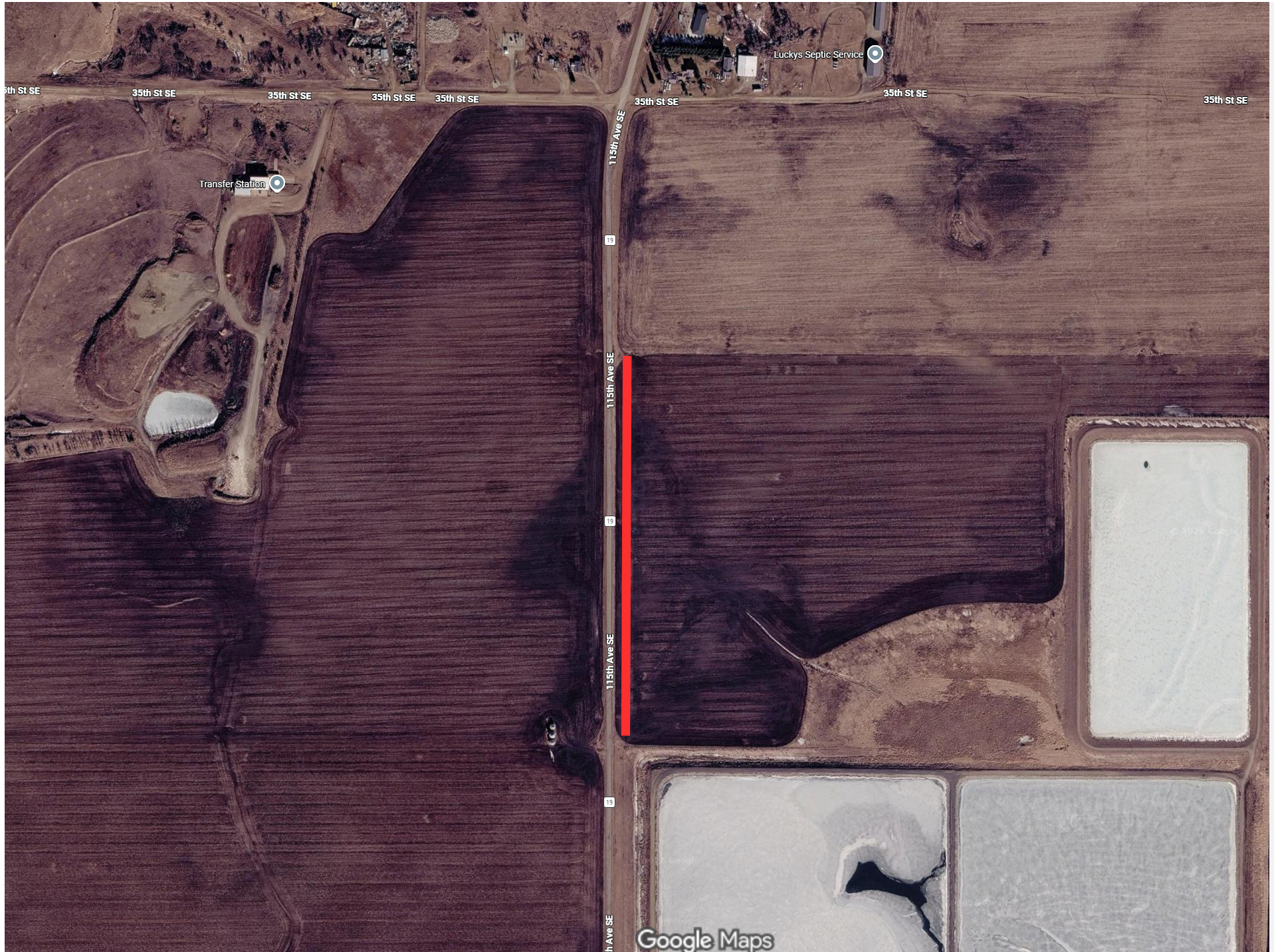
STATE OF _____ COUNTY OF _____
On this _____ day of _____, 2026, before me personally appeared _____, known to me to be the person(s) described in and who executed the above and foregoing instruments and severally acknowledged to me that they executed the same.

My Commission expires: _____
Notary Public
County: _____ State: _____



State of _____ County of _____
On this _____ day of _____ 20____, before me
Personally appeared _____, known to me to be the person described in and who executed the above and foregoing instruments and severally acknowledged to me that _____ executed the same.
My Commission expires: _____

Notary Public
County: _____ State: _____





1010 4th Avenue Southwest
Valley City, ND 58072-3907
701-845-4980
KLJENG.COM

July 30, 2026

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

Re: Valley City Permanent Flood Protection Phase 4
Recommendation of Award of Bid

Dear President Bishop and Members of the City Commission:

On May 27, 2026, at 11:00 AM, sealed bids were opened for the Permanent Flood Protection Phase 4 project. A total of five bids were opened.

We have reviewed the bids and have determined that the lowest responsible bid was:

- Ames Construction: \$23,480,705,50

We recommend awarding the contract above contingent upon approval from the ND Department of Water Resources.

Please contact me if you have any questions or comments by email at chad.petersen@kljeng.com or by phone at 701.845.9446 or 701.490.5554.

Sincerely,
KLJ Engineering

A handwritten signature in blue ink that reads "Chad Petersen".

Chad Petersen, PE
Sr. Project Manager

Project #: 1804-00101
cc: Gwen Crawford, City Administrator