

**CITY COMMISSION MEETING
VALLEY CITY, NORTH DAKOTA**

Tuesday, November 18, 2025
5:00 PM

The City Commission Meeting will begin on Tuesday, November 18, 2025 at 5:00 PM CT, at the City Commission Chambers, 220 3rd St. NE, Valley City, ND.

The meeting is also available to view online <https://us06web.zoom.us/j/85013757198> or listen by calling (1 346 248 7799) Webinar ID: 850 1375 7198

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

NEXT RESOLUTION NO. 2507

NEXT ORDINANCE NO. 1183

CALL TO ORDER

ROLL CALL:

PLEDGE OF ALLEGIANCE (PLEASE STAND)

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

APPROVAL OF CONSENT AGENDA

- | | |
|--|-----------------|
| A. Approve Minutes from the November 04, 2025. | Page 3-4 |
| B. Approve Local Contractors License | Page 5-7 |
| a. Freeman Trades | |
| C. Approve Application for Local Permit (Raffle) | |
| a. VCSU Student Chapter of the Wildlife Society | Page 8 |
| b. S.H.I.N.E Dance Team | Page 9 |

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

PUBLIC COMMENTS

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

The following rules apply to Public Comments:

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

Submission of written comments: In lieu of speaking, a written comment may be delivered to the meeting secretary prior to the start of the meeting. Written comments are limited to two pages. Any member of the public seeking to comment without attending in person may submit written comments to tpcity@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

PUBLIC HEARING

1. Open Public Hearing Regarding Ordinance 1181 to Rezone and Amend Zoning Map Lots 1-16, Block 22, Root's Addition, City of Valley City. **Page 10-13**

Motion to Close Hearing

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

Approve First Reading of Ordinance 1181 to Rezone and Amend Zoning Map Lots 1-16, Block 22, Root's Addition, City of Valley City.

Roll Call: Erickson Gulmon Bishop Magnuson Carlsrud

- 2. Open Public Hearing Regarding First Reading of Ordinance 1182 to Rezone and Amend Zoning Map Auditor's Lot 1 and the S360' of the E820' of Auditor's Lot 2 Both of the NW ¼ of Section 32-140N-58W, Barnes County.

Page 14-42

Motion to Close Hearing

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

Approve First Reading of Ordinance 1182 to Rezone and Amend Zoning Map Auditor's Lot 1 and the S360' of the E820' of Auditor's Lot 2 Both of the NW ¼ of Section 32-140N-58W, Barnes County.

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

- 3. Open Public Hearing Regarding Liquor License Application for Sho3 LLC dba Econo Lodge

Motion to Close Hearing

Page 43-60

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

Approve Application for Alcoholic Beverage License Application for Sho3 LLC dba Econo Lodge.

Roll Call: Erickson Gulmon Bishop Magnuson Carlsrud

ORDINANCE

RESOLUTION

Resolution No 2505 a Resolution Approving Conditional Use Permit Auditors Lot 1 and the S 360' of the E 820' of Auditor's Lot 2 NW¼ Section 32-140-58

Page 61-84

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

NEW BUSINESS

NB1. Approve Monthly Bills for the City and Public Works in the Amount of \$3,275,415

Page 85

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud

NB2. Approve Employee Assistance Program Contract Renewal – The Village

Page 86-95

Roll Call: Magnuson Erickson Gulmon Bishop Carlsrud

NB3. Rescind Approval of Resolution 2503, A Resolution Authorizing Bids for Cropland Lease – Auditor's Lot 2 NE1/4 31-140-58 and Auditor's Lot 1 NW1/4 32-140-58

Page 96-97

Roll Call: Erickson Gulmon Bishop Magnuson Carlsrud

NB4. Approve Addendum to Farm Lease for One Year Pursuant to Contract Dated April 18, 2024 -- Auditor's Lot 2 NE1/4 31-140-58 and Auditor's Lot 1 NW1/4 32-140-58

Page 98-101

Roll Call: Gulmon Bishop Magnuson Erickson Carlsrud

NB5. 2026 MRES REC Elections

Roll Call: Bishop Magnuson Erickson Gulmon Carlsrud **Page 102**

CITY ADMINISTRATOR'S REPORT

CITY UPDATES & COMMISSION REPORTS

ADJOURN

CITY COMMISSION MEETING VALLEY CITY, NORTH DAKOTA

Tuesday, November 4, 2025

CITY COMMISSION MEETING MINUTES

Meeting called to order at 5:00 PM

ROLL CALL

Members present: President Carlsrud, Commissioner Bishop, Commissioner Magnusson, Commissioner Erickson, Commissioner Gulmon

Others present: Administrator Crawford, City Attorney Martineck, Finance Director Klein, Deputy Auditor Johnson, Police Chief Horner

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Removed: Resolution 2505. A Resolution Approving Conditional Use Permit Auditors Lot 1 and the 360' of the E 820' of Auditor's Lot 2 NW1/4 Section 32-140-58 (to be placed on the next agenda)

Added to Consent Agenda: Raffle permit for VCSU American Fisheries Society Student Subunit

Added to New Business:

- **NB2:** Approve purchase of parcel 63-6040144 for \$871.03

Motion to approve agenda changes by Commissioner Bishop, seconded by Commissioner Gulmon.

Roll Call: Erickson – Yes; Gulmon – Yes; Bishop – Yes; Magnusson – Yes; Carlsrud – Yes
Motion passed

APPROVAL OF CONSENT AGENDA

A. Approve Minutes from the October 21, 2025, Finance & Commission Meetings

B. Approve Local Contractor Application

a. Escape Fire Protection, Inc. – Vadnais Heights, MN

b. Tecta America Dakotas – Fargo, ND

C. Approve Gaming Site Authorization License

a. ND Chapter of Delta Waterfowl, Inc.

b. Valley Twisters Gymnastics Club, Inc.

D. Approved Raffle Permit

a. VCSU Fisheries Society Subunit

Motion to approve by Commissioner Bishop, seconded by Commissioner Magnusson.

Roll Call: Erickson – Yes; Gulmon – Yes; Bishop – Yes; Magnusson – Yes; Carlsrud – Yes
Motion passed

PUBLIC COMMENTS

None

PUBLIC HEARING

Opened Public Hearing for Alcoholic Beverage License Application for Bon Bon Café

No one appeared for the public hearing.

Motion to close public hearing by Commissioner Magnusson, seconded by Commissioner Gulmon.

Roll Call: Gulmon – Yes; Bishop – Yes; Magnuson – Yes; Erickson – Yes; Carlsrud – Yes
Motion passed

Motion to approve Application for Alcoholic Beverage License for Bon Bon Café by Commissioner Bishop, seconded by Commissioner Magnuson.

Roll Call: Bishop – Yes; Magnuson – Yes; Erickson – Yes; Gulmon – Yes; Carlsrud – Yes
Motion passed

ORDINANCE

None

RESOLUTION

Motion to approve RESOLUTION 2506: A Resolution Authorizing the Issuance and Sale of \$600,000 Wastewater Treatment Improvement Warrant, Series 2025 by Commissioner Gulmon, seconded by Commissioner Magnuson. These funds will be used for the special assessments in the Sanitary Sewer Reline Project No. 72

Roll Call: Erickson – Yes; Gulmon – Yes; Bishop – Yes; Magnuson – Yes; Carlsrud – Yes
Motion passed

NEW BUSINESS

NB1. Motion to approve changes to Employee Policy and Procedure Manual by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Gulmon – Yes; Bishop – Yes; Magnuson – Yes; Erickson – Yes; Carlsrud – Yes
Motion passed

NB2. Approve purchase of parcel 63-6040144 for \$871.03.

Motion to approve by Commissioner Bishop, seconded by Commissioner Gulmon. This parcel is on the Barnes County Real Estate Forfeited for Delinquent Taxes list and the City would like to purchase for a future project.

Roll Call: Erickson – Yes; Gulmon – Yes; Bishop – Yes; Magnuson – Yes; Carlsrud – Yes
Motion passed

CITY ADMINISTRATOR'S REPORT

Report presented on Service Center updates

CITY UPDATES & COMMISSION REPORTS

Updates presented from City Engineer Peterson on sanitary sewer reline project.

City Attorney Martineck reported on City employee updates and openings

Meeting adjourned at approximately 5:15 PM.

State of North Dakota SECRETARY OF STATE



CONTRACTOR LICENSE

NO: 000053750

CLASS: D

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

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

Dated: November 12, 2025

Handwritten signature of Michael Howe in cursive script.

Michael Howe
Secretary of State

The North Dakota Secretary of State verifies that:

FREEMAN TRADES LLC

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

License # 000053750



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/05/2025

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 E-MAIL ADDRESS: melissa.schroeder@insureforward.com FAX (A/C, No): (701) 845-1749 | |
| INSURED Freeman Trades LLC 12047 25th St SE Valley City ND 58072 | | INSURER(S) AFFORDING COVERAGE INSURER A: Secura Insurance Companies NAIC # 22543 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: | |

COVERAGES**CERTIFICATE NUMBER:** master 25/26**REVISION NUMBER:**

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | |
|----------|---|-----------|----------|-------------------|-------------------------|-------------------------|---|--------------------------|-----------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | 20-CP-003420665-1 | 09/13/2025 | 09/13/2026 | EACH OCCURRENCE | \$ 1,000,000 | |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 300,000 | |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | | MED EXP (Any one person) | \$ 10,000 |
| | <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC | | | | | | PERSONAL & ADV INJURY | \$ 1,000,000 | |
| | OTHER: | | | | | | GENERAL AGGREGATE | \$ 1,000,000 | |
| | <input type="checkbox"/> AUTOMOBILE LIABILITY | | | | | | PRODUCTS - COMP/OP AGG | \$ 1,000,000 | |
| | <input type="checkbox"/> ANY AUTO | | | | | | | \$ | |
| | <input type="checkbox"/> OWNED AUTOS ONLY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | \$ | |
| | <input type="checkbox"/> HIRED AUTOS ONLY | | | | | | BODILY INJURY (Per person) | \$ | |
| | <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY | | | | | | BODILY INJURY (Per accident) | \$ | |
| | <input type="checkbox"/> UMBRELLA LIAB | | | | | | PROPERTY DAMAGE (Per accident) | \$ | |
| | <input type="checkbox"/> EXCESS LIAB | | | | | | | \$ | |
| | <input type="checkbox"/> OCCUR | | | | | | EACH OCCURRENCE | \$ | |
| | <input type="checkbox"/> CLAIMS-MADE | | | | | | AGGREGATE | \$ | |
| | DED | | | | | | | \$ | |
| | RETENTION \$ | | | | | | | \$ | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | | PER STATUTE | OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | | | | | | | |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | N/A | | | E.L. EACH ACCIDENT | \$ | |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | \$ | |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ | |

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

CERTIFICATE HOLDER**CANCELLATION**City of Valley City
220 3rd St NE

Valley City

ND 58072

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

AUTHORIZED REPRESENTATIVE

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APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (4-2023)

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 VCSU Student Chapter of The Wildlife Society | | Dates of Activity (Does not include dates for the sales of tickets) February 9th, 2026 | |
| Organization or Group Contact Person Tucker Johnson | E-mail Tucker.I.Johnson@ndus.edu | Telephone Number 701-840-4746 | |
| Business Address 230 Viking Dr SW | City Valley City | State ND | ZIP Code 58072 |
| Mailing Address (if different) | City | State | ZIP Code |

SITE INFO

| | | | |
|--|----------------------------|--------------------|--------------------------|
| Site Name Valley City State University | City | State | ZIP Code |
| | Valley City | ND | 58072 |
| Site Physical Address 230 Viking Dr SW | 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.)
Raffle starts as soon as tickets get approved and printed and then the raffle will be drawn on 2/9/26

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

| Game Type | Description of Prize | Exact Retail Value of Prize |
|------------------------------------|--|-----------------------------|
| Raffle | Ruger American Gen II 6.5 Creedmore Rifle or \$600 Scheels Gift Card | \$599.99 OR \$600.00 |
| Raffle | \$100 Visa Gift Card | \$104.95 |
| Raffle | \$75 Visa Gift Card | \$78.95 |
| Total (limit \$40,000 per year) | | \$ 783.90 |

Intended Uses of Gaming Proceeds
Events for students of the club

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

| | | | |
|---|---------------------------|---|--|
| Name Tucker Johnson | Title Treasurer | Telephone Number 701-840-4746 | E-mail Address Tucker.I.Johnson@ndus.edu |
| Signature of Organization or Group's Top Official | | Title President | Date 10/31/2025 |



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
GAMING DIVISION
SFN 9338 (8-2025)

Pd \$10 Cash

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 S.H.I.N.E. | | Dates of Activity (Does not include dates for the sales of tickets) 12/06/2025 | |
| Organization or Group Contact Person Sarah Tulp | E-mail Stulp611@gmail.com | Telephone Number 7015272607 | |
| Business Address 520 chautauqua blvd. | City Valley City | State | ZIP Code |
| Mailing Address (if different) 11657 35J St. SE | City Valley City | State | ZIP Code |

SITE INFO

| | |
|---|---------------------|
| Site Name H.A.C. | County Barnes |
| Site Physical Address 493 central Ave. N | 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 raffle and gift basket raffle during competition. 8am-3pm 12/06/2025

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

| Game Type | Description of Prize | Exact Retail Value of Prize |
|---|---|-----------------------------|
| 50/50 | Half of money collected from sold tickets goes to winner. | ~ \$ 200-300 |
| Raffle | Gift baskets go winner values 100 100 \$ | \$ 600.00 |
| <i>will call after raffle w/ total amount</i> | | |
| Total (limit \$50,000 per year) | | \$ |

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds
Proceeds go to Shine fundraiser group Hi-lites dance team

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 Sarah Tulp | Telephone Number 7015272607 | E-mail Address Stulp611@gmail.com |
| Signature of Organization Group's Permit Organizer <i>S. Tulp</i> | Title Vice president of S.H.I.N.E | Date 11/13/2025 |

ORDINANCE NO. 1181

ORDINANCE TO REZONE AND AMEND ZONING MAP LOTS 1-16, BLOCK 22, ROOT'S ADDITION, CITY OF VALLEY CITY

WHEREAS, an application was submitted to the Valley City Planning and Zoning Commission requesting approval to rezone Lots 1-16, Block 22, Root's Addition to Valley City, North Dakota, from Open Space District to R-4 Multi-Family Residential District for the purpose of school facilities and athletic fields; and

WHEREAS, the Planning and Zoning Commission, following a public hearing on October 14, 2025, approved the rezone to R-4 Multi-Family Residential District with no conditions; and

WHEREAS, Board of City Commissioners held a public hearing and received comments on November 18, 2025; and

WHEREAS, the application meets the presentation requirements and applicable standards set forth in section 11-07-06 of the Valley City Municipal Code; and

WHEREAS, the Board of City Commissioners considered the factors set forth in V.C.M.C. § 11-07-06, including the compatibility of the proposed use with the surrounding neighborhood, and conformity with the Valley City Comprehensive Land Use and Transportation Plan.

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

Section 1. Lots 1-16, Block 22, Root's Addition to Valley City are re-zoned to R-4 Multi-Family Residential District.

Section 2. The Valley City Zoning Map shall be amended as set forth in V.C.M.C. § 11-03-01.

Section 3. All ordinances, or parts of ordinances, or provisions of the Valley City Municipal Code in conflict herewith, are hereby repealed.

Section 4. This ordinance shall take effect and be in full force from and after its second reading, final adoption and approval by the Board of City Commissioners.

Dave Carlsrud, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

Introduction and First Reading: November 18, 2025
Second Reading, Final Passage, Adoption:

Valley City Planning and Zoning APPLICATION

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

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

- | | |
|--|--|
| <input type="checkbox"/> Variance (\$100) <input type="checkbox"/> Vacation of Street/Alley (\$150) <input type="checkbox"/> Zoning Ordinance Text Amendment (\$200) | <input checked="" type="checkbox"/> Zoning Map Amendment (Zone/Rezone) (\$200) <input type="checkbox"/> Conditional Use Permit (\$200) <input type="checkbox"/> PUD/PUD Amendment (\$200) <input type="checkbox"/> Other: _____ (\$TBD) |
|--|--|

Applicant Name: Valley City Public Schools Phone: 701-845-0483

Applicant Address: 460 Central Ave N

City, State, Zip: Valley City ND 58072 **Email Address:** josh.johnson@k12.nd.us

Owner Name: Valley City Public Schools Phone: 701-845-0483

Owner Address: 460 Central Ave N

City, State, Zip: Valley City ND 58072 **Email Address:** josh.johnson@k12.nd.us

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

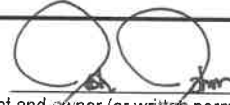
Physical Address of Property (if assigned): N/A

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

Parcel ID# 63-4271783 **Lot** ALL **Block** 22 **Subdivision** Roots Addition

Section _____ **Twp** _____ **Range** _____ **Metes and Bounds:** _____

Briefly describe the reason for request:
Proposed plans for this land have required a zoning change per discussions with the City & VC.

Applicant Signature:  **Date:** 9-29-25

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

VALLEY CITY USE ONLY:

Application and fees. Rec'd on date: _____ in the amount of \$ _____ Cash/Check

Application/Supporting documents deemed complete. Date: _____ Initials: _____

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

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

Valley City Planning Commission – October 14, 2025 Agenda

Action Request: Rezoning Application

Applicant: Josh Johnson, Valley City Public Schools

Objective: Change current zoning to allow public school facilities as a use on the site.

Property Owners: Valley City Public Schools

Legal Description: Lots 1-16 Block 22 of Root’s Addition to the City of Valley City, North Dakota, having an area of approximately 2.66 acres.

Project Location: The land proposed to be rezoned is located south of 9th Street NE and between 4th Avenue NE and 5th Avenue NE in Valley City. The map below shows the applicable parcel highlighted in blue.



Analysis: The land included in this proposed replat is zoned Open Space District and was previously owned by the City of Valley City. Ownership has been transferred to the Valley City School District in support of the development of new school facilities on an adjacent block. The intent of the Open Space District is conserve existing open space, to protect the flood plain, and to preserve natural growth in order to stabilize steep slopes, to assist aquifer recharge, to cool adjacent residential neighborhoods on hot summer days and to provide a wildlife habitat in close proximity to children. Permitted uses in the Open Space District are limited to farms, parks, playgrounds, golf courses, greenhouses, forest preserve and other public recreation space, and other uses of the same general character. In order to treat zoning for public school facilities consistently and more clearly allow for them, the land is proposed to be rezoned to R-4 Multi-Family Residential District which allows elementary schools, junior high schools, high schools as a permitted use. The R-4 District intent includes allowing certain compatible

nonresidential uses and allows for greater densities of development than in other residential districts. It should be noted that the future land use map identifies the future land use for this land as park and golf course. There is not a direct correlation between zoning districts and the future land use categories, but Table 6-2 of the Comprehensive Plan indicates that the R-4 District is compatible with this future land use category. The Comprehensive Plan indicates this land use category is intended for active and passive recreational needs of the community and is generally expected to be publicly owned.

The anticipated uses of this land are expected to include various sporting activities for the Valley City Public School District. No buildings are anticipated to be constructed at this time, but accessory buildings in support of the sporting activity usage may be constructed at a later time. It is reasonable to expect that there will occasionally be increased traffic and noise levels in the vicinity of this tract due to the changing land use.

Findings:

- A. The proposed zoning change to R-4 is consistent with the future land use plan.
- B. The proposed public school facility use is consistent with the proposed R-4 District requirements.
- C. It will be important for the School District and the City of Valley City to address potential traffic issues associated with the proposed new school facilities being planned for this neighborhood.

Recommendation:

Barring additional information presented prior to or at the October 2025 Planning and Zoning Commission, it is recommended the proposed zone change to R-4 be approved and recommended for approval to the Board of City Commissioners.

ORDINANCE NO. 1182

ORDINANCE TO REZONE AND AMEND ZONING MAP AUDITORS LOT 1 AND THE S360' OF THE E820' OF AUDITOR'S LOT 2 BOTH OF THE NW¼ OF SECTION 32-140N-58W, BARNES COUNTY

WHEREAS, an application was submitted to the Valley City Planning and Zoning Commission requesting approval to rezone Auditors Lot 1 and the S360' of the E820' of Auditor's Lot 2 both of the NW¼ of Section 32-140N-58W in Barnes County, North Dakota, to AG Agricultural District for the intended uses of cropland, a city lagoon, and a telecommunications tower; and

WHEREAS, the Planning and Zoning Commission, following a public hearing on October 14, 2025, approved the rezone to AG Agricultural District with no conditions; and

WHEREAS, Board of City Commissioners held a public hearing and received comments on November 18, 2025; and

WHEREAS, the application meets the presentation requirements and applicable standards set forth in section 11-07-06 of the Valley City Municipal Code; and

WHEREAS, the Board of City Commissioners considered the factors set forth in V.C.M.C. § 11-07-06, including the compatibility of the proposed use with the surrounding neighborhood, and conformity with the Valley City Comprehensive Land Use and Transportation Plan.

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

Section 1. Auditors Lot 1 and the S360' of the E820' of Auditor's Lot 2 both of the NW¼ of Section 32-140N-58W in Barnes County, North Dakota, are re-zoned to AG Agricultural District.

Section 2. The Valley City Zoning Map shall be amended as set forth in V.C.M.C. § 11-03-01.

Section 3. All ordinances, or parts of ordinances, or provisions of the Valley City Municipal Code in conflict herewith, are hereby repealed.

Section 4. This ordinance shall take effect and be in full force from and after its second reading, final adoption and approval by the Board of City Commissioners.

Dave Carlsrud, President
Board of City Commissioners

ATTEST:

Brenda Klein, Finance Director

Introduction and First Reading: November 18, 2025
Second Reading, Final Passage, Adoption:

Valley City Planning and Zoning APPLICATION

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

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

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

Applicant Name: Alto Towers / STATE of North Dakota Phone: 612-801-2228
Applicant Address: 229 Byrondale Ave N
City, State, Zip: WAYZATA, MN 55391 Email Address: robertsviera@yahoo.com

Owner Name: City of Valley City Phone: 701-845-1700
Owner Address: 220 3rd ST NE
City, State, Zip: Valley City, ND 58072 Email Address: Joel.guanbeck@klseng.com

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

Physical Address of Property (if assigned): _____

Property Description (attach add'l sheet if necessary):
Parcel ID# 413220200 Lot 1 Block _____ Subdivision _____
Section 32 Twp 140 Range 58 Metes and Bounds: Aud Lot 1 of NW 1/4 § 5360' of E 820' of Aud Lot 2 65.39 Acres

Briefly describe the reason for request: Alto Towers and The STATE of North Dakota are seeking permission build up to a 250' (255' w/ a 5' lightning rod) self-support, wireless communications tower for its first responder, state-wide network. The 250' tower will be located w/in a 60' x 60' parcel of property and contain a 30' wide access/utility easement as well as a separate 30' utility easement.

Applicant Signature: [Signature] **Date:** 10/7/25

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

VALLEY CITY USE ONLY:

Application and fees. Rec'd on date: _____ in the amount of \$ _____ Cash/Check
Application/Supporting documents deemed complete. Date: _____ Initials _____

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

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

12/30/2024

To Whom it May Concern:

The North Dakota Information Technology Department has entered into a contract with Allo Towers of Irvine, California to construct towers for utilization on the Statewide Interoperable Radio Network (SIRN). As part of the contract with the state of North Dakota Allo Towers will be:

- Acquiring easements and completing land acquisitions or land leases.
- Designing, constructing, and maintaining the towers and compounds.

The North Dakota Information Technology Department will lease tower and compound space from Allo Towers.

The Statewide Interoperable Radio Network will be utilized by emergency responders such as law enforcement, fire, emergency medical, and other emergency responders. More information on the SIRN project can be found at: [SIRN 20/20 | North Dakota Information Technology \(nd.gov\)](#)

For more information please email: ndsirn@nd.gov or contact:

Jared Lemieux, SIRN Program Administrator

jarlemieux@nd.gov

701-328-6097 (office)

701-805-9817 (cellular)

Eric Pederson, Public Safety Manager

eipederson@nd.gov

701-328-1104 (office)

701-204-3756 (cellular)

Thank you,

Jared Lemieux

Jared Lemieux

Statewide Interoperable Radio Network Program Administrator

North Dakota Information Technology

Signature: 
Jared Lemieux (Dec 30, 2024 10:58 CST)

Email: jarlemieux@nd.gov

Valley City Planning Commission – October 14, 2025 Agenda

Action Request: Conditional Use Permit

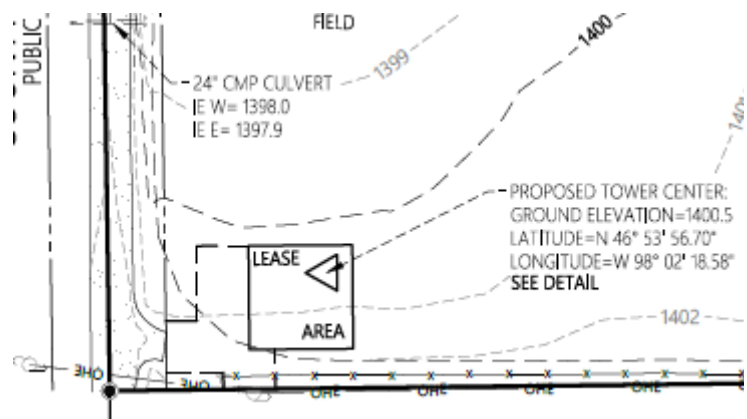
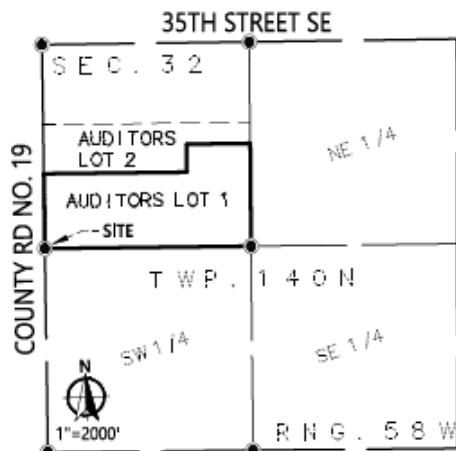
Applicant: Allo Towers

Objective: Approve installation of a wireless communication facility on a tract of land owned by the City of Valley City and being leased to Allow Towers.

Property Owners: City of Valley City

Legal Description: Auditors Lot 1 and the south 360 feet of the east 820 feet of Auditor’s Lot 2 both of the NW ¼ of Section 32 Twp 140N Rng 58W in Barnes County, North Dakota, having an area of approximately 65.39 acres.

Project Location: The site of the proposed wireless communications facility is just east of County Road 19 and north of part of the Valley City sewage lagoons. See maps below.



Analysis: The site of the proposed wireless communications facility is owned by Valley City and being leased to Allow Towers. In a separate application the land owned by Valley City is requested for zoning to the Agricultural District. The agricultural district lists wireless communication facilities on its conditional use list.

As part of an upgrade to the state-wide public communications system, the State of North Dakota needs to construct a wireless communications tower in the Valley City area for state, regional, and local first responders to use.

Conditional uses must be judged for their compatibility with other uses of the zoning district in which they are located and may require conditions for approval to address potential concerns or mitigation of incompatibility. The intent of the Agricultural District is for agricultural activities and other open land uses in proximity to land within the city's urbanized area. It also is to direct non-farm development to other places more appropriate for compact development and integration into the City of Valley City. The existing uses of agriculture and sewage lagoons are compatible with the wireless communications facility. A proposed conditional use should be evaluated for potential adverse effects. One potential adverse effect is that the proposed height of the tower is up to 255 feet, which is above the 199 feet maximum height standard that is commonly established for aviation safety. At the time of this report writing there is no certain confirmation as to the actual maximum height for construction at this site. Approval by the FAA of the proposed construction and height is pending. Another common concern for towers such as these has to do with impacts if there was a structural failure. The proposed lattice style tower is designed to collapse on itself instead of breaking at ground level and falling full length in any direction. At the time of this report writing, the distance of the lease site from County Road 19 is not fully determined, but it appears that the site would be less than 255 feet from the road. Access to the leased site is intended to be via an existing approach off of County Road 19 with appropriate access easement granted between the lease site and the road.

Findings:

- A. The proposed conditional use permit is appropriate in the Agricultural District, and if the Agricultural District zoning classification is approved will support the installation of the wireless communications tower.
- B. There is some level of risk that a structural failure would result in the tower collapsing onto County Road 19 and disrupting travel on the road. This can be mitigated by requiring the leased site to be located further to the east from County Road 19.
- C. The CUP application is for a tower up to 255 feet in height. This is not consistent with common height limitations for similar towers.

Recommendation:

Barring additional information presented prior to or at the October 2025 Planning and Zoning Commission, it is recommended the proposed Conditional Use permit be approved and recommended for approval to the Board of City Commissioners with the following conditions:

- 1. The proposed tower and tower height are approved by the FAA, and meet all FAA requirements such as installation of appropriate lighting or beacons to warn aircraft of the potential hazard.
- 2. The proposed tower lease site be at least 280 feet east of the County Road 19 right-of-way.

3. The Barnes County Municipal Airport manager does not indicate any reservations or objections to the installation if the previous two conditions are met.
4. The City Commission of Valley City approve the proposed Agricultural District zoning classification of the tract in which the wireless communication facility is proposed to be located.
5. Any additional issues identified at the October 14th public hearing are addressed to the satisfaction of the Planning and Zoning Commission.

SECTION 1: GENERAL REQUIREMENTS

1.1 PURPOSE AND INTENT

A. THE DRAWINGS ARE SUPPLEMENTAL TO ANY WRITTEN SPECIFICATIONS OR REQUIREMENTS. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED IN ONE AND NOT THE OTHER, OR IF ANY DISCREPANCIES OR DISAGREEMENTS ARE IDENTIFIED, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER.

B. THE CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SHOWN ON THE PLANS. CONTRACTOR MUST SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS TO OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO ASSESS CONDITIONS PRIOR TO BIDDING. IN ADDITION, CONTRACTOR SHALL PERFORM TESTING AND ADDITIONAL INVESTIGATION AS DEEMED NECESSARY TO SUBMIT A FIXED BID. IGNORANCE OF THE SITE OR PROJECT CONDITIONS WILL NOT BE GROUNDS FOR CHANGE ORDERS OR ALTERING THE SCHEDULE.

1.3 CLEANUP

A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS. LEAVE THE SITE CLEAN AND READY FOR USE.

B. IF CLEARING IS REQUIRED, ALL BRUSH, STUMPS, AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE OWNER SHALL BE CONSULTED FOR SPECIFICATIONS ON TREE PLACEMENT AND DISPOSAL. IF REQUIREMENTS ARE NOT SPECIFIED, A CONSERVATIVE ASSUMPTION SHALL BE UTILIZED FOR BIDDING PURPOSES.

C. THE SITE SHALL BE LEFT IN A CONDITION EQUIVALENT TO THE PRE-CONSTRUCTION CONDITION AND SATISFACTORY TO THE OWNER.

1.4 CODES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND RULES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THE DRAWINGS OR WRITTEN SPECIFICATIONS.

B. IN ADDITION TO ALL CODES, CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND APPLICABLE STANDARDS (ACI, IBC, NEC, ETC).

1.5 QUALITY ASSURANCE

A. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE PRIOR TO COMMENCING ANY WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN. THE CONTRACTOR SHALL PROVIDE 48-HOUR ADVANCE NOTICE OF SPECIFIC INSPECTION MILESTONES (SUCH AS FOUNDATION POURING). ADVANCE NOTICE WILL ALLOW FOR COORDINATION WITH INSPECTION COMPANIES.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REQUEST A LIST OF INSPECTIONS FROM THE OWNER OR ENGINEER. AT A MINIMUM THIS WILL TYPICALLY INCLUDE THE FOUNDATION, GROUNDING, SUBSTANTIAL COMPLETION, AND FINAL.

B. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF ALL COMPLETED WORK AND PROVIDE THESE TO THE OWNER ON A WEEKLY BASIS. PHOTOGRAPHS SHALL INCLUDE DOCUMENTATION OF ALL SUBGRADE WORK THAT CANNOT BE VISIBLY INSPECTED UPON COMPLETION (GROUNDING, FOUNDATION, UTILITIES, ETC.).

C. THE CONTRACTOR IS THE GUARANTOR OF ALL WORK. FAILURE TO IDENTIFY A DISCREPANCY/DEFECT OR IMMEDIATELY NOTIFY THE CONTRACTOR OF SAID DEFECT DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES IN THIS REGARD.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSPECTIONS OCCUR PRIOR TO COMPLETION OF WORK. IF AN ITEM IS COMPLETED WITHOUT THE REQUESTED INSPECTION, THE OWNER WILL HAVE THE RIGHT TO ASSUME THAT THE WORK WAS NOT COMPLETED PROPERLY AND MUST BE REPLACED.

1.6 BUILDING PERMITS

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AT THE JOB SITE, COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM THE OWNER OF ANY REQUIREMENTS THAT MAY DEVIATE FROM THE CONSTRUCTION DOCUMENTS.

1.7 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL. THE CONTRACTOR SHALL ENSURE THAT ANY FAA ELEVATION LIMITATIONS ARE NOT EXCEEDED.

1.8 TOWER SECURITY

THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE CONSTRUCTION PHASE. THE SITE MUST BE SECURELY FENCED (PERMANENTLY OR TEMPORARILY) WITHIN 24 HOURS OF TOWER ERECTION.

1.9 SITE CONTROL

A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. IF WETLANDS ARE PRESENT IN THE PROJECT VICINITY THE CONTRACTOR IS RESPONSIBLE TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THEY ARE NOT DISTURBED IN ANY MANNER. IF DISTURBANCE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND CONSEQUENCES, INCLUDING FINES (EVEN IF ASSESSED TO THE OWNER).

C. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF CONTRACTOR.

D. THE CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION ACTIVITIES, MATERIALS, EQUIPMENT, ETC. TO THE LEASED AREA AND LEGAL EASEMENTS UNLESS PERMISSION TO DO OTHERWISE IS GRANTED BY THE PROPERTY OWNER.

1.10 CHANGE ORDER PROCEDURE

THE CONTRACTOR MUST PROVIDE NOTICE IN WRITING ON PROPER FORMS OF ANY POTENTIAL CLAIM FOR CONCEALED OR UNKNOWN CONDITIONS, OR ANY OTHER ITEM (EVEN IF A REQUEST BY OWNER) THAT MAY RESULT IN A TIME DELAY OR COST CHANGE WITHIN 1 DAY OF FIRST KNOWLEDGE. ANY CLAIM (CHANGE ORDER) MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING OR INCURRING ANY COSTS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR AND ANY ASSOCIATED COST INCURRED WILL NOT BE PAID.

SECTION 2: EARTHWORK

2.1 SCOPE OF WORK

REFER TO THE SURVEY AND SITE PLAN FOR EXISTING GRADES AND FINAL ELEVATIONS.

2.2 SITE PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM COMPOUND, ACCESS DRIVE, AND UTILITY PATH AS REQUIRED. SEE SITE PLAN FOR APPROPRIATE AREA TO BE CLEARED. REMOVE STUMPS, ORGANIC SOIL, AND OTHER DETRIMENTAL MATERIAL COMPLETELY UNDER ENTIRE COMPOUND AND DRIVE. ALL WASTE MATERIALS INCLUDING, BUT NOT LIMITED TO, STUMPS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.

B. STRIP ALL ORGANIC MATERIAL FROM COMPOUND AND ACCESS DRIVE. IF SITE CONTAINS WET SOIL, CONTRACTOR SHALL OVER EXCAVATE A MINIMUM OF 18 INCHES OF MATERIAL FROM THE ENTIRE COMPOUND AND ACCESS DRIVE.

C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, CONTRACTOR SHALL REMOVE ALL TOPSOIL, ORGANIC MATERIALS AND WET OR POOR SOILS. IF MORE THAN 2'-0" OF POOR SOILS ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY CONTACT CONSTRUCTION MANAGER AND/OR ENGINEER FOR GUIDANCE.

D. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS CONTAINED IN PLANS AND GEOTECHNICAL REPORT.

2.3 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO DEPTH, AND GRADES SHOWN ON THE PLANS.

MINIMUM COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% MAXIMUM DRY DENSITY UNDER STRUCTURAL ELEMENTS. AREAS OF SETTLEMENT IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE OF FINAL CONSTRUCTION BY OWNER WILL BE EXCAVATED, FILLED, AND RECOMPACTED AT CONTRACTOR'S EXPENSE.

B. CONTRACTOR SHALL REVIEW THE GRADING PLANS, GEOTECHNICAL REPORT, AND TOWER FOUNDATION PLANS THOROUGHLY PRIOR TO BIDDING. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

C. IT IS RECOMMENDED THAT THE OWNER HIRE AN INDEPENDENT GEOTECHNICAL ENGINEER TO REVIEW SOIL CONDITIONS AND AN ACI CERTIFIED INSPECTOR TO REVIEW ALL FOUNDATION ELEMENTS.

D. REGARDLESS OF THE ABOVE RECOMMENDATION, THE CONTRACTOR IS RESPONSIBLE TO OBSERVE SITE AND SOIL CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS AND COMPARE THE ABOVE TO THE GEOTECHNICAL REPORT, THE PLANS, AND THE TOWER DRAWINGS. ANY INCONSISTENCIES, DISCREPANCIES, OR ASSUMPTIONS THAT PROVE TO BE INCORRECT, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2.4 SITE GRADING

ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL REPORT, SITE DRAWINGS, TOWER PLANS, AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STRICTER REQUIREMENT.

A. CONTRACTOR SHALL USE ON-SITE MATERIALS OR IMPORTED FILL TO MATCH THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS. HOWEVER, IN NO CASE SHALL ORGANIC MATERIALS, WET SOIL, FROZEN SOIL, OR POOR SOIL BE USED AS ON-SITE FILL. IN ADDITION, ALL FILL (ON-SITE OR IMPORTED) SHALL BE ADEQUATELY COMPACTED PER THE EARTHWORK SPECIFICATIONS.

B. IF DISCREPANCIES ARE IDENTIFIED BETWEEN THE GRADING PLAN AND ACTUAL SITE CONDITIONS, THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. ANY CHANGES TO THE GRADING PLAN CONTOURS MUST BE PREAPPROVED.

C. THE CONTRACTOR SHALL LIMIT ALL SITE GRADING AND CONSTRUCTION ACTIVITIES TO THE LEASED AREA AND ASSOCIATED EASEMENT. IF THIS IS NOT POSSIBLE, CONTACT THE PROJECT MANAGER AND OBTAIN OWNER APPROVAL PRIOR TO WORKING OUTSIDE THE ABOVE LIMITS.

D. REGARDLESS OF THE CONTOURS DEPICTED IN THE PLANS, ALL REQUIREMENTS IN THE TOWER FOUNDATION DRAWINGS (INCLUDING THE MINIMUM SOIL COVER) MUST BE ADHERED TO STRICTLY.

E. ALL FINISHED SURFACES SHOULD BE GRADED TO DRAIN FROM FOUNDATION. PROVIDE PROPER DITCHING AND ROUTING OF SURFACE WATER, AND AVOID PONDING AND EROSION.

F. ALL EXPOSED SOIL SHALL BE PROPERLY SEEDED AND PROTECTED FROM EROSION.

G. THE FINISHED GRADE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE COMPOUND FENCE.

2.5 GRAVEL SURFACING

A. CONSTRUCT GRAVEL DRIVE AND COMPOUND AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. PLACE FILL OR STONE IN MAXIMUM EIGHT INCH LIFTS AND COMPACT TO SPECIFIED DENSITY PRIOR TO PLACING NEXT LIFT.

2.6 RETAINING WALLS

A. RETAINING WALLS TO BE INSTALLED BY AN EXPERIENCED CONTRACTOR FAMILIAR WITH AT LEAST TEN (10) PROJECTS OF SIMILAR SIZE AND SCOPE.

B. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER DESIGN CHARTS AND INSTALLATION GUIDELINES.

C. ALL BACKFILLED MATERIAL SHALL BE QUALITY SOILS (SAND, GRAVEL, OR SILTY SAND) WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. LL BACKFILLED MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN MAXIMUM 8" LIFTS.

D. DRAINAGE TILE SHALL BE USED BEHIND THE RETAINING WALL. THE DRAINAGE TILE SHALL RUN TO DAYLIGHT AT A MAXIMUM INTERVAL OF 20'. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" CRUSHED AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN.

E. RETAINING WALL EMBEDMENT SHALL BE AT LEAST THE MINIMUM SPECIFIED IN THE DRAWINGS. IN ADDITION, MINIMUM EMBEDMENT MUST EXCEED ANY MANUFACTURER DESIGN GUIDELINES.


F. ALL GEOGRID MATERIAL IS TO BE COATED POLYESTER WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF LTDS = 1350 PK.

CONSULTANT:

 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

 151 KALMUS DR., SUITE E-201
 COSTA MESA, CA 92626
 949.749.1994 VOICE
 www.allo Towers.com

ENGINEER SEAL:


I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GENERAL SPECIFICATIONS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

| INT. | DATE: | DESCRIPTION: |
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| CHECKED BY | OGD |
| PLOT DATE | 9/16/2025 |
| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | G-002 |

SECTION 3: TRENCHING

3.1 MATERIALS

FILL MATERIALS SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIALS OR ROCKS. ALL FILL MATERIAL SHALL BE FREE OF OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR POTENTIALLY HAZARDOUS. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF SOIL SHALL BE IN 8 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.

3.2 PIPE DETECTION AND IDENTIFICATION

ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH DETECTABLE WARNING TAPE.

3.3 TRENCH EXCAVATION

- A. DIG TRENCH TO DEPTHS AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY.
- D. USE HAND EXCAVATION METHODS WHEN REQUIRED BY LOCAL OR STATE GUIDELINES, OR WHEN NECESSARY TO AVOID ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.4 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING SHOULD MEET OR EXCEED OSHA REQUIREMENTS.

3.5 BACKFILLING

- A. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
- B. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL THERE IS AT LEAST 12 INCHES OF COVER OVER THE CONDUIT.

3.6 COMPACTION

- A. COMPACT BACKFILL TO AT LEAST 95% STANDARD PROCTOR.
- B. IF REQUIRED COMPACTION DENSITY IS NOT OBTAINED, REMOVE BACKFILL FROM TRENCH, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
- C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR BACKFILL DURING MAINTENANCE PERIOD (1 YEAR MINIMUM) SHALL BE REMOVED, REPLACED, AND RECOMPACTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

SECTION 4: CONCRETE WORK

4.1 CONCRETE FORMWORK

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND STANDARDS (IBC, ACI, ETC.) WHEN COMPLETING CONCRETE WORK.

- A. FORMS SHALL BE SMOOTH AND FREE OF SURFACE IRREGULARITIES. CONTRACTOR SHALL UTILIZE FORM RELEASE AGENTS AS NECESSARY.
- B. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- C. UPON COMPLETION, CONTRACTOR SHALL REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.
- D. REFER TO PLANS AND TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4.2 CONCRETE REINFORCEMENT

REFER TO PLANS AND TOWER DRAWINGS FOR REINFORCEMENT REQUIREMENTS.

4.3 CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REQUIREMENTS FOR FOOTINGS, FOUNDATIONS, ETC. ANY NON-STRUCTURAL SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

- A. ALL CONCRETE SUBJECT TO FREEZE-THAW SHALL CONTAIN 4-8% AIR ENTRAINMENT.
- B. ALL CONCRETE SHALL BE VIBRATED IN PLACE USING HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL AROUND AND BETWEEN REINFORCEMENT AND INTO CORNERS AND IRREGULARITIES. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

4.4 QUALITY CONTROL

- A. ALL STRUCTURAL CONCRETE SHALL BE INSPECTED BY INDEPENDENT, QUALIFIED PERSONNEL (ACI OR OTHERWISE). ALL STRUCTURAL CONCRETE SHALL BE TESTED BY AN INDEPENDENT LAB. AT A MINIMUM, 5 CYLINDERS SHALL BE CAST AND TESTED AT 7, 14, AND 28 DAYS. THE REMAINING CYLINDER SHALL BE RESERVED FOR RE-TESTING, IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE CONSTRUCTION MANAGER AND/OR TESTING AGENCY A MINIMUM OF 48 HOURS PRIOR TO EACH FOUNDATION POUR. IF A POUR OCCURS WITHOUT THE REQUESTED INSPECTION, THE OWNER CAN ASSUME THAT THE INSTALLATION WAS NOT INSTALLED CORRECTLY AND REQUIRE REPLACEMENT.

- B. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT HIS SOLE EXPENSE, ANY CONCRETE THAT DOES NOT MEET THE ABOVE SPECIFICATIONS, OR SIMILAR SPECIFICATIONS CONTAINED IN THE PLANS OR TOWER DRAWINGS. ANY CONCRETE THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH REQUIRED UPON COMPLETION OF LAB TESTING SHALL BE REPLACED. THE AVERAGE OF THE TWO 28 DAY BREAK RESULTS SHALL GOVERN. NO DISPUTES REGARDING THE METHOD USED TO COLLECT THE TEST CYLINDERS OR PERFORM THE LAB TESTING ARE ALLOWED. IF THE CONTRACTOR CHOOSES, HE MAY COLLECT AND TEST ADDITIONAL CYLINDERS AT HIS SOLE EXPENSE.
- C. DESPITE THE ABOVE REQUIREMENT, THE CONTRACTOR IS RESPONSIBLE TO PERFORM QUALITY WORK AND IS THE GUARANTOR OF THE FINISHED PRODUCT. IF A DEFECT IS NOT IMMEDIATELY IDENTIFIED BY THE INSPECTOR, OWNER, OR CONSTRUCTION MANAGER, BUT IDENTIFIED SUBSEQUENTLY, THE CONTRACTOR SHALL STILL BE RESPONSIBLE TO CORRECT SAID DEFECT.
- D. CONTRACTOR MUST VERIFY THAT CONCRETE MEETS DESIGN REQUIREMENT (FOR STRENGTH AND OTHER PARAMETERS) BEFORE PLACING ANY SERVICE LOADS.

SECTION 5: STRUCTURAL STEEL

- A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.
- C. HEATING AND WELDING OF BARS IS PROHIBITED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- D. ALL REINFORCEMENT BARS ARE TO BE FREE FROM LOOSE RUST AND SCALE.
- E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES. CONTRACTOR SHALL UTILIZE SPACERS AND CHAIRS AS REQUIRED.
- F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.
- G. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWG) D.1.1-92. STRUCTURAL WELDING CODE.

SECTION 6: GROUNDING

- A. GROUND RING IS TO BE CONSTRUCTED OF MATERIALS INDICATED ON THE DRAWINGS. ALL ABOVE GROUND LEADS TO BE SEALED IN CARFLEX CONDUITS.
- B. GROUND ALL CORNER POSTS WITH EXOTHERMIC WELDS (CONNECTION TO BE NO MORE THAN 12 INCHES ABOVE GROUND BUT MUST BE VISIBLE).
- C. ICE BRIDGE GROUND - GROUND SUPPORT POST TO GROUND RING AND GROUND ICE BRIDGE TO THE POST.
- D. A SMOOTH, DOWNWARD PATH TO GROUND IS REQUIRED FOR ALL GROUND LEADS.
- E. CONTRACTOR TO BOND PROPOSED GROUND SYSTEM TO EQUIPMENT/BUILDING GROUND RING IN 2 LOCATIONS.
- F. PROPOSED GROUND RING SHALL BE INSTALLED A MINIMUM OF 2' FROM ANY STRUCTURE.
- G. AT BASE OF ANTENNA TOWER, ATTACH GROUND KITS FROM COAXIAL CABLES TO TOWER GROUND BAR. LOCATE GROUND RING AROUND TOWER AND BOND GROUND BAR TO GROUND RING AS INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE.
- H. DOUBLING UP OR "STACKING" OF CONNECTION IS NOT PERMITTED.

- I. OXIDE INHIBITING COMPOUND TO BE USED AT ALL CONNECTIONS.
- J. RESISTIVITY TEST SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BACKFILLING. A MAXIMUM RESISTIVITY OF 5 OHMS MUST BE ACHIEVED PRIOR TO PROCEEDING. THE RESULTS OF THIS TEST SHALL BE DOCUMENTED, WITH COPIES PROVIDED TO THE OWNER AND CONSTRUCTION MANAGER.
- K. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF THE LEASED AREA. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF THE GROUND RING INSTALLATION SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED. IF A REPRESENTATIVE IS NOT PRESENT, CONTRACTOR SHALL PHOTOGRAPH ENTIRE INSTALLATION AND PROVIDE PHOTOGRAPHS TO CONSTRUCTION MANAGER WITHIN 48 HOURS.

SECTION 7: ELECTRICAL

- A. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS.
- B. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITY EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
- C. CONTRACTOR SHALL CONTACT UTILITY PROVIDER PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY THAT SERVICE HAS BEEN ORDERED AND DISCUSS ANY SITE SPECIFIC REQUIREMENTS. CHANGE ORDERS RELATED TO UTILITY REQUIREMENTS OR REQUESTS WILL NOT BE ALLOWED UNLESS THIS CONDITION HAS BEEN MET.
- D. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY CONTRACTOR.
- E. ALL MATERIALS UTILIZED SHALL BE U.L. LISTED.

SECTION 8: TOWER AND ANTENNA INSTALLATION

- A. IF REQUIRED, ERECT FURNISHED TOWER. PRIOR TO ERECTION, CONTRACTOR MUST VERIFY THAT CONCRETE HAS MET THE MINIMUM STRENGTH REQUIREMENTS AS WELL AS ANY OTHER INSPECTION OR TESTING REQUIREMENTS.
- B. INSTALL ANTENNAS AND LINES AS INDICATED ON THE DRAWINGS AND PER OWNER SPECIFICATIONS.
- C. INSTALL ANTENNA AND COAX MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS OR APPROVED BY THE CONSTRUCTION MANAGER.
- D. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- E. ANTENNA INSTALLATION TO BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- F. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS INCLUDING, BUT NOT LIMITED TO: EIA 222 (LATEST VERSION), FAA ADVISORY CIRCULAR AC70/7460-1A, FCC RULES & REGULATIONS.

SECTION 9: LANDSCAPING & SITE RESTORATION


CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS OR REQUIRED IN THE SPECIFICATIONS.


CONTRACTOR SHALL UTILIZE THE SERVICES OF A LANDSCAPE CONTRACTOR TO ENSURE THE LANDSCAPING IS PROPERLY INSTALLED, WATERED, AND OTHERWISE MAINTAINED. CONTRACTOR SHALL GUARANTEE LANDSCAPING FOR A MINIMUM OF 1 YEAR AND SHALL REPLACE ANY DEAD OR VISIBLY DISTRESSED PLANTS WITHIN THIS PERIOD.

- 9.1 PROTECTION
 - A. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM EROSION THROUGH THE USE OF AN EROSION CONTROL MESH OR MULCH NET.
 - B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE PLAN WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO A STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
 - C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.
- 9.2 INSTALLATION
 - A. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS TO ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
 - B. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
 - C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

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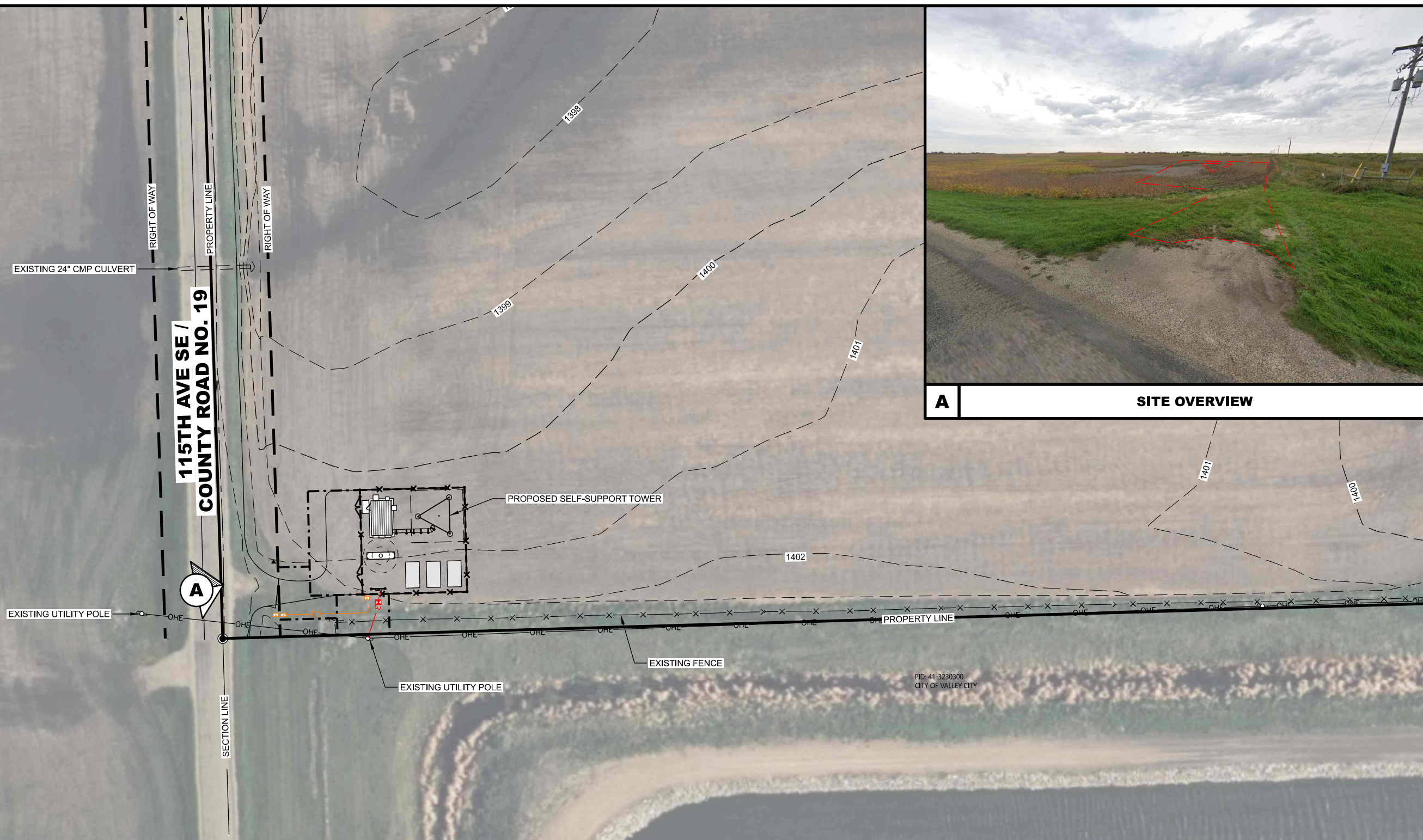
CLIENT:

 151 KALMUS DR., SUITE E-201
 COSTA MESA, CA 92626
 949.749.1994 VOICE
 www.allotowers.com

ENGINEER SEAL:

 PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GENERAL SPECIFICATIONS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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| PLOT DATE: | 9/16/2025 | |
| PROJECT NUMBER: | 44155 | |
| SET TYPE: | PRELIM | |
| SHEET NUMBER: | G-003 | |



A SITE OVERVIEW

CONSULTANT:
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OVERALL SITE PLAN
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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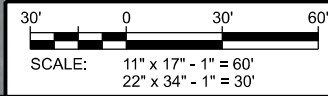
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| PLOT DATE | 9/16/2025 |
| PROJECT NUMBER | 44155 |
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| SHEET NUMBER | C-101 |

LEGEND: (THIS SHEET)

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| TRANSFORMER | |

PROJECT INFO:

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| PROJECT TYPE: | SELF-SUPPORT TOWER DEVELOPMENT HEIGHT: 194' ZONING HEIGHT: 250' |
| LEASE AREA: | 60' x 60' |
| COMPOUND AREA: | 60' x 60' |
| TOWER CENTER: | LAT: 46° 53' 56.70" N LONG: 98° 02' 18.58" W ELEV: 1400.5' |
| A.G.L. = ABOVE GROUND LEVEL | |



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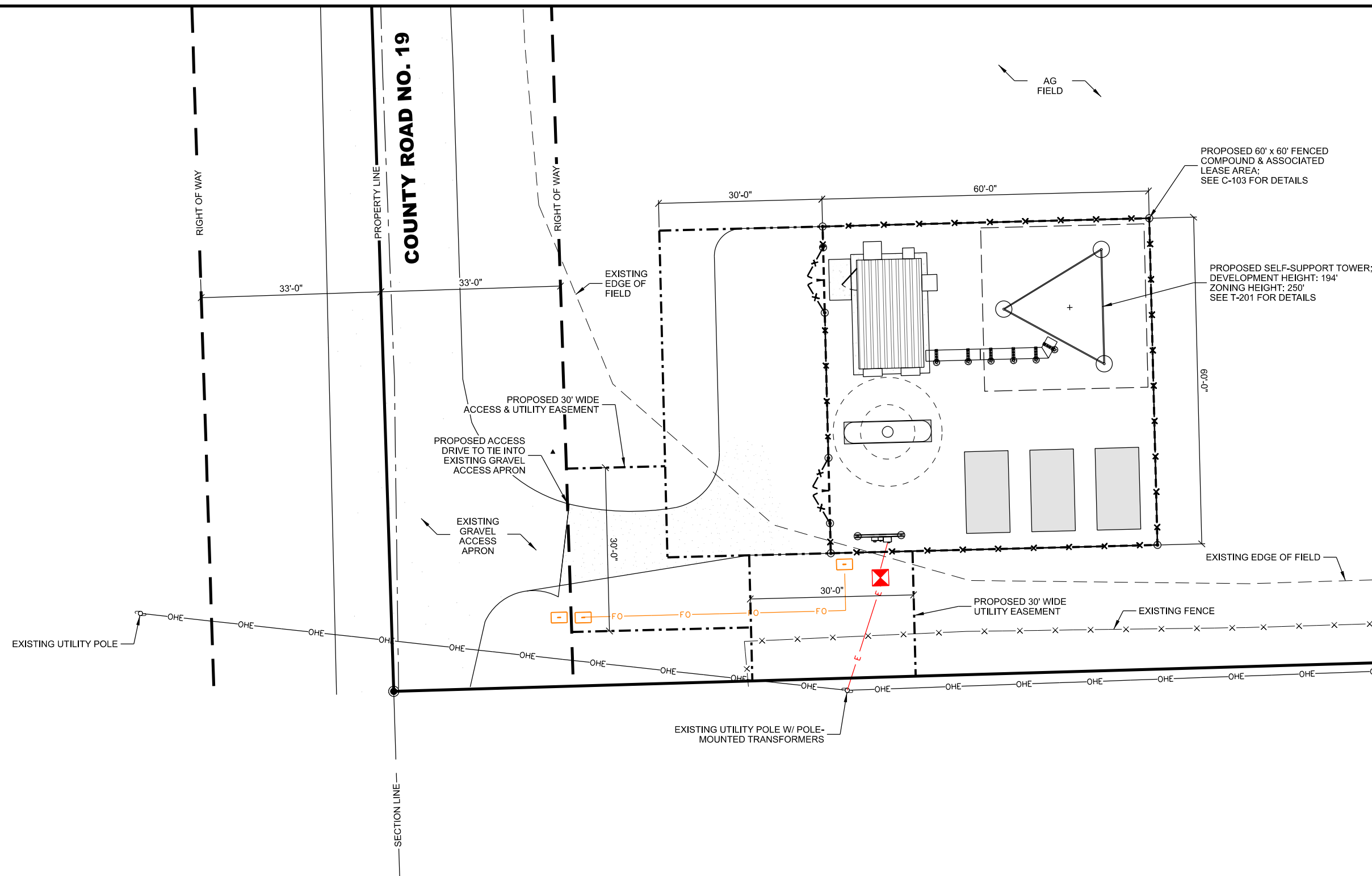
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SITE PLAN
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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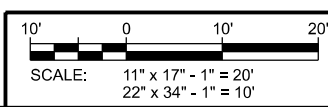


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PROJECT INFO:

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| PROJECT TYPE: | SELF-SUPPORT TOWER DEVELOPMENT HEIGHT: 194' ZONING HEIGHT: 250' |
| LEASE AREA: | 60' x 60' |
| COMPOUND AREA: | 60' x 60' |
| TOWER CENTER: | LAT: 46° 53' 56.70" N LONG: 98° 02' 18.58" W ELEV: 1400.5' |
| A.G.L. = ABOVE GROUND LEVEL | |



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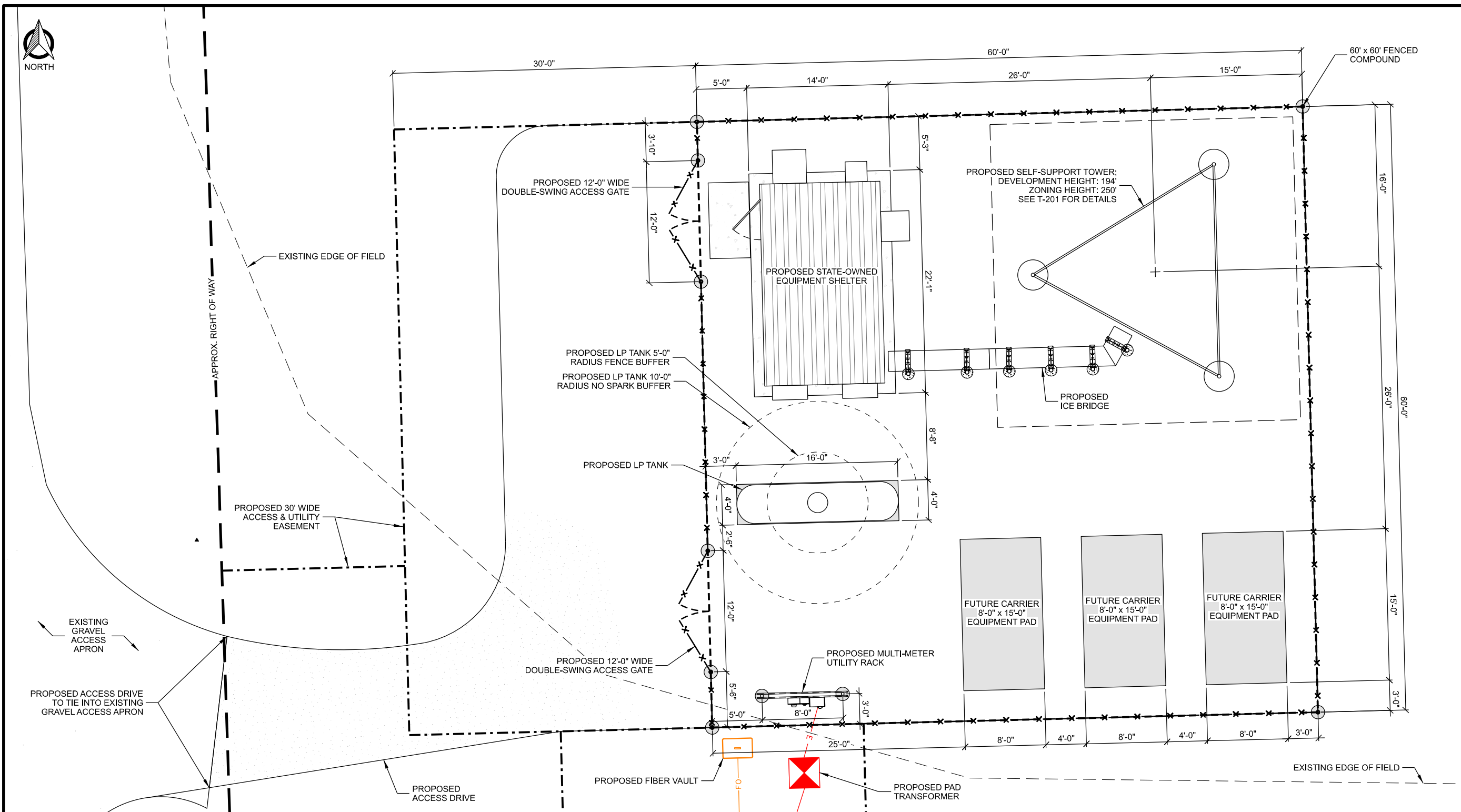
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COMPOUND PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA



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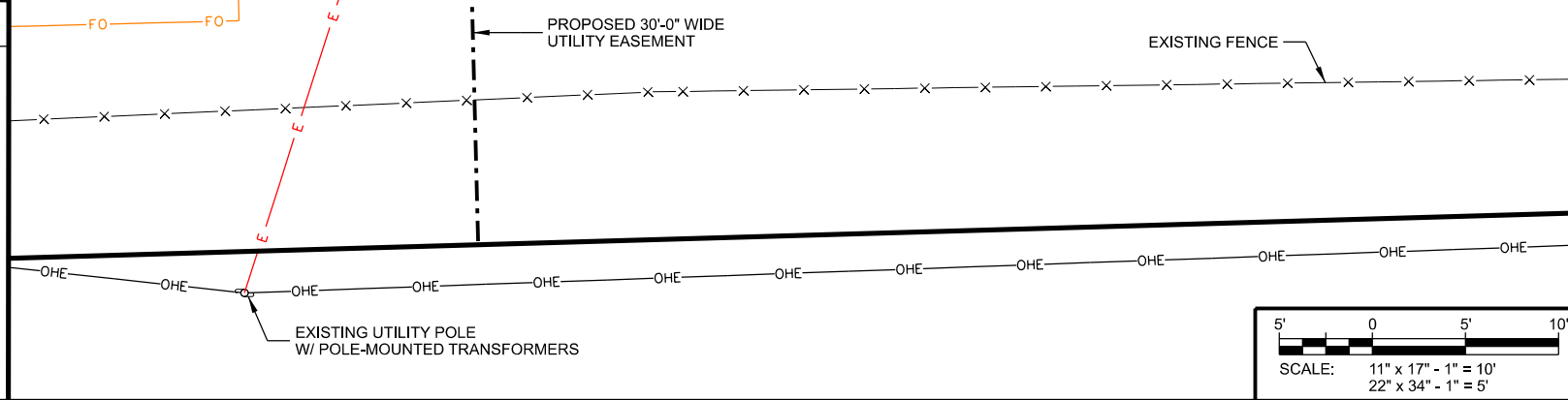
PROJECT TYPE: SELF-SUPPORT TOWER
 DEVELOPMENT HEIGHT: 194'
 ZONING HEIGHT: 250'

LEASE AREA: 60' x 60'

COMPOUND AREA: 60' x 60'

TOWER CENTER: LAT: 46° 53' 56.70" N
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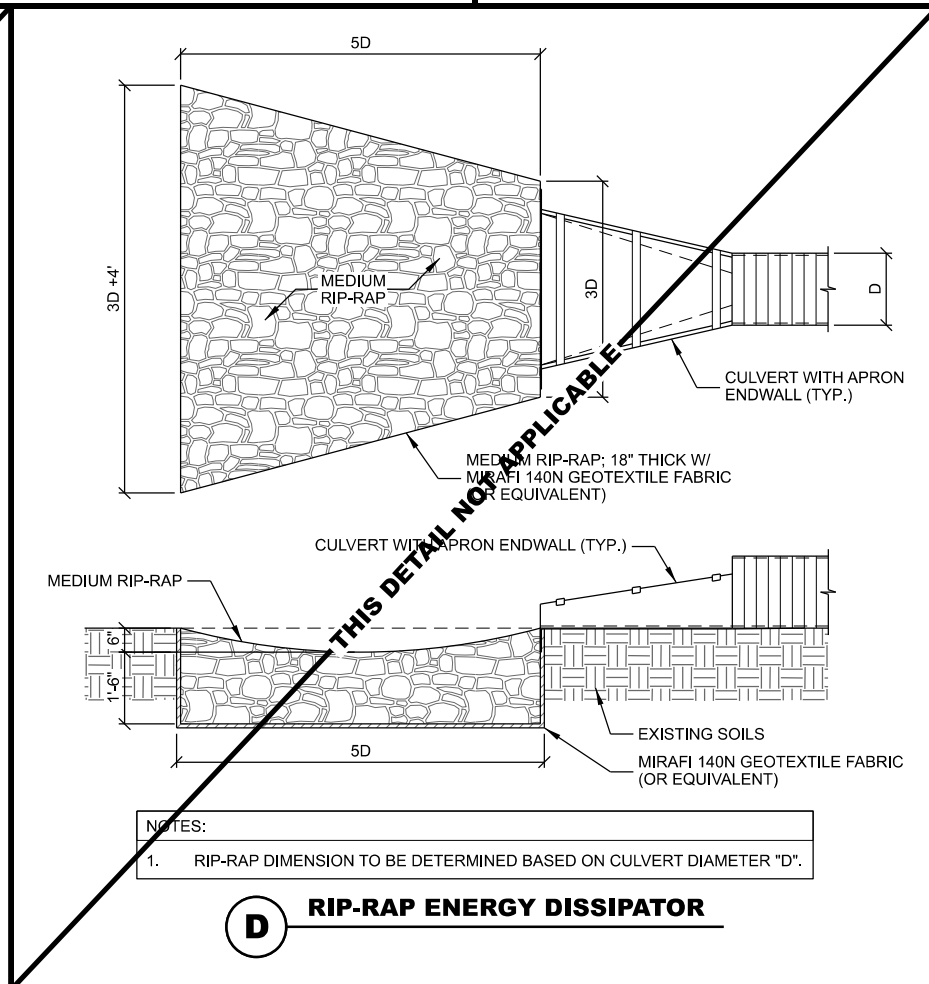
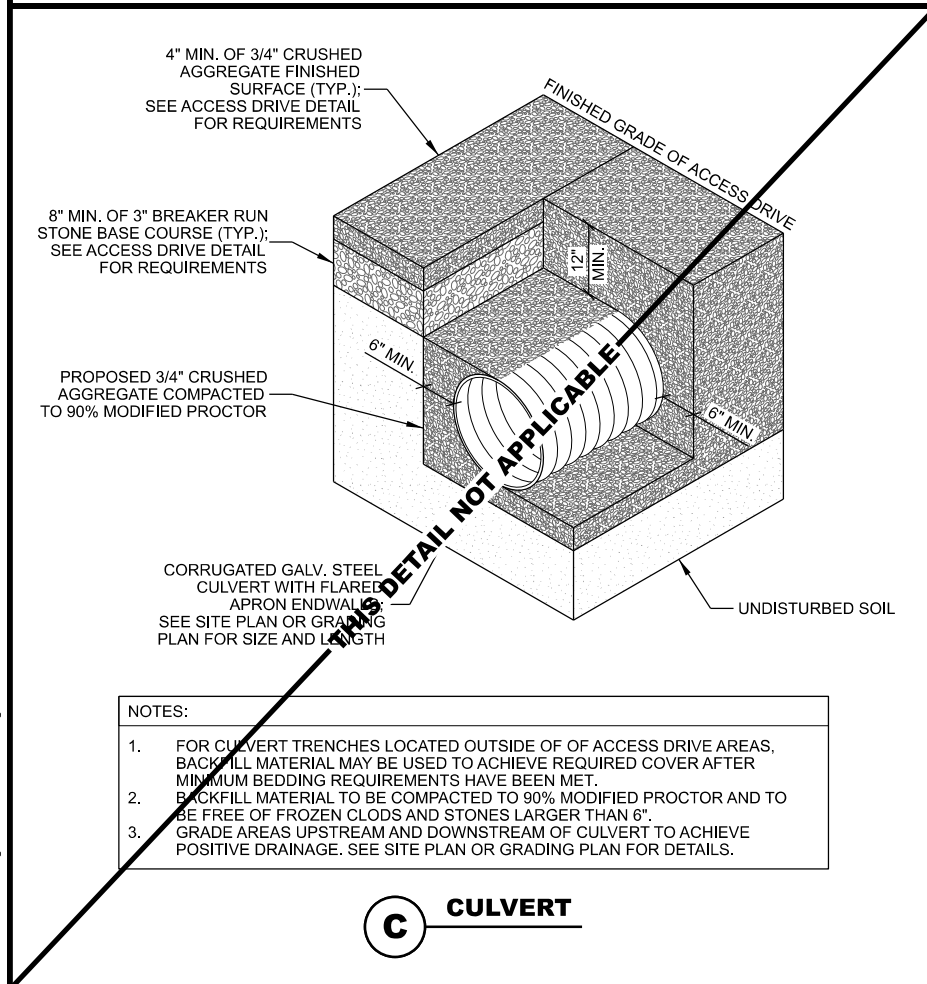
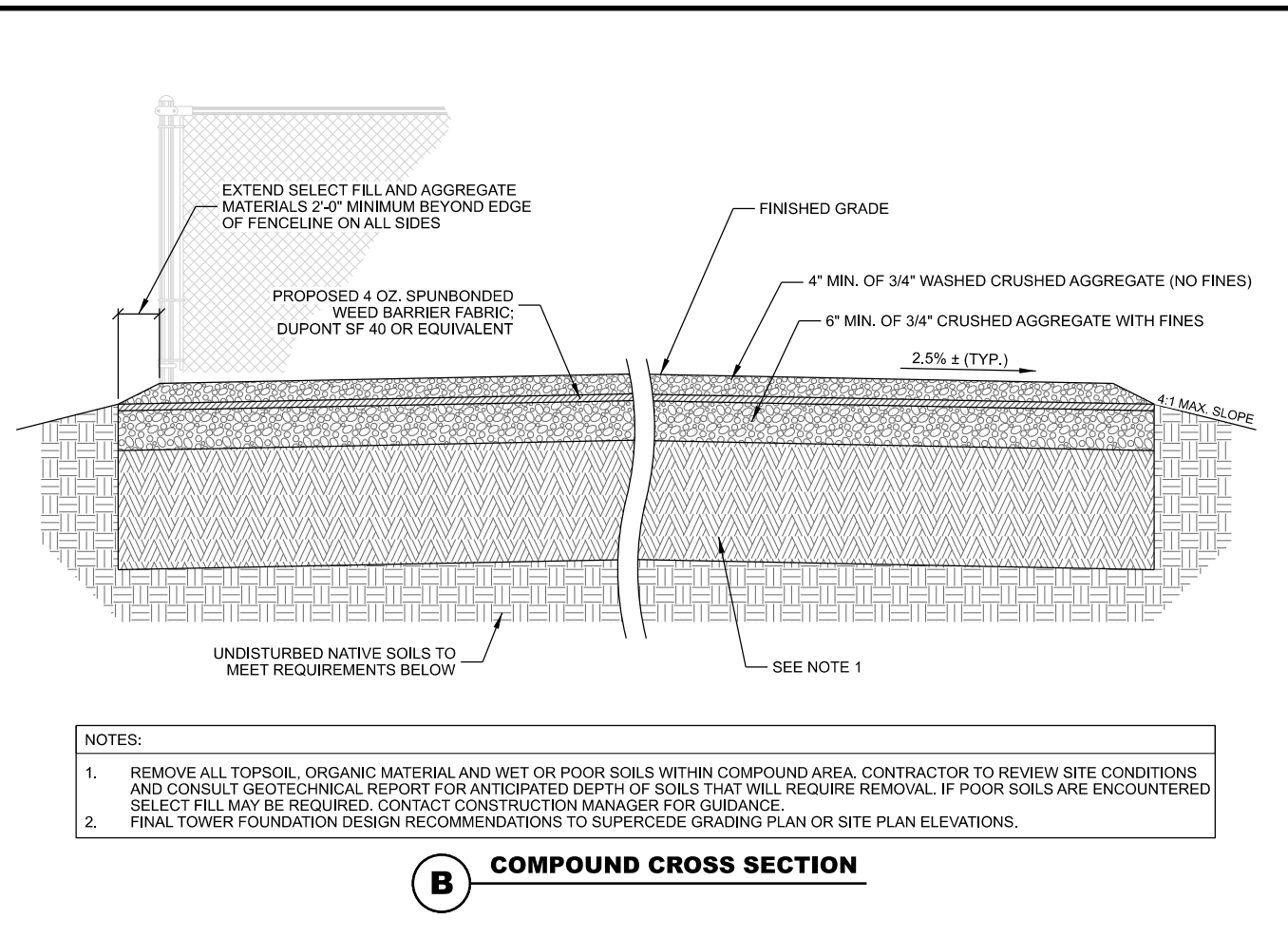
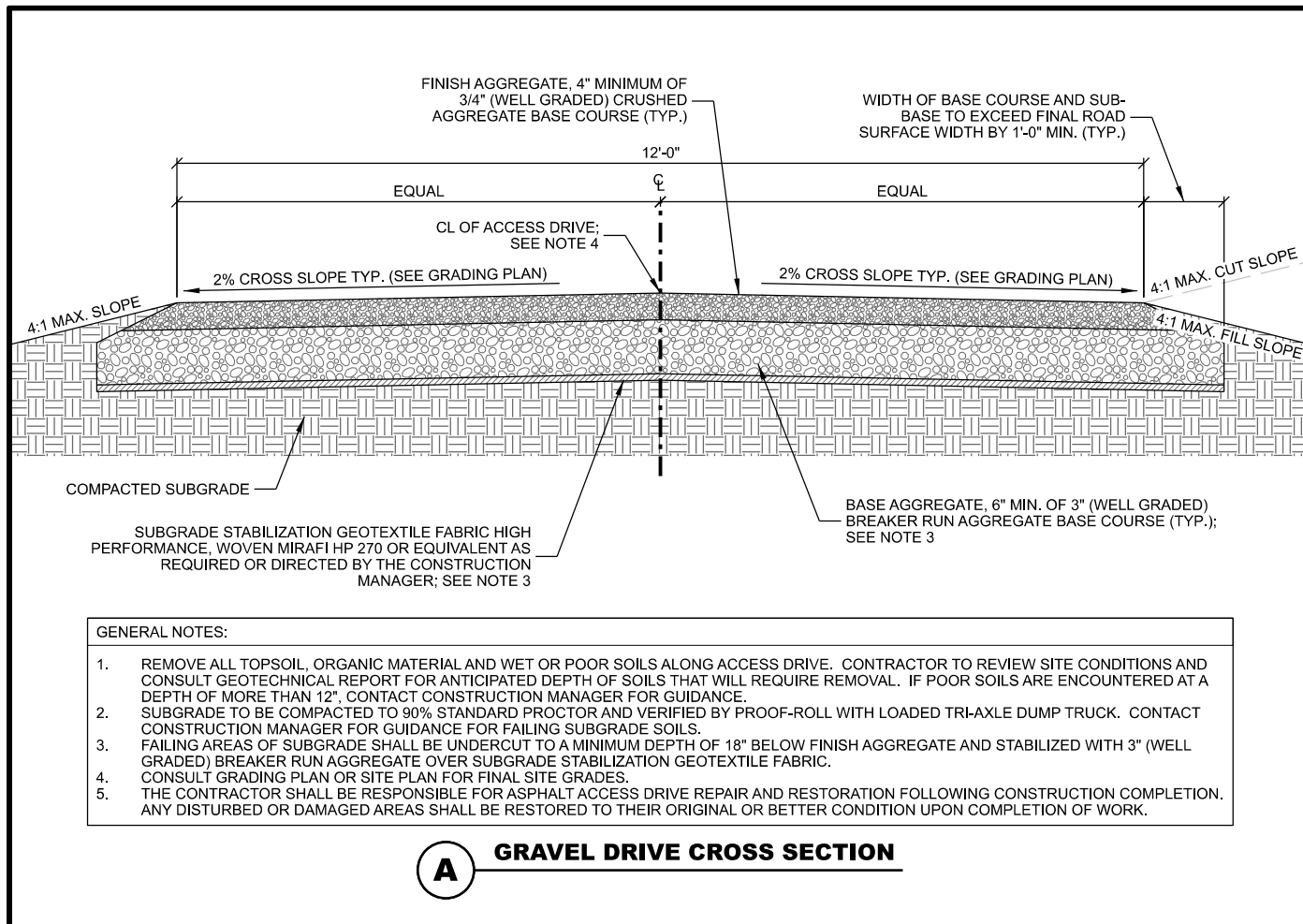


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CONSULTANT:

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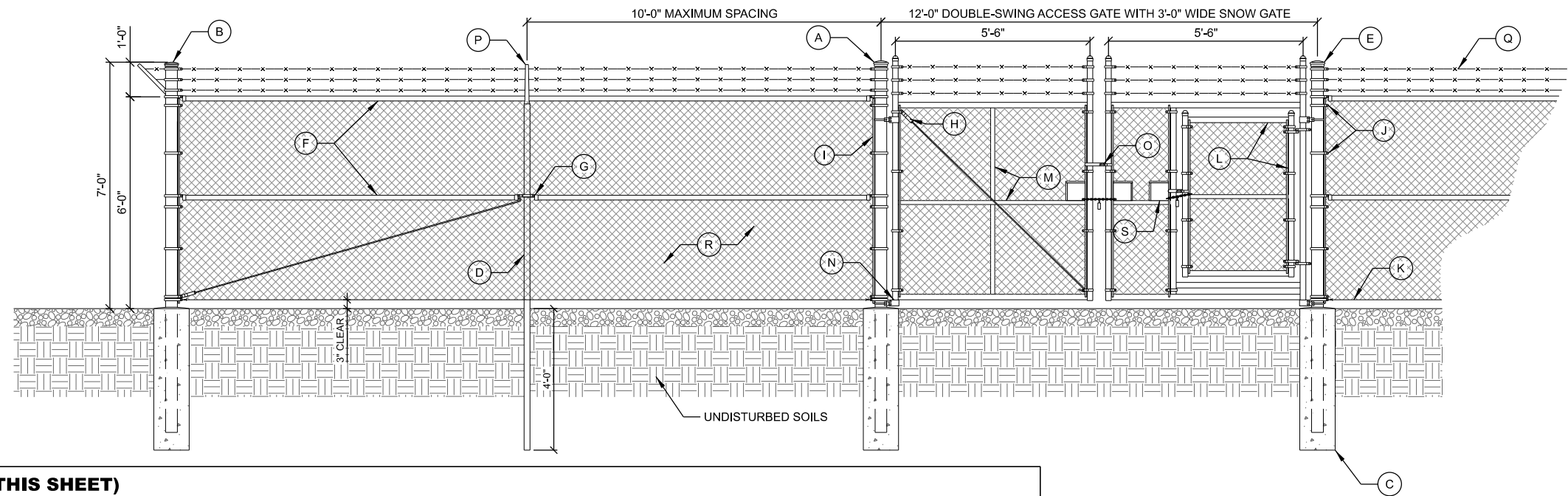
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CONSTRUCTION DETAILS
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VALLEY CITY, NORTH DAKOTA

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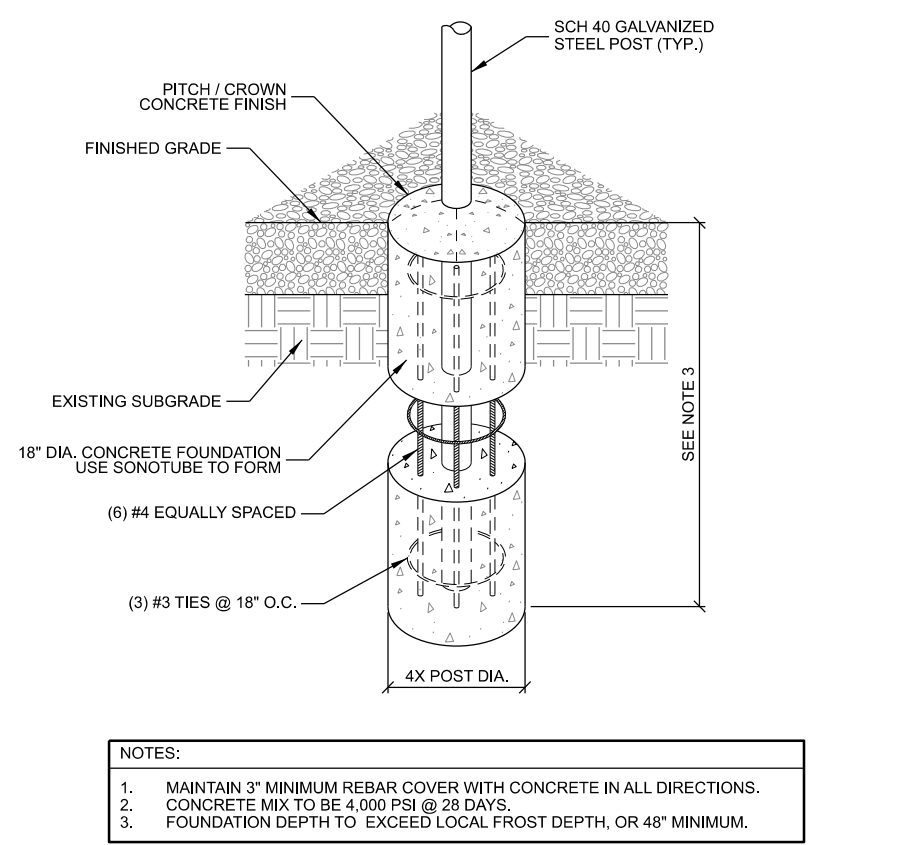
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| SHEET NUMBER: | C-501 |



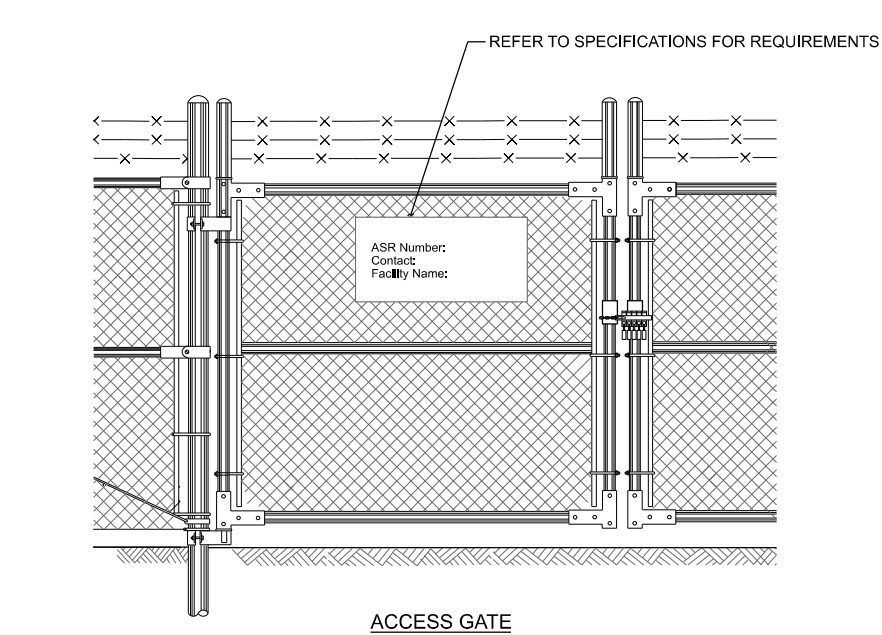
REFERENCE NOTES: (THIS SHEET)

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|--|---|---|
| (A) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL GATE POST | (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL | (N) MALLEABLE BUTT HINGES (TYP.) |
| (B) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL CORNER POST | (H) 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY | (O) GATE LATCH; VERIFY REQUIREMENTS WITH FENCE MANUFACTURER |
| (C) CONCRETE PIER FOUNDATION AT CORNERS AND GATE; SEE DETAIL BELOW | (I) 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE FABRIC | (P) 45° BARB ARM FENCE POST CAP |
| (D) 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL INTERMEDIARY LINE POSTS; LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C | (J) 3/4" TENSION BAND (TYP.). | (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE |
| (E) FENCE POST CAP (SIZE VARIES) | (K) TENSION WIRE | (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE |
| (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE | (L) 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME | (S) 6" x 6" HANDHOLE FOR CHAIN LOCK |
| | (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES | |

A COMPOUND FENCE



B PIER FOUNDATION



ACCESS GATE

GENERAL NOTES:

1. THE ANTENNA STRUCTURE REGISTRATION NUMBER SHALL BE DISPLAYED PER 47 CFR 17.4 (g). THE ASR NUMBER SHALL BE POSTED ON THE PERIMETER FENCE OR ACCESS GATE SO THAT IT IS CONSPICUOUSLY VISIBLE AND LEGIBLE FROM THE PUBLICLY ACCESSIBLE AREA NEAREST THE BASE OF THE ANTENNA STRUCTURE ALONG A PUBLICLY ACCESSIBLE ROADWAY OR PATH.
2. MATERIALS USED TO DISPLAY THE ANTENNA STRUCTURE REGISTRATION NUMBER MUST BE WEATHER-RESISTANT AND OF SUFFICIENT SIZE TO BE EASILY SEEN WHERE POSTED.

C ANTENNA STRUCTURE REGISTRATION (ASR) SIGNAGE

CONSULTANT:
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 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
Allo Towers
 151 KALMUS DR., SUITE E-201
 COSTA MESA, CA 92626
 949.749.1994 VOICE
 www.allotowers.com

ENGINEER SEAL:
PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

FENCE DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

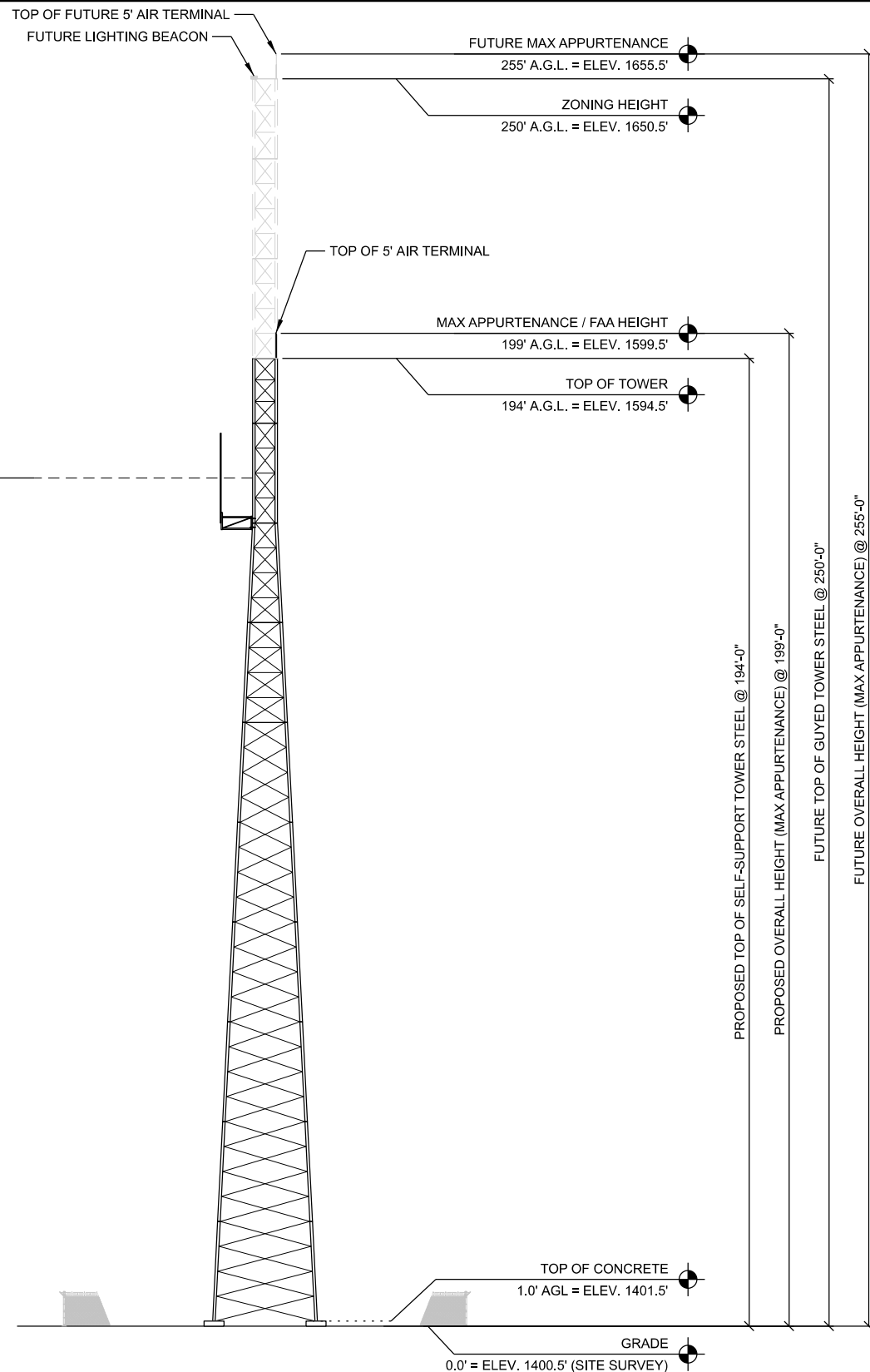
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| PLOT DATE: | 9/16/2025 |
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| SET TYPE: | PRELIM |
| SHEET NUMBER: | C-502 |

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- NOTES:
1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM ABOVE GROUND LEVEL (A.G.L.).
 2. ALL ANTENNAS, DISHES, MOUNTS, ICE SHIELDS AND LINES SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
 3. AIR TERMINAL MOUNT TO BE BOLTED DIRECTLY TO TOWER STEEL. AIR TERMINAL TO BE BONDED TO AIR TERMINAL MOUNT.

LEGEND:
 A.G.L. = ABOVE GROUND LEVEL
 TYP. = TYPICAL
 ELEV. = ELEVATION

CONSULTANT:
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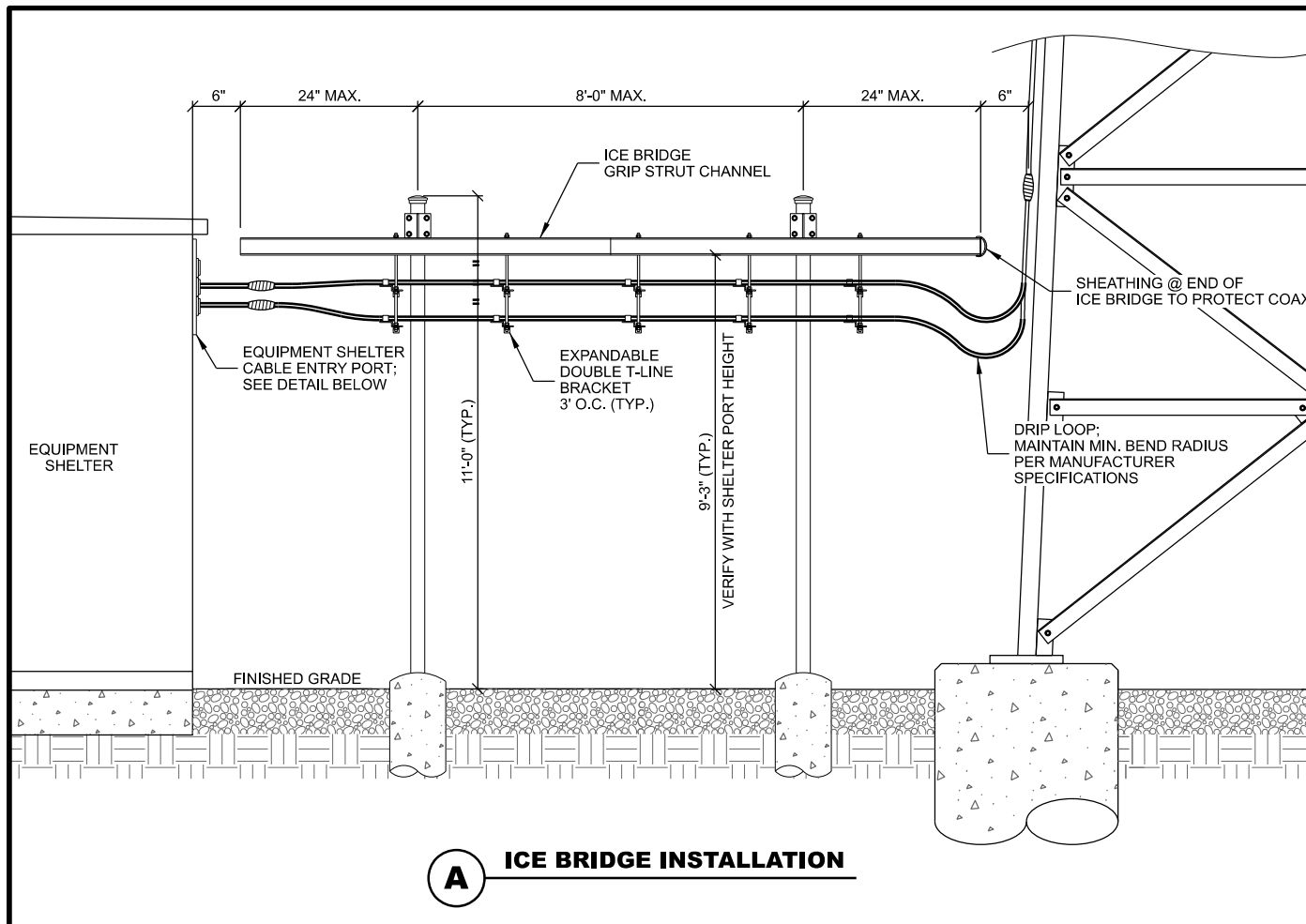
TOWER LOADING / ELEVATION
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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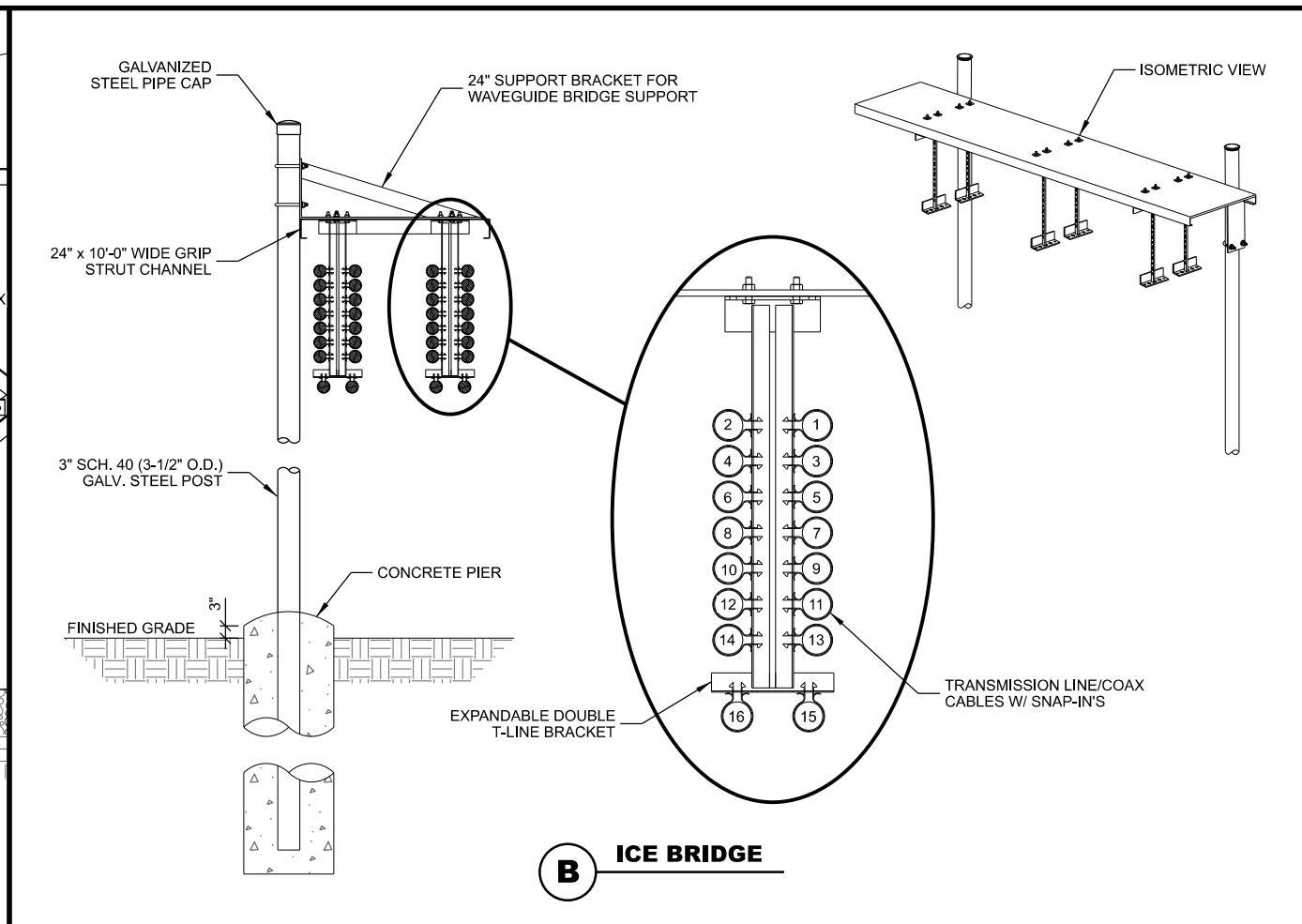
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| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | T-201 |

A TOWER PROFILE (ELEVATION)

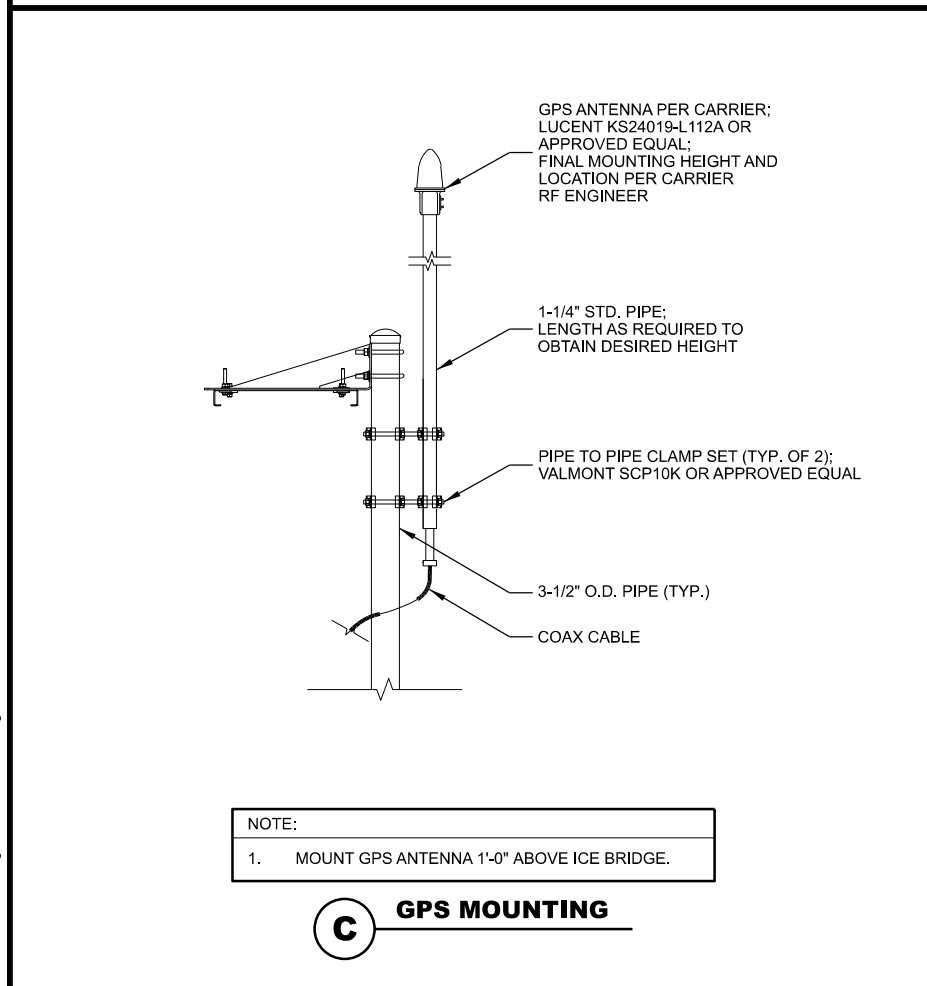
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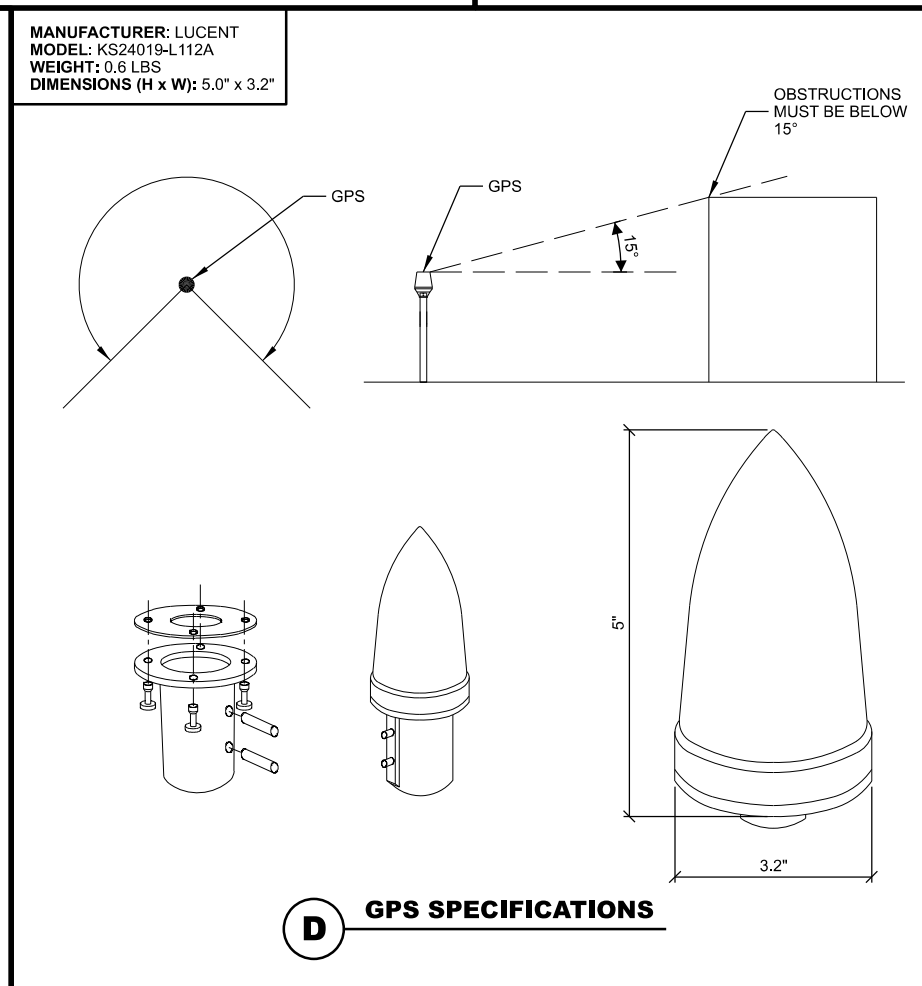
A ICE BRIDGE INSTALLATION



B ICE BRIDGE



C GPS MOUNTING



D GPS SPECIFICATIONS

- ICE BRIDGE NOTES : (THIS SHEET)**
- FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
 - SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
 - FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
 - CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
 - DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
 - DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.
 - INSTALL PROTECTIVE SHEATHING AT TOWER END OF ICE BRIDGE TO PROTECT CABLING.

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ICE BRIDGE DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA









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| PLOT DATE | 9/16/2025 |
| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | T-501 |

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GROUNDING LEGEND: (THIS SHEET)

-  GROUND TEST WELL, SEE E-502 FOR DETAILS
-  COPPER CLAD GROUND ROD, (5/8" DIA. x 10' LONG)
SPACE @ 2X GROUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
-  COPPER PLATE, (18" x 18" x 0.032" THK)
SPACE @ 2X GROUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
-  EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
(CADWELD OR HYGROUND)
-  MECHANICAL CONNECTION
(BURNDY 2-HOLE LUG OR APPROVED EQUAL)
-  #2 AWG BARE SOLID TINNED COPPER CONDUCTOR
IN STANDARD GROUND TRENCH, SEE E-502 FOR DETAILS
-  #2/0 AWG BARE STRANDED TINNED COPPER CONDUCTOR
IN STANDARD GROUND TRENCH, SEE E-502 FOR DETAILS
-  #2 AWG BARE SOLID TINNED COPPER CONDUCTOR
IN ENHANCED GROUND TRENCH, SEE E-502 FOR DETAILS

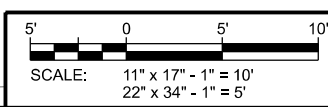
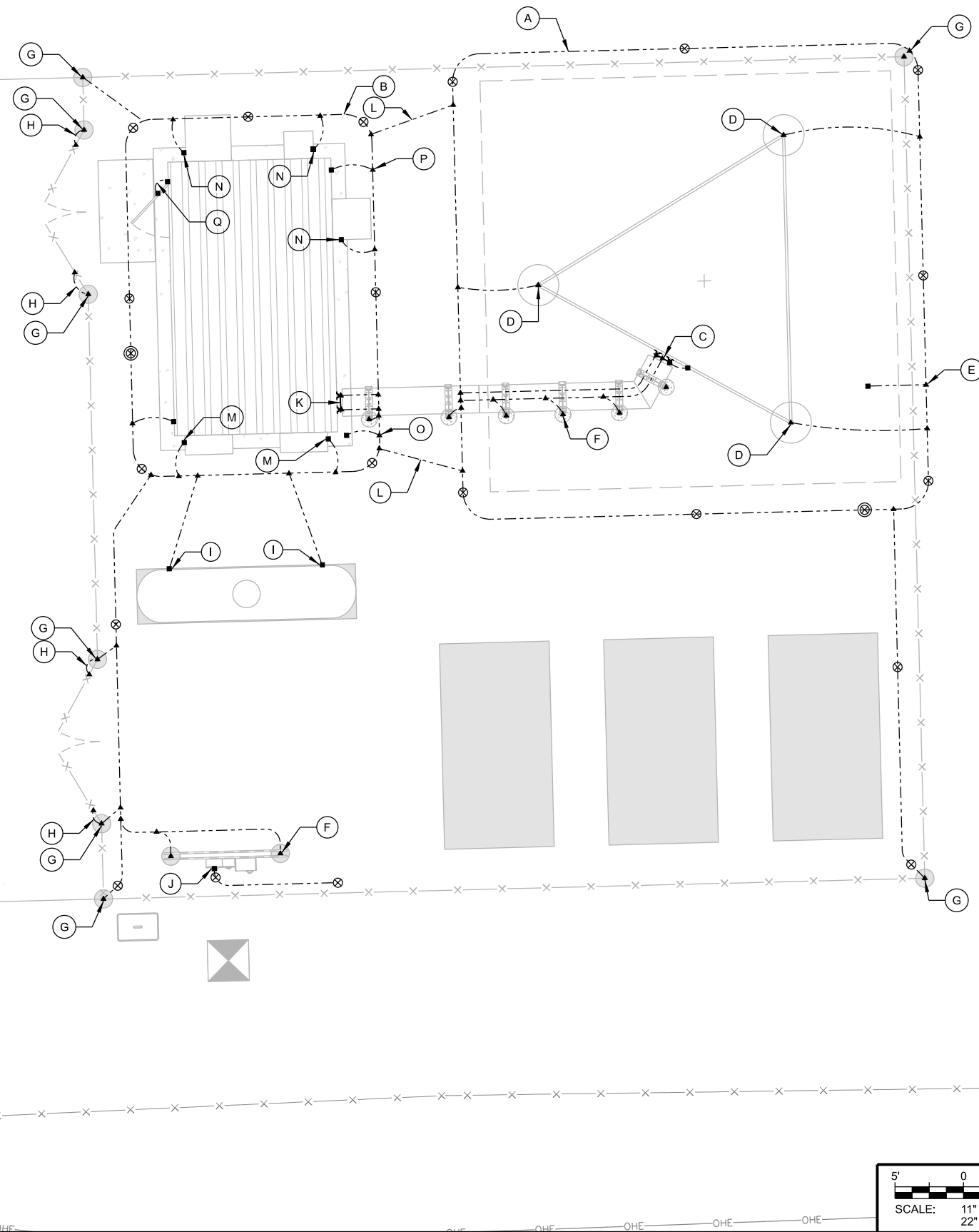


KEYNOTES: (THIS SHEET)

- A. TOWER GROUND RING, MAINTAIN 2' SEPARATION FROM TOWER FOUNDATION
- B. SHELTER GROUND RING, MAINTAIN 2' SEPARATION FROM SHELTER FOUNDATION
- C. TOWER GROUND BAR, (2) LEADS TO TOWER GROUND RING & (1) TO TOWER STEEL
- D. TOWER STEEL GROUND, (1) PER LEG REQ'D. EXOTHERMIC WELD TO LEG GROUND TAB
- E. TOWER FOUNDATION GROUND, SEE E-502 FOR DETAILS
- F. ICE BRIDGE/UTILITY POST GROUND, SEE E-501 FOR DETAILS
- G. FENCE CORNER POST GROUND, SEE E-502 FOR DETAILS
- H. FENCE GATE GROUND, SEE E-502 FOR DETAILS
- I. GROUND LP TANK, EACH LEG
- J. A/C METER BOX GROUND
- K. EXTERIOR SHELTER GROUND BAR, (2) LEADS TO SHELTER GROUND RING
- L. SHELTER GROUND RING TO TOWER GROUND RING, (2) LEADS
- M. SHELTER EXTERIOR AC UNIT GROUND
- N. SHELTER METAL BOX / HOOD VENT GROUND
- O. SHELTER FOUNDATION GROUND, SEE E-502 FOR DETAILS
- P. SHELTER ANCHOR TAB GROUND. CLOSEST TAB TO RF ENTRY PORT (1 REQ'D)
- Q. SHELTER DOOR FRAME GROUND

GENERAL NOTES: (THIS SHEET)

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT HARRIS SITE GROUNDING AND LIGHTNING PROTECTION GUIDELINES. REFER TO INSTALLATION MANUAL AE/LZT 123 4618/1 REV F (JUNE 2017).
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACK FILLING. SYSTEM SHALL PROVIDE 3 OHM OR LESS RESISTANCE UPON COMPLETION.
3. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 1/2" PVC & SEALED WITH SILICONE.
4. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE. (SEE DETAIL A/E-501)
5. INSTALL 18"x18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.
6. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. USE COPPER ANTI-OXIDANT FOR COPPER TO COPPER CONNECTION
7. ALL ABOVE GRADE CADWELD CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.



CONSULTANT:

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GROUNDING PLAN
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-101 |

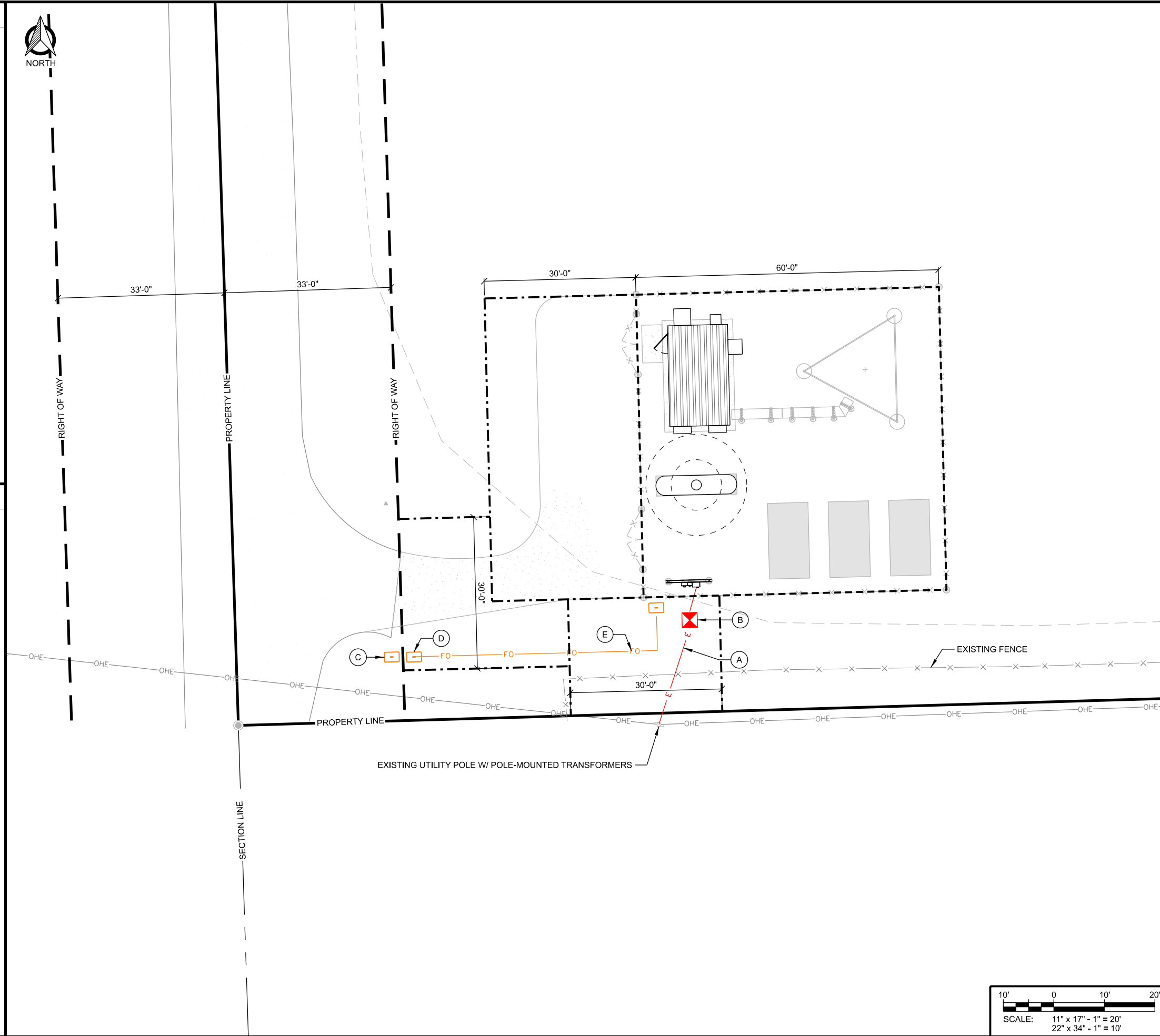
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KEYNOTES: (THIS SHEET)

- A. PRIMARY ELECTRIC UTILITY SERVICE INSTALLED BY UTILITY PROVIDER; APPROX. 10'± FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER AT COMPOUND (SOURCE TBD)
- B. GROUND MOUNTED ELECTRIC TRANSFORMER INSTALLED BY UTILITY PROVIDER
- C. PROPOSED FIBER PROVIDER FIBER VAULT WITHIN ROW TO BE INSTALLED BY FIBER PROVIDER (SOURCE TBD)
- D. PROPOSED FIBER VAULT BY GENERAL CONTRACTOR
- E. (1) ORANGE 2" DIA. HDPE, SDR 13.5 SMOOTH WALL CONTINUOUS CONDUIT W/ PULL ROPE FOR FIBER OPTIC LINE; APPROX. 60'± FROM PROPOSED FIBER VAULT WITHIN ROW TO PROPOSED FIBER VAULT AT COMPOUND (SOURCE TBD); BY GENERAL CONTRACTOR

GENERAL NOTES: (THIS SHEET)

1. CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS, & SIZES OF ALL EXISTING UTILITIES.
2. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL REQUIREMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES.
4. ALL UNDERGROUND TRENCHING, PIPE AND CONDUIT INSTALLATION TO BE COMPLETED PRIOR TO FINAL SUBGRADE COMPACTION AND AGGREGATE INSTALLATION.
5. ALL CONDUCTORS TO BE COPPER.
6. ALL UNDERGROUND ELECTRICAL & TELCO CONDUITS TO BE SCH. 80 PVC UNLESS OTHERWISE REQUIRED BY THE UTILITY PROVIDER.
7. ALL OUTDOOR ABOVE GROUND EXPOSED ELECTRICAL CONDUITS, ALL CONDUIT STUB UPS AND ANY OUTDOOR/BELOW GRADE CONDUIT TO BE SCH 80 PVC.
8. REFERENCE MANUFACTURER AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. EQUIPMENT MFR. BY OTHERS ARE EQUALLY ACCEPTABLE PROVIDED THEY MEET OR EXCEED THE SPEC.
9. PROVIDE AND INSTALL ALL NECESSARY WIRING AND CONDUITS FROM EXTERIOR ELECTRICAL ITEMS TO DISTRIBUTION PANEL WITHIN EQUIPMENT BUILDING.
10. ALL CONDUIT STUBS IN BUILDINGS & PULL BOXES TO BE IDENTIFIED AND LABELED.
11. PROVIDE PULL STRINGS IN ALL CONDUITS.
12. ALL INDOOR EXPOSED CONDUIT TO BE METALLIC (EMT OR RGS).
13. SEE E-503 FOR CONDUIT INSTALLATION REQUIREMENTS.



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 2101 HIGHWAY 13 W
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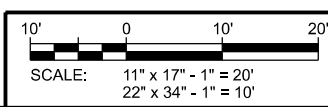
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**UTILITY PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA**

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| SHEET NUMBER: | E-102 |



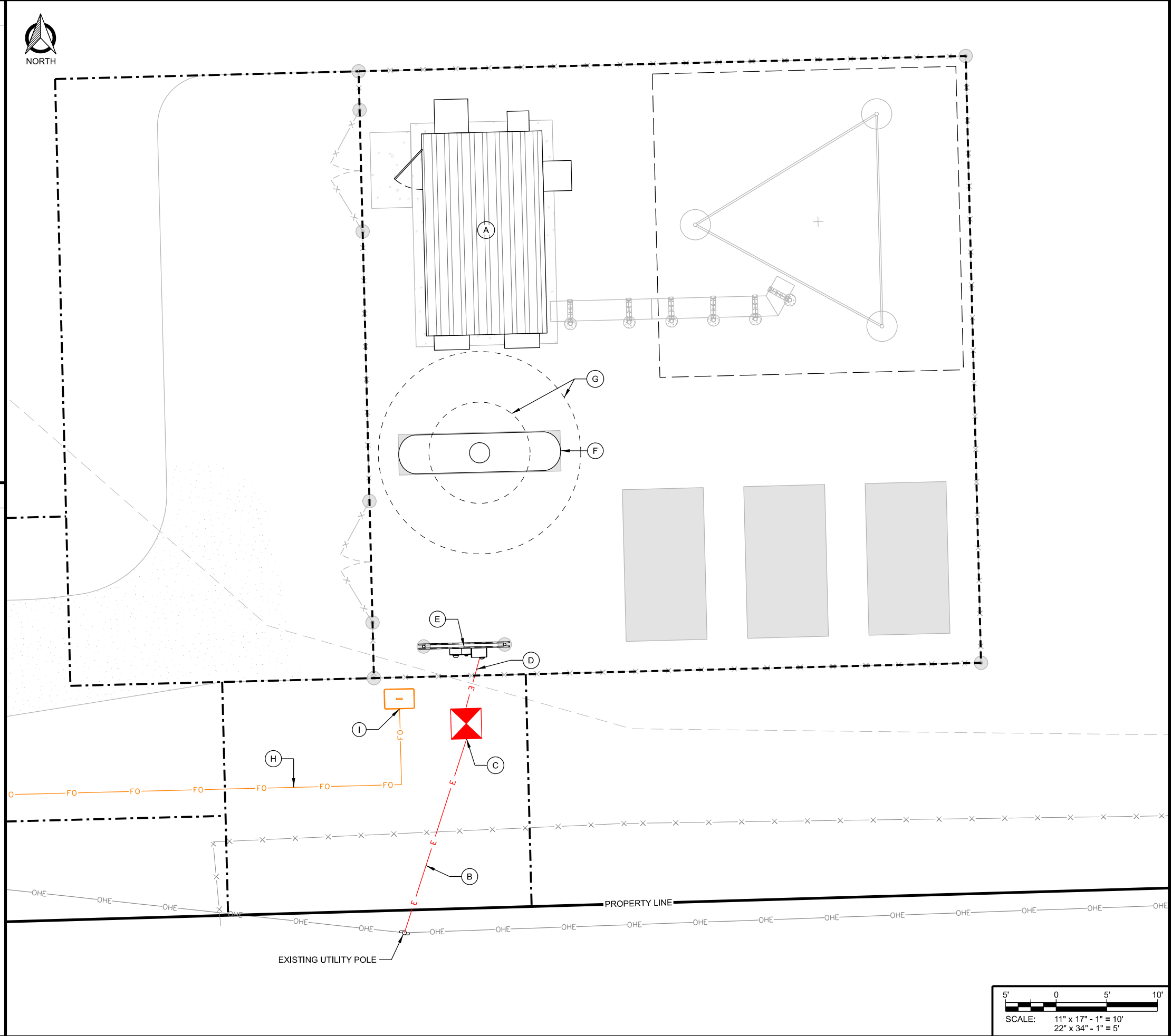
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KEYNOTES: (THIS SHEET)

- A. EQUIPMENT SHELTER
- B. PRIMARY ELECTRIC UTILITY SERVICE INSTALLED BY UTILITY PROVIDER; APPROX. 10'± FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER AT COMPOUND (SOURCE TBD)
- C. GROUND MOUNTED ELECTRIC TRANSFORMER INSTALLED BY UTILITY PROVIDER
- D. 600A 120/240V 1P SECONDARY ELECTRIC SERVICE TO UTILITY RACK. (2) 4" CONDUITS INSTALLED BY CONTRACTOR; COORDINATE INSTALLATION WITH UTILITY PROVIDER
- E. UTILITY RACK INSTALLED BY CONTRACTOR E-505 FOR DETAILS
- F. 1,000 GAL. LP TANK; SEE E-506 FOR DETAILS
- G. UTILITY SETBACK / CLEARANCES. 5'-0" AROUND LP TANK VALVE FOR FENCE BUFFER 10'-0" AROUND LP TANK VALVE FOR NO-SPARK BUFFER
- H. (1) ORANGE 2" DIA. HDPE, SDR 13.5 SMOOTH WALL CONTINUOUS CONDUIT W/ PULL ROPE FOR FIBER OPTIC LINE; APPROX. 60'± FROM PROPOSED FIBER VAULT WITHIN ROW TO PROPOSED FIBER VAULT AT COMPOUND (SOURCE TBD); BY GENERAL CONTRACTOR
- I. FIBER VAULT BY GENERAL CONTRACTOR

GENERAL NOTES: (THIS SHEET)

1. CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS, & SIZES OF ALL EXISTING UTILITIES.
2. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL REQUIREMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES.
4. ALL UNDERGROUND TRENCHING, PIPE AND CONDUIT INSTALLATION TO BE COMPLETED PRIOR TO FINAL SUBGRADE COMPACTION AND AGGREGATE INSTALLATION.
5. ALL CONDUCTORS TO BE COPPER.
6. ALL UNDERGROUND ELECTRICAL & TELCO CONDUITS TO BE SCH. 80 PVC UNLESS OTHERWISE REQUIRED BY THE UTILITY PROVIDER.
7. ALL OUTDOOR ABOVE GROUND EXPOSED ELECTRICAL CONDUITS, ALL CONDUIT STUB UPS AND ANY OUTDOOR/BELOW GRADE CONDUIT TO BE SCH 80 PVC.
8. REFERENCE MANUFACTURER AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. EQUIPMENT MFR. BY OTHERS ARE EQUALLY ACCEPTABLE PROVIDED THEY MEET OR EXCEED THE SPEC.
9. PROVIDE AND INSTALL ALL NECESSARY WIRING AND CONDUITS FROM EXTERIOR ELECTRICAL ITEMS TO DISTRIBUTION PANEL WITHIN EQUIPMENT BUILDING.
10. ALL CONDUIT STUBS IN BUILDINGS & PULL BOXES TO BE IDENTIFIED AND LABELED.
11. PROVIDE PULL STRINGS IN ALL CONDUITS.
12. ALL INDOOR EXPOSED CONDUIT TO BE METALLIC (EMT OR RGS).
13. SEE E-503 FOR CONDUIT INSTALLATION REQUIREMENTS.



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ENGINEER SEAL:
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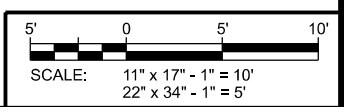
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ENLARGED UTILITY PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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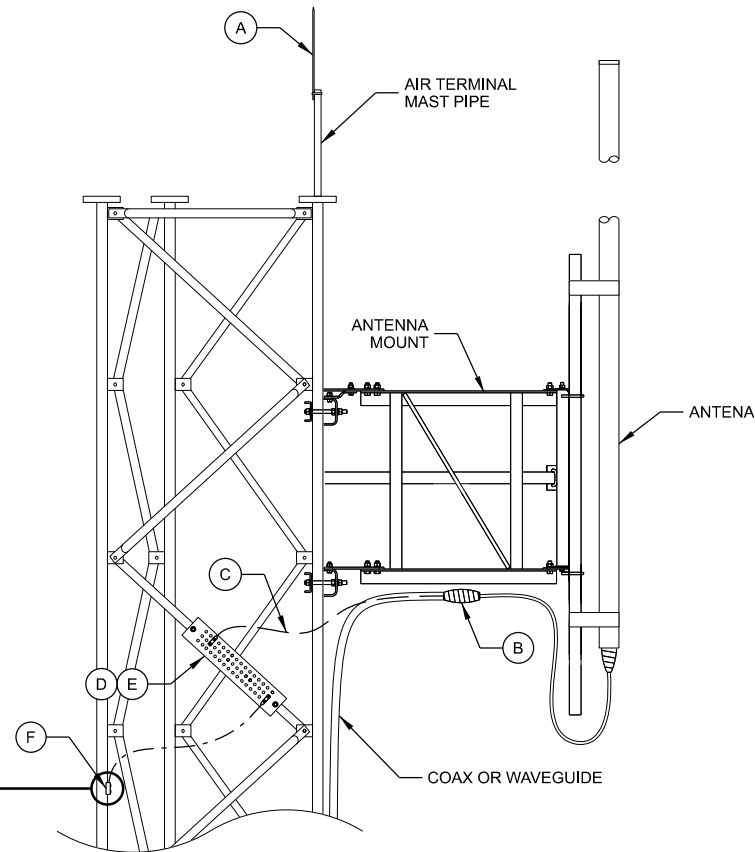
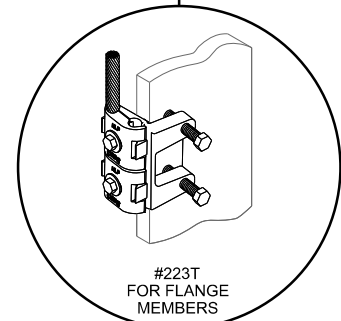
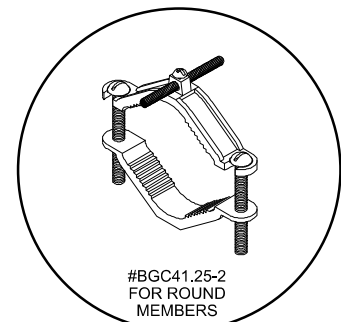
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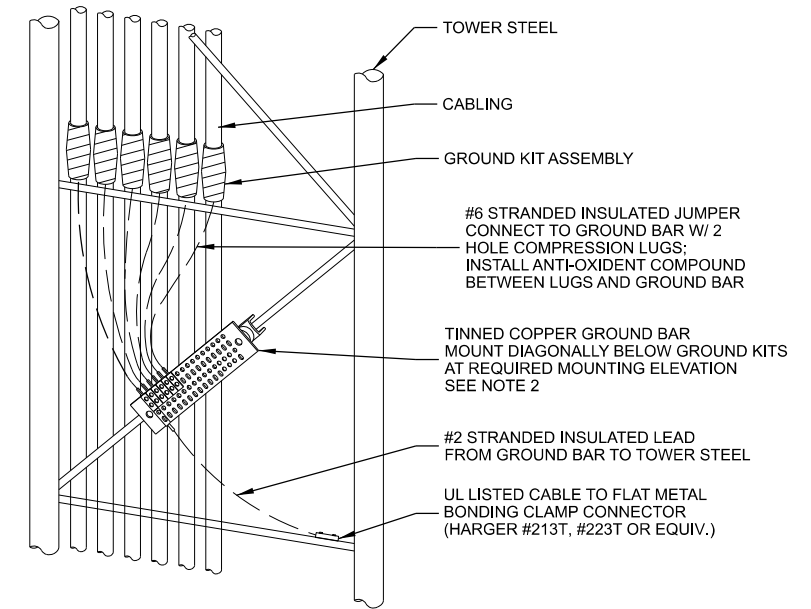
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KEYNOTES: (THIS SHEET)

- A. AIR TERMINAL:
EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE
MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE
PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL
- B. COAX / WAVEGUIDE TRANSMISSION LINE GROUND KIT;
SEE DETAIL TO RIGHT
- C. GROUND KIT JUMPER;
CONNECT TO GROUND BAR WITH 2 HOLE LONG BARREL LUG
- D. ANTENNA GROUND BAR (TINNED);
FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE
LEVEL MOUNT TO TOWER STEEL;
INSTALL #2 STRANDED LEAD FROM GROUND BAR TO TOWER
STEEL
- E. FOR SINGLE ANTENNAS AT ONE LEVEL OMIT ANTENNA
GROUND BAR CONNECT GROUND KIT JUMPER DIRECTLY TO
TOWER STEEL WITH UL LISTED BONDING CLAMP
- F. UL LISTED BONDING CLAMP:
- HARGER BGC41.25-2 PIPE CLAMPS FOR
1-1/4" TO 2" DIA. ROUND MEMBERS
OR
- HARGER #223T HEAVY DUTY TINNED FLANGE
BONDING PLATE
- USE EXTERNAL ANTI-OXIDATION COMPOUND.
- PAINT WITH COLD GALV. COMPOUND AFTER BONDING.
- G. TOWER GROUND BAR (TGB) (TINNED);
4" x 18" x 1/2" - SIZED FOR (30) 2 HOLE GROUND LUGS MOUNT
DIAGONALLY FOR EASIER HOOK-UP OF GROUNDING KIT
LEADS INSTALL ON TOWER WITH INSULATORS AT 12" (ABOVE
ICE BRIDGE)
- H. TGB GROUNDS;
#2 BARE SOLID TINNED ENCASED IN CARFLEX CONDUIT
FROM TGB TO TOWER GROUND RING (2) REQ'D AND FROM
TGB TO TOWER STEEL (1) REQ'D
- I. TOWER STEEL GROUNDS;
#2 BARE SOLID TINNED ENCASED IN CARFLEX CONDUIT
FROM TOWER STEEL TO TOWER GROUND RING (3) REQ'D.
- J. TOWER FOUNDATION GROUND, (1 REQ'D);
SEE E-502 FOR DETAILS
- K. SHELTER EXTERIOR GROUND BAR (EGB) (TINNED);
SEE DETAIL TO RIGHT
- L. EGB GROUNDS;
#2 BARE SOLID TINNED
SEE DETAIL TO RIGHT
ENCASE IN CARFLEX CONDUIT FROM EGB TO SHELTER
GROUND RING (2) REQ'D.
- M. SURGE ARRESTOR/POLY PHASER
- N. INTERIOR SHELTER GROUND BAR / MASTER GROUND BAR
(MGB);
SEE DETAIL TO RIGHT
- O. #2 BARE SOLID TINNED, ENCASE IN CARFLEX CONDUIT
FROM MGB TO SHELTER GROUND RING (2) REQ'D.;
SEE DETAIL TO RIGHT
- P. ICE BRIDGE POST GROUNDS;
#2 BARE SOLID TINNED ENCASE IN CARFLEX CONDUIT TO 24"
BELOW GRADE;
SEE E-502 FOR DETAILS
- Q. ICE BRIDGE SECTION GROUNDS;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON EACH END (TYP.)
- R. ICE BRIDGE SECTION TO POST GROUNDS;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON SECTION & CADWELDED TO POST
ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- S. ENTRY PANEL GROUND;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON EACH END (TYP.)

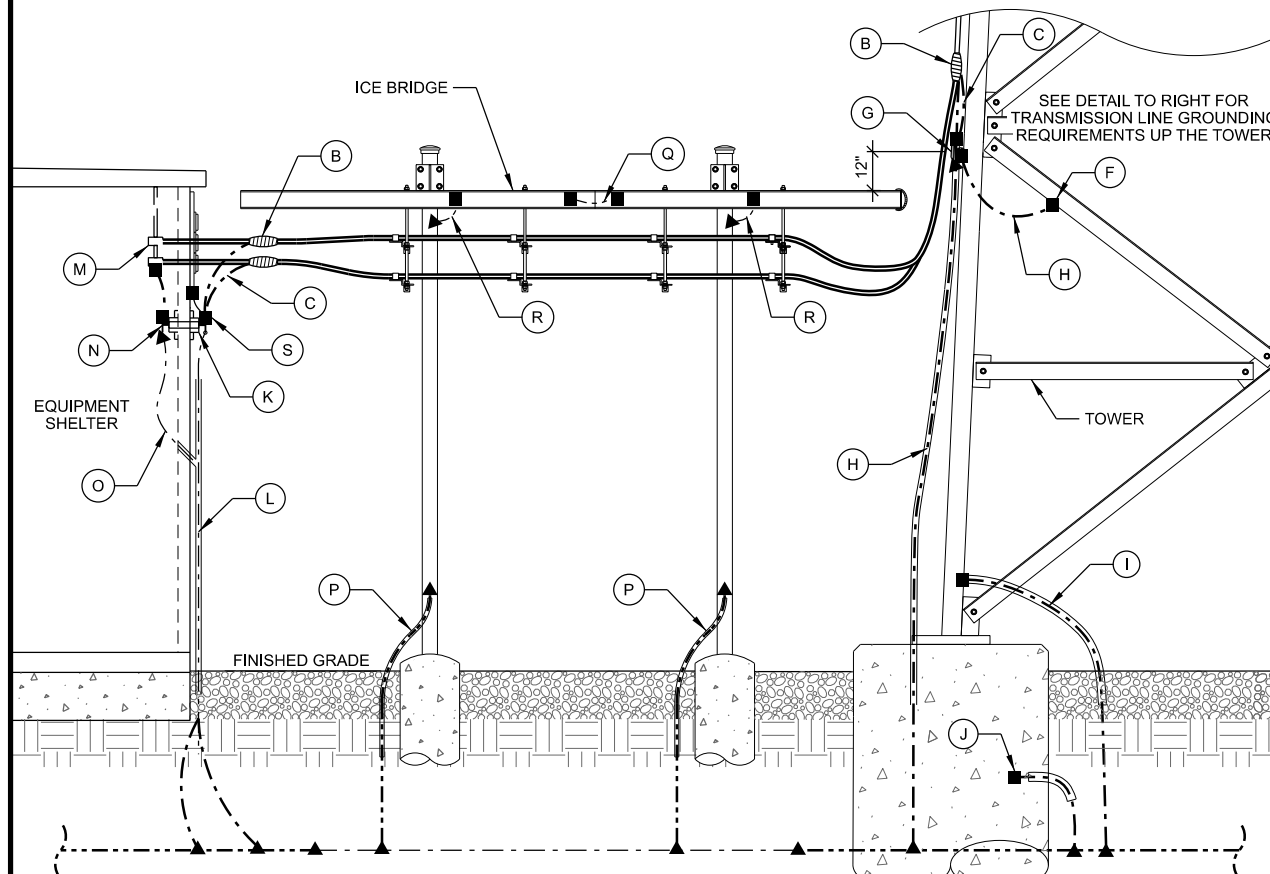


A ANTENNA LEVEL GROUNDING

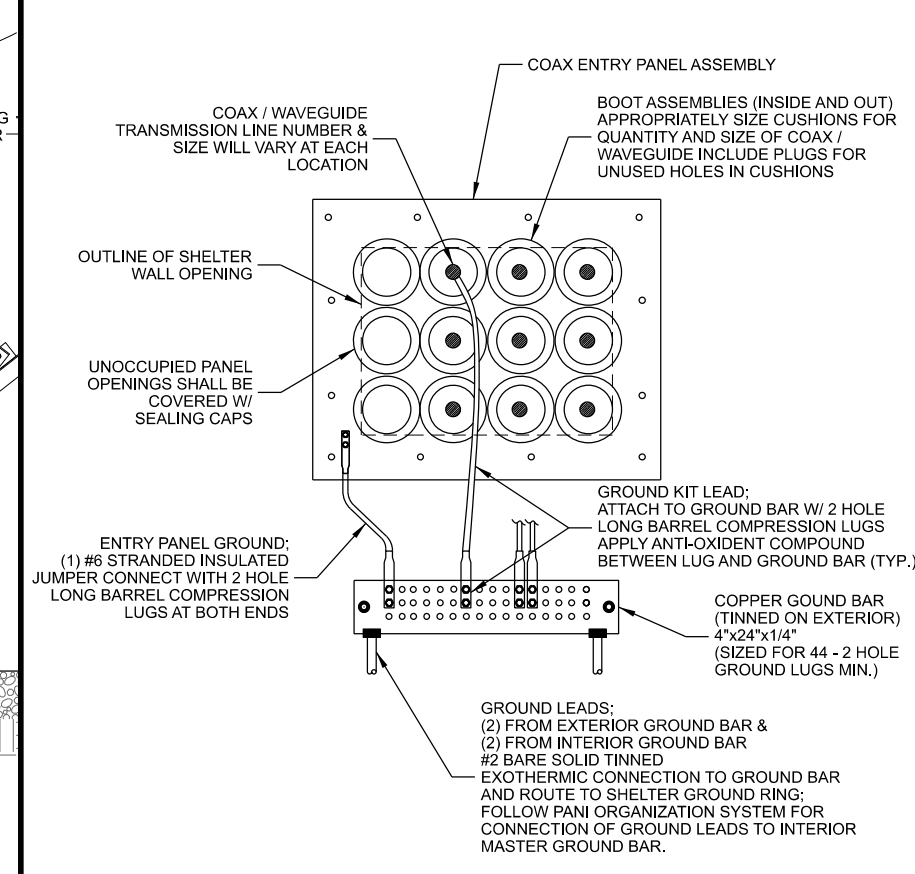


- NOTES:
- INSTALL GROUND KITS ON EACH TRANSMISSION LINE IN THE FOLLOWING LOCATIONS:
 - A. ANTENNA / DISH LEVEL
 - B. AT 75 FOOT MAX INTERVALS FROM ANTENNA LEVEL TO BASE OF TOWER
 - C. TOWER BASE
 - D. EQUIPMENT BUILDING ENTRY
 - INSTALL ANTENNA GROUND BARS AT EACH ANTENNA TIER LEVEL FOR CONNECTION OF MULTIPLE ANTENNAS AT EACH LEVEL. WHEN ONLY ONE ANTENNA IS INSTALLED AT A LEVEL, CONNECT GROUND KIT DIRECTLY TO TOWER STEEL WITH UL LISTED BONDING CLAMP.

C TRANSMISSION LINE GROUNDING



B SITE LEVEL GROUNDING



D INTERIOR / EXTERIOR SHELTER GROUND BARS

CONSULTANT:
Edge
Consulting Engineers, Inc.
2101 HIGHWAY 13 W
BURNSVILLE, MN 55337
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
Allo Towers
151 KALMUS DR., SUITE E-201
COSTA MESA, CA 92626
949.749.1994 VOICE
www.allotowers.com

ENGINEER SEAL:
**NOT PRELIMINARY -
NOT FOR CONSTRUCTION**

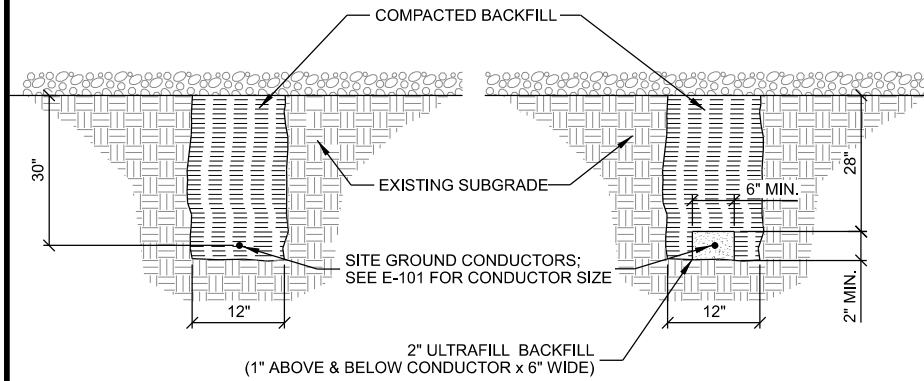
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GROUNDING DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

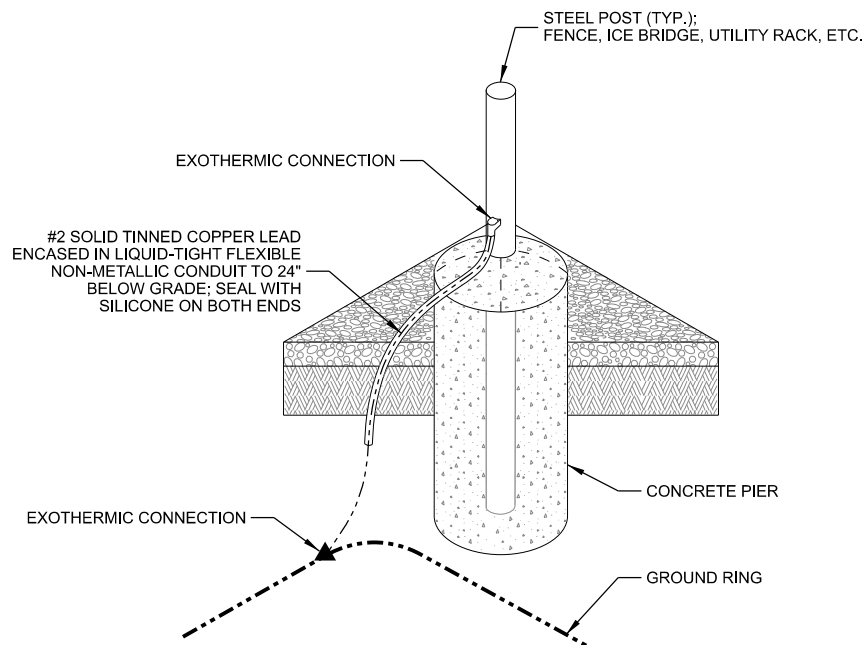
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| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-501 |

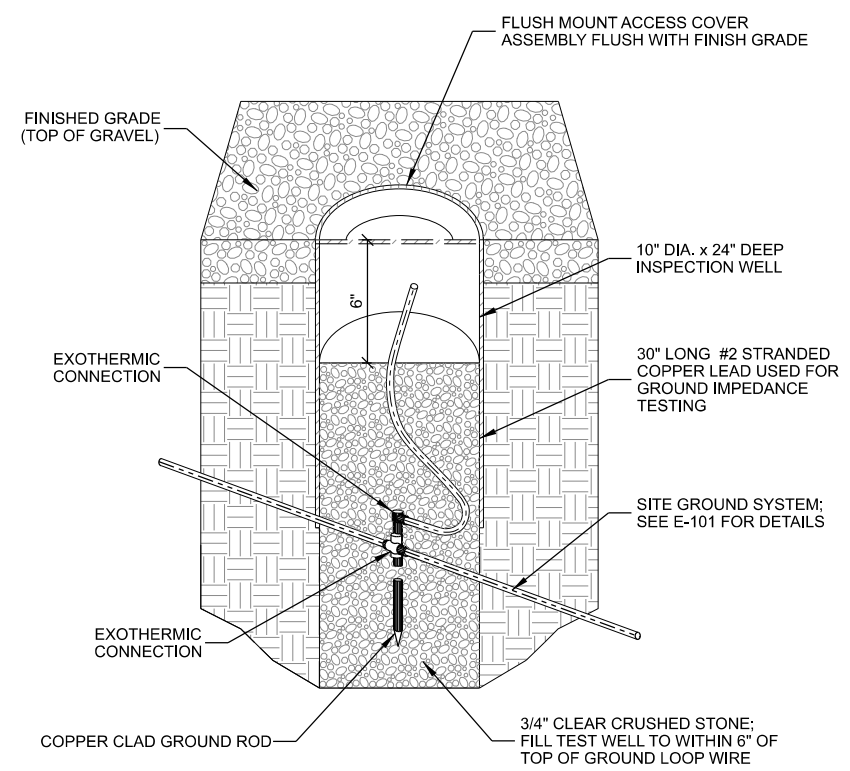


A GROUNDING TRENCH

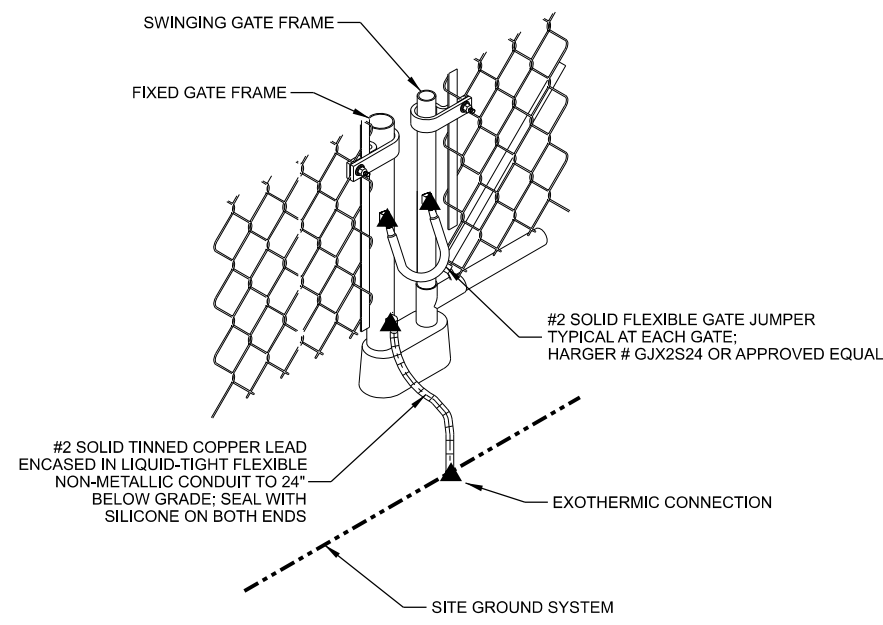
- NOTES:
- GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
 - COMPACT BACK FILL TO 95% MODIFIED PROCTOR.



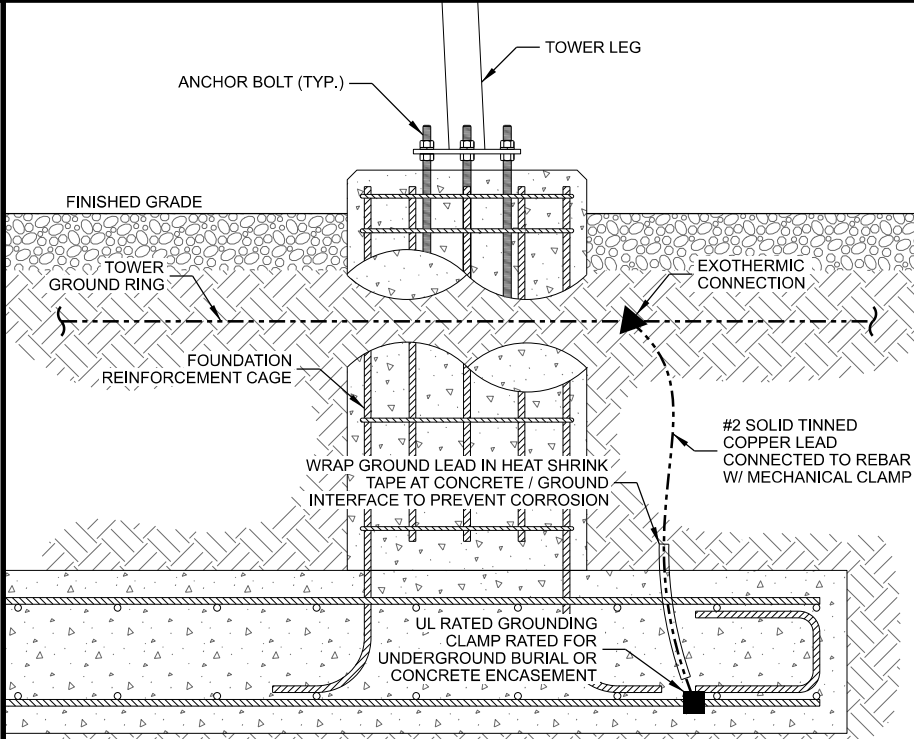
B STEEL POST GROUNDING



C INSPECTION WELL



D FENCE GATE GROUNDING



- NOTES:
- FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 - FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR.

E TOWER FOUNDATION GROUNDING

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
Allo Towers
 151 KALMUS DR, SUITE E-201
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ENGINEER SEAL:
PRELIMINARY - NOT FOR CONSTRUCTION

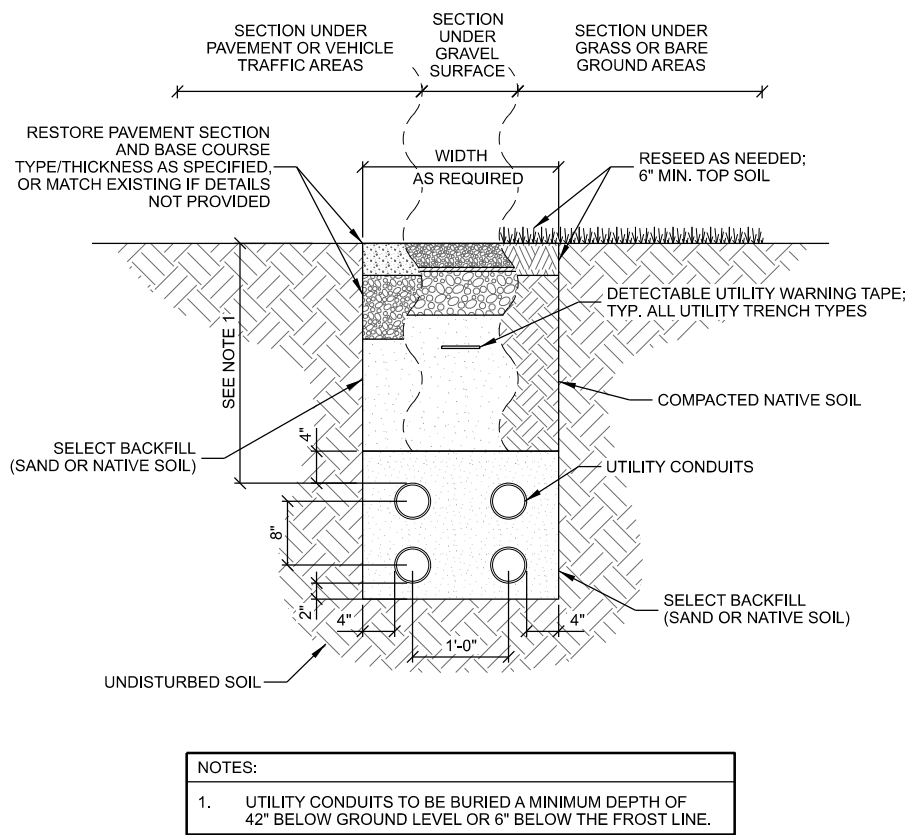
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GROUNDING DETAILS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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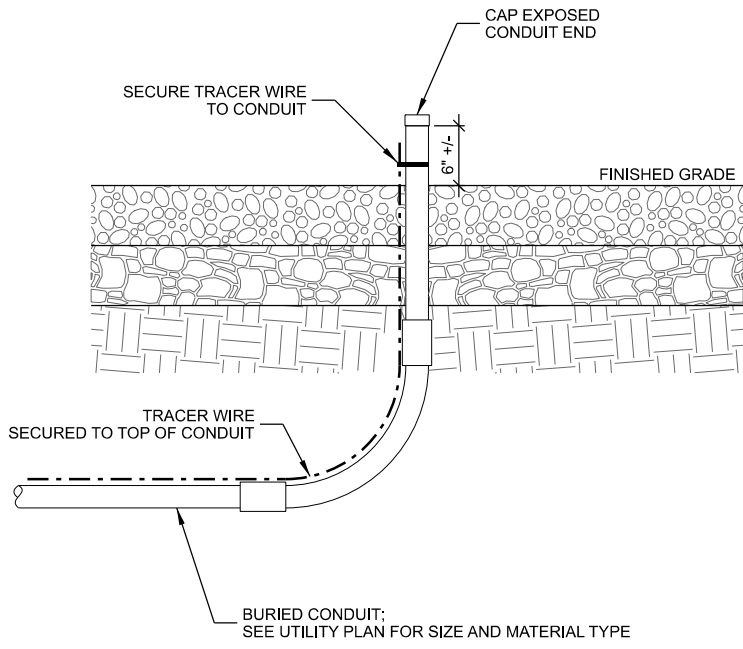
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| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-502 |



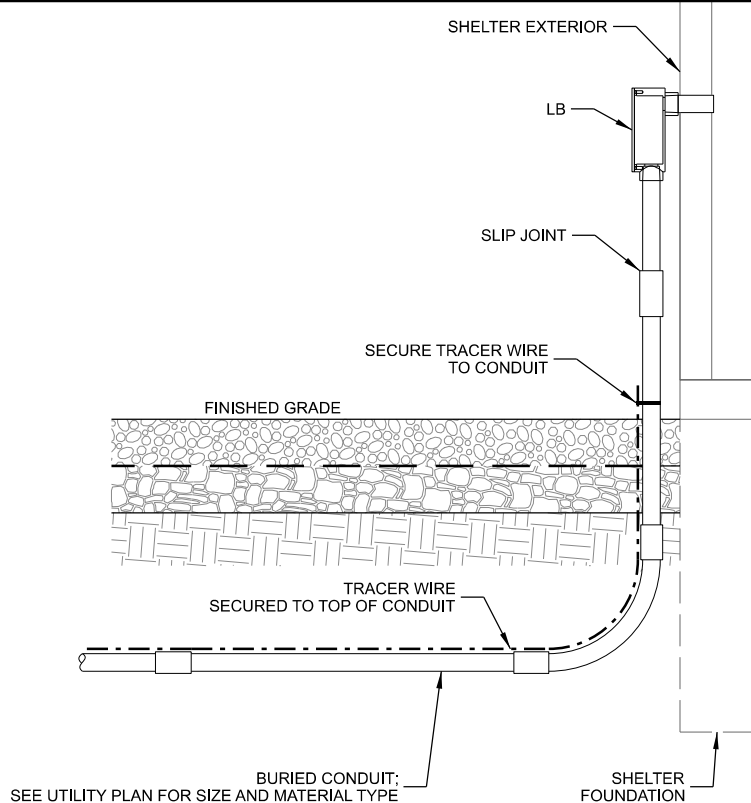
NOTES:

1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

A UTILITY TRENCH

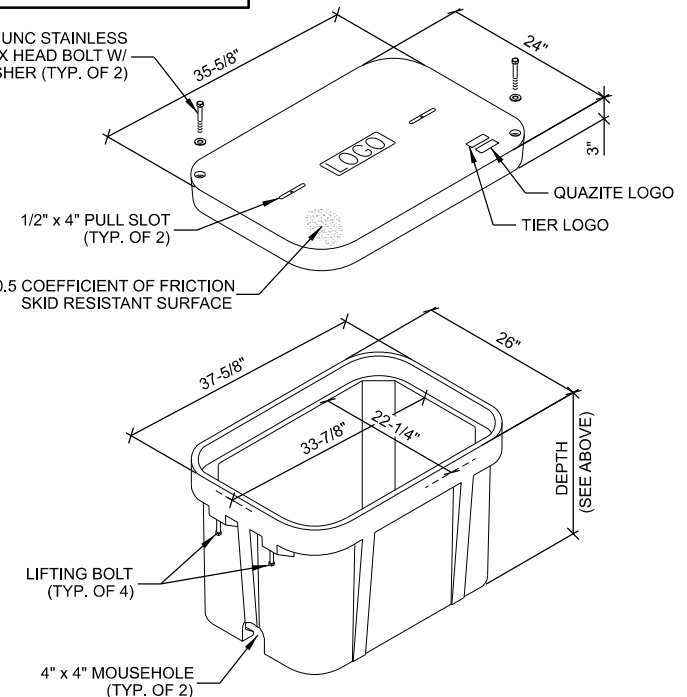


B CONDUIT STUB-UP



C CONDUIT STUB-UP AT SHELTER

MANUFACTURER: QUAZITE
 MODEL: PG2436BA36 (SPlice BOX)
 PG2436BA24 (PULL BOX)
 PG2436KK00 (COVER)
 INSIDE DIMENSIONS:
 36" x 24" x 36" (L x W x D) SPLICE BOX
 36" x 24" x 24" (L x W x D) PULL BOX
 POLYMER CONCRETE BOX WITH OPEN BOTTOM



D UTILITY VAULT

THIS SPACE INTENTIONALLY LEFT BLANK

- WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)**
1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
 2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
 3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
 4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
 5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
 6. TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
 7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS. 12" ABOVE THE TOP OF THE CONDUITS.

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
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ENGINEER SEAL:
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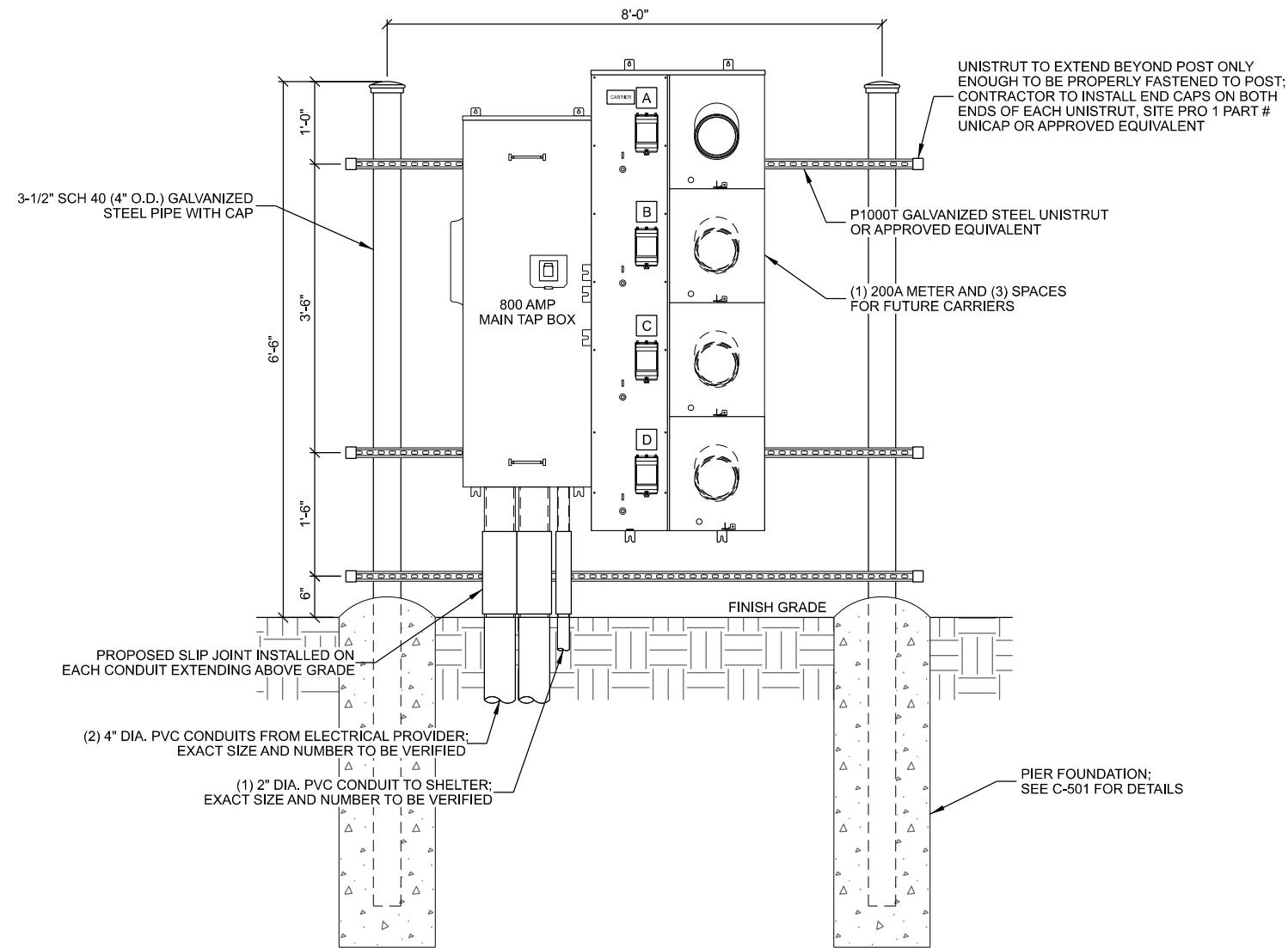
UTILITY DETAILS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-503 |

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FRONT - ELECTRICAL SIDE

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE, EQUIP WITH PULL CORD, VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. SQD EZ METER PAK, 120/240 VAC 1 PHASE, 3 WIRE OR EQUIV., VERIFY REQUIREMENTS WITH UTILITY PROVIDER
5. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY, VERIFY FINAL DESIGN WITH THE CARRIER.

A MULTI-METER UTILITY RACK

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
2101 HIGHWAY 13 W
BURNSVILLE, MN 55337
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

Allo Towers
151 KALMUS DR, SUITE E-201
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UTILITY DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-504 |

October 21, 2025

Sam Halawi
Allo Towers Inc.
5151 California Ave
Irvine, CA 92617

RE: Proposed 194' (Extendable to 250') Sabre Self-Supporting Tower for Sierra, ND

Dear Mr. Halawi,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 117 mph with no ice and 50 mph + 1" ice, Risk Category III, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures.

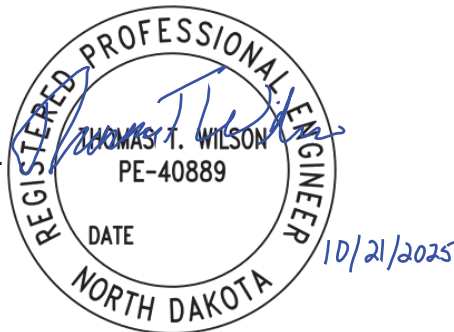
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries.* In the unlikely event of total separation, this would result in a fall radius of 115' or less at ground level.

Sincerely,

Thomas T. Wilson, P.E.
Design Engineer II



sabre

Sabre Industries, Inc.

7101 Southbridge Drive
Sioux City, IA 51111

Valley City Planning and Zoning APPLICATION

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

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

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

Applicant Name: City of Valley City Phone: 701-845-1700

Applicant Address: 220 3rd ST NE

City, State, Zip: Valley City ND 58072 **Email Address:** joel.gumbert@kling.com

Owner Name: City of Valley City Phone: 701-845-1700

Owner Address: 220 3rd ST NE

City, State, Zip: Valley City ND 58072 **Email Address:** _____

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

Physical Address of Property (if assigned): _____

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

Parcel ID# 413220200 **Lot** _____ **Block** _____ **Subdivision** _____

Section 32 **Twp** 140 **Range** 58 **Metes and Bounds:** Auditors Lot 1 and S360' of E820' of Auditors Lot 2 of the NW 1/4 Sect 32 Twp 140 Rng 58

Briefly describe the reason for request:
Establish zoning for city owned land to allow consideration of approval for a public safety telecommunications facility conditional use permit.

Applicant Signature: _____ **Date:** _____

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

VALLEY CITY USE ONLY:

Application and fees. Rec'd on date: _____ In the amount of \$ _____ Cash/Check

Application/Supporting documents deemed complete. Date: _____ Initials _____

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

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

Valley City Planning Commission – October 14, 2025 Agenda

Action Request: Zoning Application

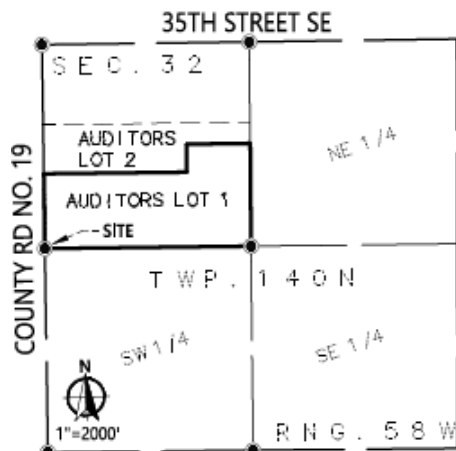
Applicant: City of Valley City

Objective: Assign Agricultural District status to a tract of land owned by the City of Valley City to allow construction and operation of a public safety telecommunications tower on the site.

Property Owners: City of Valley City

Legal Description: Auditors Lot 1 and the south 360 feet of the east 820 feet of Auditor’s Lot 2 both of the NW ¼ of Section 32 Twp 140N Rng 58W in Barnes County, North Dakota, having an area of approximately 65.39 acres.

Project Location: The land proposed to be zoned is located east of County Road 19 and contains part of the Valley City sewage lagoons. See maps below.



Analysis: The land included in this proposed zoning assignment is in the extraterritorial area of Valley City and was zoned Agricultural by Barnes County prior to the establishment of extraterritorial area by the City of Valley City. The land is owned by the City of Valley City. Part of the land is used for farming and part contains one pond of the Valley City sewage lagoon system.

As part of an upgrade to the state-wide public communications system, the State of North Dakota needs to construct a wireless communications tower in the Valley City area for state, regional, and local first responders to use.

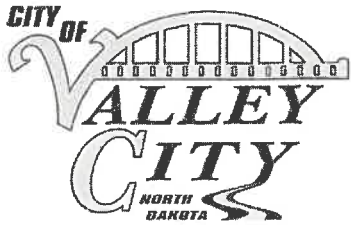
Wireless communication facilities are a conditional use in the Agricultural District. The intent of the Agricultural District is for agricultural activities and other open land uses in proximity to land within the city's urbanized area. It also is to direct non-farm development to other places more appropriate for compact development and integration into the City of Valley City. The sewage lagoon area is not generally the appropriate location for compact urban development. Given the existing use for part of the tract is agriculture and that the previous County zoning designation was Agricultural, assigning Agricultural District status to this tract seems appropriate. The sewage lagoon could be designated as an appropriate use for the tract if deemed fitting and compatible by the Planning and Zoning Commission. The Comprehensive Plan designates this area as a civic use in the future land use plan. It indicates that Civic land use category is for facilities and services provided by the City, County, or a quasi-public organization and is envisioned to include public facilities such as electrical substations, water and wastewater facilities, and other public utility type uses. There is not a direct correlation between zoning districts and the civic land use category, but the existing uses of agriculture and a sewage lagoon are consistent with the future land use plan and the proposed installation of a public safety telecommunications tower is consistent with the Agricultural District requirements because it contemplates the installation of wireless communication facilities within the district.

Findings:

- A. The proposed zoning designation to Agricultural District is consistent with the future land use plan and current land uses.
- B. The proposed zoning designation will support the installation of wireless communication facility.

Recommendation:

Barring additional information presented prior to or at the October 2025 Planning and Zoning Commission, it is recommended the proposed zone change to Agricultural District be approved and recommended for approval to the Board of City Commissioners.



**City of Valley City, North Dakota
Application for
Alcoholic Beverage License**

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

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

Name of Business: Econo Lodge Sho3 dba Econo Lodge
 Owner of Premises: Ray B. Patel Sho3 LLC Sho3 LLC
 Ownership Contact: 2183161800
 Mailing Address: 455 Winter show Rd SW
 City, State, Zip Code: Valley City ND 58072
 Phone Number: 701 845 5333
 Email Address: RaybPatel93@gmail.com

Names and state of residence of all partners, officers, directors, and owners holding a five percent or greater interest in the business:

Resident Manager: Christina Babler
 May be the licensee/owner if permitted under VCMC 4-01-01(20) and 4-01-05(2)(a).
 Mailing Address: 455 Winter show RD SW
 City, State, Zip Code: Valley City, ND 58072
 Phone Number: 701 840 8449
 Email Address: econolodge.vc@hotelmgmt.biz

Type of License Applying For (check all that apply):
 Cabaret Licenses sold separately.

| <input type="checkbox"/> | License Class | License Description | Annual Fee ¹ |
|-------------------------------------|---------------|---|-------------------------|
| <input type="checkbox"/> | Class A | Club/Lodge -- On-sale and off-sale beer, wine, sparkling wine, liquor | \$2,250 |
| <input checked="" type="checkbox"/> | Class B | Beer -- On-sale and off-sale beer | \$250 |
| <input checked="" type="checkbox"/> | Class C | Liquor -- On-sale and off-sale wine, sparkling wine, liquor | \$2,000 |
| <input checked="" type="checkbox"/> | Class D(1) | Restaurant - Liquor On-sale beer, wine, sparkling wine, liquor | \$2,250 |
| <input type="checkbox"/> | Class D(2) | Restaurant - Beer/Wine On-sale beer, wine, sparkling wine | \$500 |
| <input type="checkbox"/> | Class D(3) | Restaurant - Beer On-sale beer | \$250 |
| <input type="checkbox"/> | Class E | Retail Business On-sale beer, wine, sparkling wine | \$500 |
| <input type="checkbox"/> | Class G | Microbrew Pub, Must hold Class B License | \$500 |
| <input type="checkbox"/> | Class H | Brewer Taproom | \$500 |
| <input type="checkbox"/> | Class I | Private Event/Entertainment Center | \$2,250 |
| <input type="checkbox"/> | Class J | Private Golf Course | \$2,250 |

updated per phone 10-27-2025

¹Renewal Applications. An application for renewal of an existing license, and the applicable fee, are due no later than 5:00 PM on the first Monday in June.

A licensee applying for renewal of a license (except a Class B license) may elect to submit one half of the annual fee with the application, and the second half of the annual fee no later than 5:00 PM on the first Monday in December.

Late fees apply as follows:
 \$250 first day
 \$100 every day thereafter, until license fee and/or complete application received by City

LICENSE APPLICATION QUESTIONNAIRE

The following questions are required to ensure the type of license(s) requested are appropriate for your business, and that the business will be in compliance with local law.

Updated Per phone 10-27-2025

All Applicants:

| | | |
|--|---|---|
| 1. Will you sell packaged alcoholic beverages for consumption off or away from the licensed premises? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Will you sell alcoholic beverages for consumption on the licensed premises? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Will the premises be leased or under contract for deed to any other individual, partnership, or organization for the sale of alcoholic beverages? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No * If yes, attach separate sheet with explanation. |
| 4. Are any of the individuals named in this application under the age of 21? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Have any of the individuals named in this application been convicted of a misdemeanor or felony offense in the last five years? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No * If yes, attach separate sheet with explanation. |

Business Opening Date (new applicants): 11-30-25

Proposed Operating Hours: 11am-2am.

All applicants:

| | | |
|---|--|-----------------------------|
| 1. Will you allow individuals under the age of 21 to enter the premises? If no, skip to next section. | <input checked="" type="checkbox"/> Yes *If yes, please submit a statement from your financial representative certifying that the gross revenue ratio of goods and/or services to alcoholic beverages is in compliance with VCMC Title 4. | <input type="checkbox"/> No |
| a. Will individuals under 21 years of age be permitted in the room where alcoholic beverages are being opened and mixed? | <input checked="" type="checkbox"/> Yes *If yes, attach separate sheet with explanation. | <input type="checkbox"/> No |
| b. Will individuals under 21 years of age be permitted in any part of the establishment which is separated from the designated area in which alcoholic beverages are opened or mixed? | <input checked="" type="checkbox"/> Yes *If yes, attach separate sheet with explanation. | <input type="checkbox"/> No |

Class A License Applicants Only:

| | | |
|---|------------------------------|--|
| 1. Is the club/lodge a subsidiary of national organization? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a. Name of national organization: | | |
| b. Years in existence: | | |
| 2. Number of local members: | | |
| 3. Years local club/lodge in existence: | | |

Class D License Applicants Only:

| | | |
|--|---|-----------------------------|
| 1. Number of seats exclusive of counter seating: | | |
| 2. Number of days the restaurant will be open each week: | | |
| 3. Number of parking spaces available to restaurant: | | |
| 4. Will you provide a food and meals intended for individual consumption, fully prepared and cooked on the premises, that are not primarily pre-packaged, pre-processed, or pre-prepared foods reheated for fast service, and in which the sale of alcoholic beverages is incidental to the service of food? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

*10
7
20+*

Class E License Applicants Only

| | | |
|---|------------------------------|-----------------------------|
| 1. Zoning District: | | |
| 2. Square footage of retail establishment: | | |
| 3. Square footage of licensed area: | | |
| 4. Is the are to be licensed separated from the non-licensed portion of the business by a wall designed to allow sales personnel to serve customers and make sales in the licensed and unlicensed portions of the premises, and that may allow customers in either portion of the premises access to the other portion? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Will Purchases of alcoholic beverages be made only in the area licensed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Will 70% of the annual gross sales be from goods and services other than alcohol? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Will the business have regular operating hours? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Will alcohol be sold only during regular operating hours? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Will the licensed portion of the premises have 25 or fewer seats? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Class I License Applicants Only

| | | |
|---|------------------------------|--|
| 1. Square footage of licensed premises: | | |
| 2. Occupancy load: | | |
| 3. Will annual gross receipts from ticket sales and facility rental total at least \$50,000? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Will 60% or more of annual gross receipts of the establishment be derived from tickets, food and rent of the facility? | <input type="checkbox"/> Yes | <input type="checkbox"/> No <i>*If yes, please submit a statement from your financial representative certifying that you are in compliance.</i> |
| 5. Will food be made available at every event? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Will the licensee ensure that there is no permanent bar with seating? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Class J License Applicants Only

| | | |
|--|------------------------------|---|
| 1. Will licensee operate a restaurant on the premises? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Will 50% or more of annual gross receipts of the restaurant be derived from food? | <input type="checkbox"/> Yes | <input type="checkbox"/> No <i>*If yes, please submit a statement from your financial representative certifying that you are in compliance.</i> |
| 3. Will licensee sell alcoholic beverages on the golf course? | <input type="checkbox"/> Yes | <input type="checkbox"/> No <i>*If yes, please submit a letter of approval from an authorized agent of the golf course operator, if different from licensee.</i> |

New Applicant or Relocation Only:

| | | |
|---|---|--|
| 1. Are the premises listed in this application within 150 feet of a church or synagogue? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <i>* If yes, submit a letter of support. (Class A lic. excluded)</i> |
| 2. Are the premises listed in this application within 150 feet of public or parochial school grounds? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Are all off-street parking areas for the business lighted? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Can the licensed premises be accessed by customers through an interior connection from another business? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

TERMS & CONDITIONS

All Applicants:

| | | |
|--|---|-----------------------------|
| 1. I have reviewed Title 4 of the Valley City Municipal Code, and I am familiar with the rules and regulations therein. If granted an alcoholic beverage license, I will obey, abide by, and comply with said rules and regulations, along with the laws of the State of North Dakota, as well as any amendments to state or municipal code which may be made in the future. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. I agree not to sell, serve or dispense, or permit the furnishing of any alcoholic beverage on the licensed premises to a habitual drunkard, an obviously intoxicated person, an individual under 21 years of age, or a person under guardianship after written notice of such guardianship by the legal guardian and during the continuance of such guardianship. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. I agree that an individual under 21 years of age is not permitted to enter or remain on the licensed premises unless specifically authorized under V.C.M.C. Title 4 and state law. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. I understand that an alcoholic beverage license is not a property right; the city may decline to issue said license in its discretion; and said license is not transferable except by specific authority of the Board of City Commissioners. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

| | | |
|---|---|-----------------------------|
| 5. I understand that an alcoholic beverage license authorizes the sale of alcoholic beverages only by the license holder and only upon the specific premises designated in the application and thereafter approved by the Board of City Commissioners. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. I certify that the Resident Manager and all owners and employees who sell, monitor the sale of, mix, serve, or dispense alcoholic beverages, or who are involved in checking identification or providing admission/security services upon the licensed premises during the course of their regular work requirements and have been employed at least 60 days have attended a responsible server training course approved by the Valley City Police Department. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. I agree to ensure all persons requiring server training receive server training at all times during the license year. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. I agree to keep copies of the server training certificates and produce them for city officials upon request. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. I agree to inform the City Finance Director in writing within 30 days of any changes in the facts supplied to the City in my initial application and any renewal application. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. I understand that violations of V.C.M.C. Title 4 may result in fines, suspension or revocation of the license, criminal penalties, or all of the above. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

**IN ADDITION TO ANY STATEMENT, EXPLANATION OR OTHER DOCUMENTATION REQUIRED ABOVE,
SUBMIT THE FOLLOWING WITH YOUR APPLICATION**
(incomplete applications will not be processed)

Alcoholic Beverage Floor Plan form *(not applicable to renewals unless there are modifications to existing floor plans)*

Transfer Application form, if applicable

List of employees who attended server training and/or who need to attend server training, and the date of training.

Owner's Statement *(not applicable to renewal)*
* Owner must attach a statement in support of application which explains how the proposed establishment will be a definite asset to the city, and addresses other factors that may be relevant to the decision to approve this application, including but not limited to: (i) proximity of other businesses licensed to sell alcoholic beverages, (ii) effect on neighboring property owners or occupants, (iii) suitability of premises for sale of alcoholic beverages, (iv) zoning regulations, (v) proximity of schools, churches, funeral homes, public buildings, or buildings used by and for minors.

LICENSE FEE: X *(application for new or transfer license prorated based on no. of months remaining in lic year)*

TRANSFER FEE: _____ *(full annual fee x .5; not assessed if transferor and transferee file a joint application at time of renewal and transfer is executed no later than August 30)* **\$ 1406.25**

APPLICATION FEE: Y *(license fee x .25; applies to new, transfer and relocation applications)* **\$ 351.50**

PUBLICATION FEE: X *(applies to new or relocation applications)* **\$ 21.00**

LATE FEE: _____ **pd \$ 1778.81 CK 10008**

Please confirm amounts with Auditor's Office and make checks payable to City of Valley City.

RETURN TO: Valley City Auditor
220 3rd St. NE
Valley City, ND 58072
Phone: (701) 845 - 8121
Email: jhintz@valleycity.us

CERTIFICATION

I Christain Claphan HEREBY request approval of an alcoholic beverage license, as indicated above, from July 1st, 2024 to June 30, 2025.

I certify that all information, statements, and affirmations contained in this application and all accompanying documents are true and correct.

Dated this 3 day of Oct, 2025.

Regional manager.
Title:

For City Use Only

Reviewed by Auditor's Office:

- Property tax not delinquent. Parcel # 63-302 1078 & 63-1920010
- Server training list
- N/A Transfer Application, if applicable
- Owner's statement, if applicable
- NA CPA statement or copy of sales tax returns, if applicable
- NA Explanation of lease or contract for deed, if applicable
- NA Explanation of criminal convictions, if applicable
- NA Letter of support from church or synagogue, if applicable
- Floor plan form, if applicable
- Fees paid
- Public hearing scheduled
- Notice published at least 10 days prior to hearing (new license or relocation)

Application deemed complete Bandy Jones 11-4-25
 Signature Date

Reviewed by Police Department:

- Server training in good order
- Application in good order

Recommendation: Approve// Deny// Administrative Hearing

[Signature] 10/31/25
 Signature Date

Reviewed by Fire Department:

- Safety inspection complete

Recommendation: Approve// Deny// Administrative Hearing

[Signature] 10/31/2025
 Signature Date

Reviewed by Commission

Approved Denied Date of Final Action _____

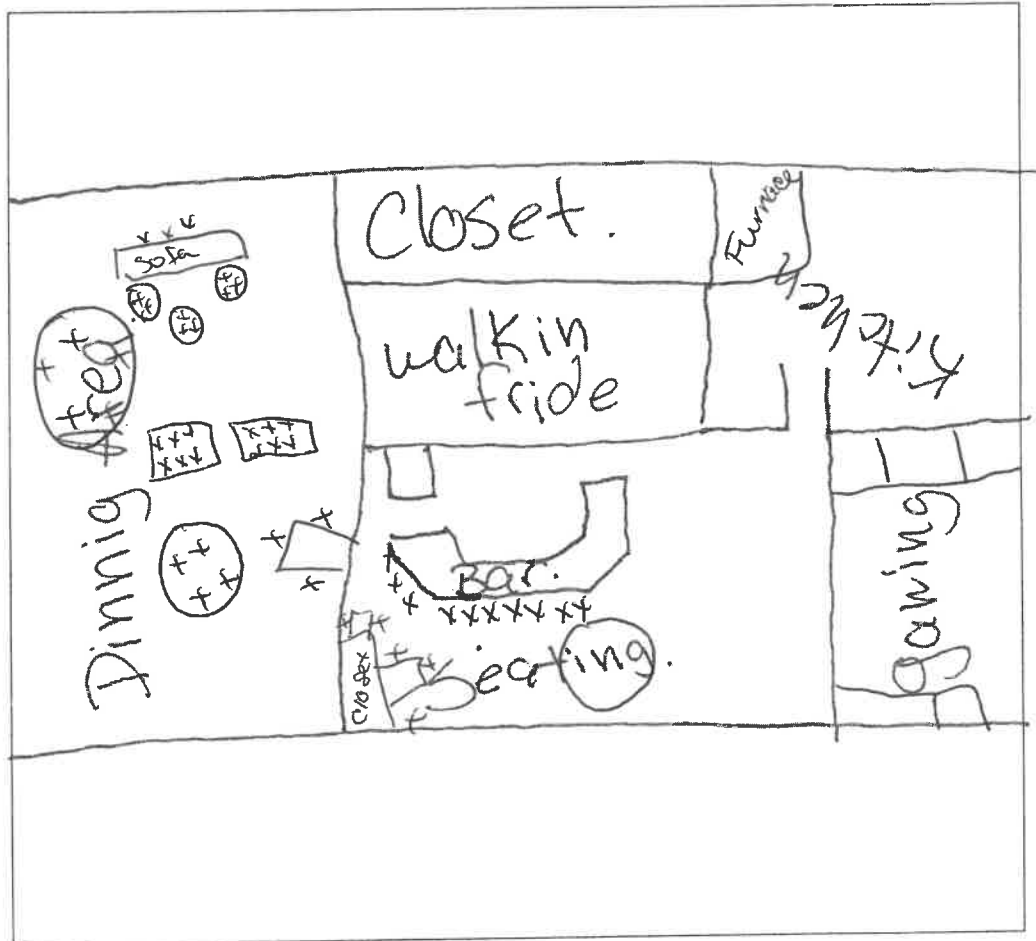
Alcoholic Beverage Floor Plan

Name of Business: Econo lodge

Name of Person submitting Floor Plan: Christain Clapham

Submit one time unless you make changes.

Using the space below, draw a clear and understandable floor plan of the premises to be/is licensed. Show all exits, bars, dining areas (if any), beverage coolers and beverage storage areas. Indicate which are solid walls, half walls, dividers, and movable partitions. Use a different color to outline the area(s) used for the sale and/or dispensing of alcoholic beverages. This diagram should include outside patio areas, smoking shelters etc. (please use additional sheets of paper as needed).



Sell alcohol at Bar
alcohol in all areas

Econo Lodge Alcohol License

Employees for server training

Christain Clapham by end of the month of Oct

Christina Babler by end of month Oct

Ashley Mcclafin current server permit

Ownerstatement

The Econo Lodge having an on -site bar/restaurant reestablished within the hotel will benefit the city due to it bringing extra taxable income with guests staying at hotel property. There is a restaurant (The Bridges) at American Inn that sells alcohol at their restaurant/bar. That is the closest property that sells alcohol. We do allow minors on site but minors will not be allowed in the bar area, they will only be allowed in the dining area.

Brandy Johnson

From: Tina Babler <econolodgevc@hotelmgt.biz>
Sent: Monday, October 27, 2025 3:33 PM
To: Brandy Johnson
Cc: Kimberly Jorissen
Subject: Re: [EXTERNAL] Re: Alcohol License

Please change the addressed issues. The only question we have is owned by sho3 is Raj? We have building lighting by the spots. There is parking in front and back with access doors to both. The food sales will outweigh the alcohol in the dining room area.

Thank you,
Tina Babler
General Manager
Econo Lodge Valley City
455 Winter Show RD SW
Valley City, ND 58072
Email: EconolodgeVc@hotelmgt.biz
Phone: 701-845-5333 Ext 165
Cell 701-840-8449

On Mon, Oct 27, 2025 at 3:28 PM Brandy Johnson <brandy.johnson@valleycity.us> wrote:

Hi Tina,

The application has been reviewed and just a couple of things.

Raj is listed as the owner but our records show that SHO-3 LLC. Is the actual owner so with your approval I will just change that on the application. While you were here we changed the application from a restaurant to a Class B & C in order for the guests at the hotel to be able to buy off sale and bring to their rooms. If it were just a restaurant license, they would not be able to do this.

Under the first "all applicants" section number 1 "no" was marked which would be fine for just the restaurant but with the on/off sale it needs to be "yes". I can change this with your approval. Under the second "all applicants" number 1 a "yes" answer was provided so we will need the information that is indicated with an asterisk.

We will also need something stating:

- a. That you project that in the dining area the food sales will be greater than alcohol sales due to minors being allowed in that area.
- b. What the plan is for the parking/lighting. Is there any lighting in the back parking lot, front parking lot, if not do you plan on adding any, will restaurant/bar customers be able to park in either the back or the front?

Thanks,

Brandy Johnson

Deputy Auditor

PLEASE NOTE OUR ADDRESS HAS CHANGED:

220 3rd St. NE

Valley City, ND 58072

(701) 845-8125



From: Tina Babler <econolodgevc@hotelmgmt.biz>
Sent: Monday, October 27, 2025 12:17 PM
To: Brandy Johnson <brandy.johnson@valleycity.us>
Subject: Re: [EXTERNAL] Re: Alcohol License

Hello,

We were able to update the owner statements and it should be ready to go. I appreciate everything.

Thank you,

On Mon, Oct 20, 2025 at 1:19 PM Brandy Johnson <brandy.johnson@valleycity.us> wrote:

City of Valley City.

Brandy Johnson

Deputy Auditor

PLEASE NOTE OUR ADDRESS HAS CHANGED:

220 3rd St. NE

Valley City, ND 58072

(701) 845-8125



From: Tina Babler <econolodgevc@hotelmgmt.biz>

Sent: Monday, October 20, 2025 12:56 PM

To: Brandy Johnson <brandy.johnson@valleycity.us>

Subject: [EXTERNAL] Re: Alcohol License

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I have gotten the check approved for the liquor license. Who do we make the check out to?

On Wed, Oct 8, 2025 at 4:49 PM Brandy Johnson <brandy.johnson@valleycity.us> wrote:

Hi Christina,

I calculated the fees, please see below. This could change, depending on when we receive the application and supporting documents. We have to publish at least 10 days prior to a public hearing. Based off of that, I calculated to the license fee for half of November. That being said, the state still needs to approve after the city has granted their approval. If you haven't already, I recommend contacting the state to start that process if possible so once we have all the documents ready to go, you can just send it to them and hopefully expedite the process.

Prorated License fee: \$1406.25

Application fee: \$351.56

Publication Fee:\$21.00

Total: \$1778.81

Let me know if you have any questions.

Thanks,

Brandy Johnson

Deputy Auditor

PLEASE NOTE OUR ADDRESS HAS CHANGED:

220 3rd St. NE

Valley City, ND 58072

(701) 845-8125



--

Thank you,

Tina Babler
General Manager
Econo Lodge Valley City
455 Winter Show RD SW
Valley City, ND 58072
Email: EconolodgeVc@hotelmgmt.biz
Phone: 701-845-5333 Ext 165

Cell 701-840-8449

--

Thank you,

Tina Babler
General Manager
Econo Lodge Valley City
455 Winter Show RD SW
Valley City, ND 58072
Email: EconolodgeVc@hotelmgmt.biz
Phone: 701-845-5333 Ext 165

Cell 701-840-8449

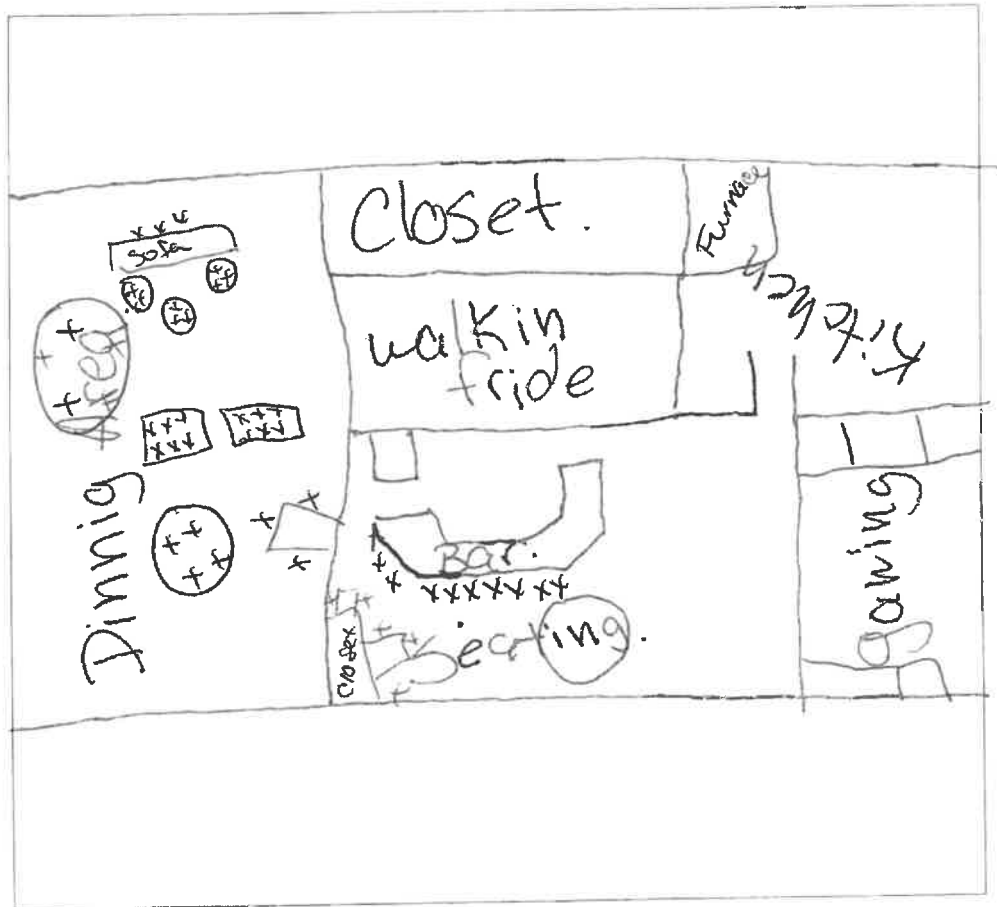
Alcoholic Beverage Floor Plan

Name of Business: Econo lodge

Name of Person submitting Floor Plan: Christain Clapham

Submit one time unless you make changes.

Using the space below, draw a clear and understandable floor plan of the premises to be/is licensed. Show all exits, bars, dining areas (if any), beverage coolers and beverage storage areas. Indicate which are solid walls, half walls, dividers, and movable partitions. Use a different color to outline the area(s) used for the sale and/or dispensing of alcoholic beverages. This diagram should include outside patio areas, smoking shelters etc. (please use additional sheets of paper as needed).



Sell alcohol at Bar
alcohol in all areas

Econo Lodge Alcohol License

Employees for server training

Christain Clapham by end of the month of Oct

Christina Babler by end of month Oct

Ashley McClafin current server permit

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The Econo Lodge having an on -site bar/restaurant reestablished within the hotel will benefit the city due to it bringing extra taxable income with guests staying at hotel property. There is a restaurant (The Bridges) at American Inn that sells alcohol at their restaurant/bar. That is the closest property that sells alcohol. We do allow minors on site but minors will not be allowed in the bar area, they will only be allowed in the dining area.



FIRE SAFETY CHECKLIST FOR ASSEMBLIES/LIQUOR LICENSE
 OFFICE OF ATTORNEY GENERAL
 NORTH DAKOTA STATE FIRE MARSHAL
 SFN 16838 (12-2020)

The International Fire Code (IFC), 2018 Edition has been adopted by the North Dakota State Fire Marshal's Office as rules for the fire prevention of the State of North Dakota. Fire code violations shall be corrected immediately. Fire codes listed are not a comprehensive list and do not encompass all applicable codes. The noted code sections are commonly encountered and generally applicable to commercial buildings being used for assembly purposes.

| | | | | | |
|---|---|---|-------------------------|--|--------------------------|
| Facility Econolodge/kitchen | | Owner/Responsible Party Name Show 13 LLC | | | |
| Address 455 wintershow RD SW | | City Valley City | State ND | ZIP Code 58072 | |
| Email Address econolodgevc@hotelmgt.biz | | Telephone Number 7018408449 | | | |
| The occupant load is the total number of persons that may occupy a building at any time. To calculate occupant load, determine the square footage of the concentrated use area (i.e. dance floor) and the square footage of the non-concentrated area (i.e. tables and chairs). | | A minimum number of exits is required based on the occupant load. IFC 1006.2 | | The exit capacity must be sufficient to accommodate the occupant load. To calculate the exit capacity, determine the total width in inches of all exits and divide by 0.2. | |
| Concentrated Use Area: | <input type="text"/> sq ft / 7 = <input type="text"/> | Occupant Load | Minimum Number of Exits | Total Exit Width: <input type="text"/> | |
| Non Concentrated Use Area: | <input type="text" value="1555"/> sq ft / 15 = <input type="text" value="103.6"/> | 50-500 | 2 | <input type="text" value="10.2"/> | |
| | | 501-999 | 3 | Exit Capacity: <input type="text" value="360"/> | |
| | | 1000 or more | 4 | | |
| | | | | Compliant | Non-compliant |
| Means of Egress Sizing - IFC 1005 The exit capacity is equal to or greater than the occupant load, as calculated. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Number of Exits Required - IFC 1006.2 Minimum number of exits required are provided. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Exit signs and Egress Lighting - IDFC 1104.3 & 1104.5 Exit signs and egress/emergency lighting are installed as required to mark and light exits, and have emergency power back-up. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Exit Size and Requirements - IFC 1104.7 Exit/Egress doors are at least 28 inches in clear width, require no more than 5 lbs of force to open, and require a single action and no special knowledge or effort to open. Exits are free from any storage impeding the means of egress. IF multiple exits are required, they are located separately (IFC 1007.1.1). | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Minimum Aisle Width - IFC 1104.23 Corridors and aisles are a minimum of 36 inches in clear width. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Panic and Fire Exit Hardware - IFC 1010.1.10 New buildings or when a change of occupancy/use has occurred, spaces with an occupant load of 50 or more are equipped with panic hardware or fire exit hardware. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Direction of Swing - IFC 10.1.2.1 Doors swing in the direction of egress travel when serving a room or area where the occupant load is 50 or more. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire Rated Separations - IFC 701.2 Where required, existing fire-resistance rated construction is properly maintained. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Combustible Storage - IFC 315 Combustible storage is maintained in a way that does not pose a threat of fire. Attic, under-floor, and concealed spaces used for storage of combustible materials are protected with a fire-rated barrier or fire sprinklers. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Interior Wall and Ceiling Finish in Existing buildings - IFC 803 Materials used as wall and ceiling finish are of non-combustible materials, or meet minimum flame spread criteria. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electrical Safety - IFC 604 Electrical panels have a working space of 36 inches in front of them. Extension cords shall not be used for permanent wiring. Electrical devices are used in accordance with manufacturer's instructions and IFC. Electrical equipment and covers are properly maintained. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Heating Systems - IFC 603 To reduce likelihood of accidental ignition, combustibles and/or flammables are at least 18" away from heating systems (e.g. furnace, water heater, etc.) Heating systems and equipment are properly maintained to prevent fire and safety hazards. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire Extinguishers - IFC 906 The structure has an approved and properly maintained fire extinguisher on each level of the building, and within 75' of any point in the building. Fire extinguisher is accessible and annual maintenance is documented appropriately. Cooking equipment involving solid fuels, or vegetable or animal oils and fats, is protected by a Class K-rated portable extinguisher (IFC 906.4). | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Cooking Hood Suppression Systems - IFC 607 Where commercial cooking produces grease laden vapors that accumulate on walls or ceilings presenting a fire hazard, a type I hood ventilation system is installed and protected by a fire suppression system. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire Alarm Systems - IFC 907.2.1 In new buildings or change of occupancy/use, a manual fire alarm system is installed in Group A occupancies where the occupant load is 300 or more. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Automatic Sprinkler Systems Group A - IFC 903.2.1 In new buildings or when a change of occupancy/use has occurred, an automatic sprinkler system is installed where the fire area: exceeds 5,000 square feet, or has an occupant load of 100 or more, or is located on a floor other than ground level. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing Building/License Sprinkler Requirement Group A-2 - IFC 1103.5.1 Where a State Liquor License is required and the Group A-2 Assembly has an occupant load over 300, the fire area is equipped with an automatic sprinkler system. | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Completed by (Fire Authority) Scott Magnuson, Fire Chief | | Contact Telephone Number or Email Address 701-845-3351 / smagnuson@valleycity.us | | Date 10/30/2025 | |
| Remarks (reason for inspection, other violations noted, correction process, plan of correction needs, further remarks etc.) | | | | | |

Assessment Console

File Edit Options Help Chat

Search Criteria

Property Type: *All PIN: 63-302-1078

Street No: _____

Street: _____

Unit: _____

Property

| Street No | Street Name | Unit | PIN |
|-----------|---------------|------|-------------|
| 455 | WINTERSHOW RD | | 63-302-1078 |

Assessments

Status: * - All

| Assessment # | Name | Status Term | Original Principal Next Installment | Remaining Principal Balance |
|--------------|---------------------|-------------------|-------------------------------------|-----------------------------|
| 0000012642 | WAGON WHEEL INN LTD | Complete | 7,038.84 | 0.00 |
| 0000012375 | WAGON WHEEL INN LTD | 20 years Complete | 0.00 | 0.00 |
| 0000001692 | WAGON WHEEL INN LTD | 10 years Complete | 3,236.46 | 0.00 |
| 0000001691 | WAGON WHEEL INN LTD | 10 years Complete | 73,880.87 | 0.00 |
| | | 10 years | 0.00 | 0.00 |
| | | 10 years Complete | 822.71 | 0.00 |
| | | 10 years | 0.00 | 0.00 |

Exit

tplicity

Assessment Console

File Edit Options Help Chat

Search Criteria

Property Type: *All PIN: 63-192-0010

Street No: _____

Street: _____

Unit: _____

Property

| Street No | Street Name | Unit | PIN |
|-----------|-------------|------|-------------|
| 575 | 10TH ST SW | | 63-192-0010 |

Assessments

Status: * - All

| Assessment # | Name | Status Term | Original Principal Next Installment | Remaining Principal Balance |
|--------------|---------------------|-------------------|-------------------------------------|-----------------------------|
| 0000012277 | WAGON WHEEL INN LTD | Complete | 876.33 | 0.00 |
| 0000007723 | WAGON WHEEL INN LTD | 10 years Complete | 0.00 | 0.00 |
| | | 10 years Complete | 329.04 | 0.00 |
| | | 10 years | 0.00 | 0.00 |

Exit

tplicity

Tana Plecity

From: Tina Babler <econolodgevc@hotelmgmt.biz>
Sent: Tuesday, November 4, 2025 8:24 PM
To: Tana Plecity
Subject: [EXTERNAL] Re: Alcohol License verification

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Sho-3 llc will be holding the license. We are definitely wanting to make sure they can take it where they want. I thought that was what off sale was maybe I'm confused? Yes we would like to do both B and C.

Thank you,
Tina Babler
General Manager
Econo Lodge Valley City
455 Winter Show RD SW
Valley City, ND 58072
Email: EconolodgeVc@hotelmgmt.biz
Phone: 701-845-5333 Ext 165
Cell 701-840-8449

On Tue, Nov 4, 2025, 2:49 PM Tana Plecity <tplicity@valleycity.us> wrote:

Hello – wondering if I can have you verify a few questions I have on your liquor license

1. If the business holding the license Econo Lodge or another registered business? We are questioning this because it does not appear the Econo Lodge is a registered business in ND, only a trade name.
2. Do you plan to sell alcohol for people to take off the premises?
3. Can you please confirm you plan to have a class B (beer) & C (Liquor and wine) which allow both on and off sale

Tana Plecity

Administrative Assistant II

City of Valley City

220 3rd St NE

Valley City ND 58072

(701) 845-8121

CONFIDENTIALITY NOTICE: This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

Valley City Planning and Zoning APPLICATION

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

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

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

Applicant Name: Alto Towers / STATE of North Dakota Phone: 612-801-2228

Applicant Address: 229 Byrondale Ave N

City, State, Zip: WAYZATA, MN 55391 **Email Address:** robertsviera@yahoo.com

Owner Name: City of Valley City Phone: 701-845-1700

Owner Address: 220 3rd ST NE

City, State, Zip: Valley City, ND 58072 **Email Address:** Joel.guanbeck@klseng.com

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

Physical Address of Property (if assigned): _____

Property Description (attach add'l sheet if necessary):
Parcel ID# 413220200 **Lot** 1 **Block** _____ **Subdivision** _____
Section 32 **Twp** 140 **Range** 58 **Metes and Bounds:** Aud Lot 1 of NW 1/4 § 5360' of E 820' of Aud Lot 2 65.39 Acres

Briefly describe the reason for request: Alto Towers and The STATE of North Dakota are seeking permission build up to a 250' (255' w/ a 5' lightning rod) self-support, wireless communications tower for its first responder, state-wide network. The 250' tower will be located w/in a 60' x 60' parcel of property and contain a 30' wide access/utility easement as well as a separate 30' utility easement.

Applicant Signature: [Signature] **Date:** 10/7/25

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

VALLEY CITY USE ONLY:

Application and fees. Rec'd on date: _____ in the amount of \$ _____ Cash/Check
Application/Supporting documents deemed complete. Date: _____ Initials _____

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

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

12/30/2024

To Whom it May Concern:

The North Dakota Information Technology Department has entered into a contract with Allo Towers of Irvine, California to construct towers for utilization on the Statewide Interoperable Radio Network (SIRN). As part of the contract with the state of North Dakota Allo Towers will be:

- Acquiring easements and completing land acquisitions or land leases.
- Designing, constructing, and maintaining the towers and compounds.

The North Dakota Information Technology Department will lease tower and compound space from Allo Towers.

The Statewide Interoperable Radio Network will be utilized by emergency responders such as law enforcement, fire, emergency medical, and other emergency responders. More information on the SIRN project can be found at: [SIRN 20/20 | North Dakota Information Technology \(nd.gov\)](#)

For more information please email: ndsirn@nd.gov or contact:

Jared Lemieux, SIRN Program Administrator

jarlemieux@nd.gov

701-328-6097 (office)

701-805-9817 (cellular)

Eric Pederson, Public Safety Manager

eipederson@nd.gov

701-328-1104 (office)

701-204-3756 (cellular)

Thank you,

Jared Lemieux

Jared Lemieux

Statewide Interoperable Radio Network Program Administrator

North Dakota Information Technology

Signature: 
Jared Lemieux (Dec 30, 2024 10:58 CST)

Email: jarlemieux@nd.gov

Valley City Planning Commission – October 14, 2025 Agenda

Action Request: Conditional Use Permit

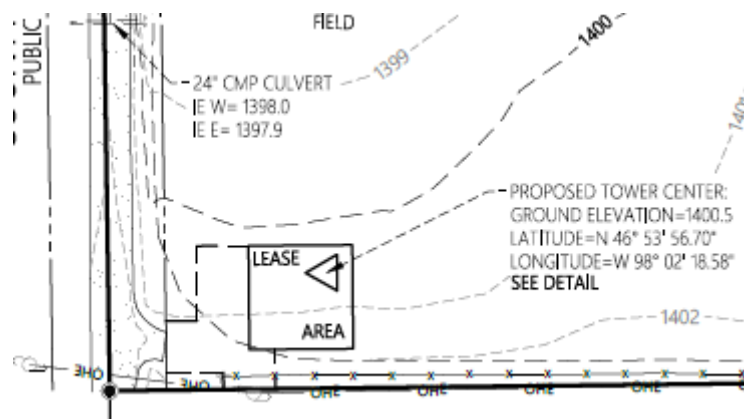
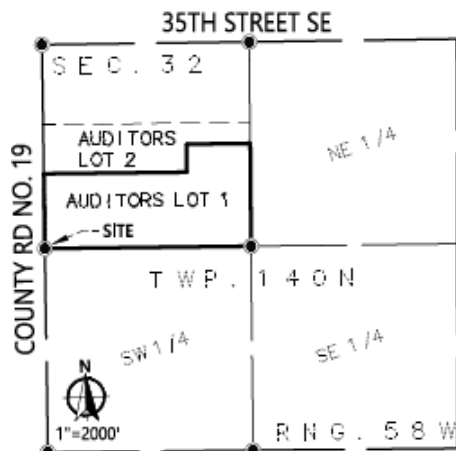
Applicant: Allo Towers

Objective: Approve installation of a wireless communication facility on a tract of land owned by the City of Valley City and being leased to Allow Towers.

Property Owners: City of Valley City

Legal Description: Auditors Lot 1 and the south 360 feet of the east 820 feet of Auditor’s Lot 2 both of the NW ¼ of Section 32 Twp 140N Rng 58W in Barnes County, North Dakota, having an area of approximately 65.39 acres.

Project Location: The site of the proposed wireless communications facility is just east of County Road 19 and north of part of the Valley City sewage lagoons. See maps below.



Analysis: The site of the proposed wireless communications facility is owned by Valley City and being leased to Allow Towers. In a separate application the land owned by Valley City is requested for zoning to the Agricultural District. The agricultural district lists wireless communication facilities on its conditional use list.

As part of an upgrade to the state-wide public communications system, the State of North Dakota needs to construct a wireless communications tower in the Valley City area for state, regional, and local first responders to use.

Conditional uses must be judged for their compatibility with other uses of the zoning district in which they are located and may require conditions for approval to address potential concerns or mitigation of incompatibility. The intent of the Agricultural District is for agricultural activities and other open land uses in proximity to land within the city's urbanized area. It also is to direct non-farm development to other places more appropriate for compact development and integration into the City of Valley City. The existing uses of agriculture and sewage lagoons are compatible with the wireless communications facility. A proposed conditional use should be evaluated for potential adverse effects. One potential adverse effect is that the proposed height of the tower is up to 255 feet, which is above the 199 feet maximum height standard that is commonly established for aviation safety. At the time of this report writing there is no certain confirmation as to the actual maximum height for construction at this site. Approval by the FAA of the proposed construction and height is pending. Another common concern for towers such as these has to do with impacts if there was a structural failure. The proposed lattice style tower is designed to collapse on itself instead of breaking at ground level and falling full length in any direction. At the time of this report writing, the distance of the lease site from County Road 19 is not fully determined, but it appears that the site would be less than 255 feet from the road. Access to the leased site is intended to be via an existing approach off of County Road 19 with appropriate access easement granted between the lease site and the road.

Findings:

- A. The proposed conditional use permit is appropriate in the Agricultural District, and if the Agricultural District zoning classification is approved will support the installation of the wireless communications tower.
- B. There is some level of risk that a structural failure would result in the tower collapsing onto County Road 19 and disrupting travel on the road. This can be mitigated by requiring the leased site to be located further to the east from County Road 19.
- C. The CUP application is for a tower up to 255 feet in height. This is not consistent with common height limitations for similar towers.

Recommendation:

Barring additional information presented prior to or at the October 2025 Planning and Zoning Commission, it is recommended the proposed Conditional Use permit be approved and recommended for approval to the Board of City Commissioners with the following conditions:

- 1. The proposed tower and tower height are approved by the FAA, and meet all FAA requirements such as installation of appropriate lighting or beacons to warn aircraft of the potential hazard.
- 2. The proposed tower lease site be at least 280 feet east of the County Road 19 right-of-way.

3. The Barnes County Municipal Airport manager does not indicate any reservations or objections to the installation if the previous two conditions are met.
4. The City Commission of Valley City approve the proposed Agricultural District zoning classification of the tract in which the wireless communication facility is proposed to be located.
5. Any additional issues identified at the October 14th public hearing are addressed to the satisfaction of the Planning and Zoning Commission.

SECTION 1: GENERAL REQUIREMENTS

1.1 PURPOSE AND INTENT

A. THE DRAWINGS ARE SUPPLEMENTAL TO ANY WRITTEN SPECIFICATIONS OR REQUIREMENTS. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED IN ONE AND NOT THE OTHER, OR IF ANY DISCREPANCIES OR DISAGREEMENTS ARE IDENTIFIED, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER.

B. THE CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SHOWN ON THE PLANS. CONTRACTOR MUST SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS TO OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO ASSESS CONDITIONS PRIOR TO BIDDING. IN ADDITION, CONTRACTOR SHALL PERFORM TESTING AND ADDITIONAL INVESTIGATION AS DEEMED NECESSARY TO SUBMIT A FIXED BID. IGNORANCE OF THE SITE OR PROJECT CONDITIONS WILL NOT BE GROUNDS FOR CHANGE ORDERS OR ALTERING THE SCHEDULE.

1.3 CLEANUP

A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS. LEAVE THE SITE CLEAN AND READY FOR USE.

B. IF CLEARING IS REQUIRED, ALL BRUSH, STUMPS, AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE OWNER SHALL BE CONSULTED FOR SPECIFICATIONS ON TREE PLACEMENT AND DISPOSAL. IF REQUIREMENTS ARE NOT SPECIFIED, A CONSERVATIVE ASSUMPTION SHALL BE UTILIZED FOR BIDDING PURPOSES.

C. THE SITE SHALL BE LEFT IN A CONDITION EQUIVALENT TO THE PRE-CONSTRUCTION CONDITION AND SATISFACTORY TO THE OWNER.

1.4 CODES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND RULES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THE DRAWINGS OR WRITTEN SPECIFICATIONS.

B. IN ADDITION TO ALL CODES, CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND APPLICABLE STANDARDS (ACI, IBC, NEC, ETC).

1.5 QUALITY ASSURANCE

A. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE PRIOR TO COMMENCING ANY WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN. THE CONTRACTOR SHALL PROVIDE 48-HOUR ADVANCE NOTICE OF SPECIFIC INSPECTION MILESTONES (SUCH AS FOUNDATION POURING). ADVANCE NOTICE WILL ALLOW FOR COORDINATION WITH INSPECTION COMPANIES.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REQUEST A LIST OF INSPECTIONS FROM THE OWNER OR ENGINEER. AT A MINIMUM THIS WILL TYPICALLY INCLUDE THE FOUNDATION, GROUNDING, SUBSTANTIAL COMPLETION, AND FINAL.

B. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF ALL COMPLETED WORK AND PROVIDE THESE TO THE OWNER ON A WEEKLY BASIS. PHOTOGRAPHS SHALL INCLUDE DOCUMENTATION OF ALL SUBGRADE WORK THAT CANNOT BE VISIBLY INSPECTED UPON COMPLETION (GROUNDING, FOUNDATION, UTILITIES, ETC.).

C. THE CONTRACTOR IS THE GUARANTOR OF ALL WORK. FAILURE TO IDENTIFY A DISCREPANCY/DEFECT OR IMMEDIATELY NOTIFY THE CONTRACTOR OF SAID DEFECT DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES IN THIS REGARD.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSPECTIONS OCCUR PRIOR TO COMPLETION OF WORK. IF AN ITEM IS COMPLETED WITHOUT THE REQUESTED INSPECTION, THE OWNER WILL HAVE THE RIGHT TO ASSUME THAT THE WORK WAS NOT COMPLETED PROPERLY AND MUST BE REPLACED.

1.6 BUILDING PERMITS

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AT THE JOB SITE, COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM THE OWNER OF ANY REQUIREMENTS THAT MAY DEVIATE FROM THE CONSTRUCTION DOCUMENTS.

1.7 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL. THE CONTRACTOR SHALL ENSURE THAT ANY FAA ELEVATION LIMITATIONS ARE NOT EXCEEDED.

1.8 TOWER SECURITY

THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE CONSTRUCTION PHASE. THE SITE MUST BE SECURELY FENCED (PERMANENTLY OR TEMPORARILY) WITHIN 24 HOURS OF TOWER ERECTION.

1.9 SITE CONTROL

A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. IF WETLANDS ARE PRESENT IN THE PROJECT VICINITY THE CONTRACTOR IS RESPONSIBLE TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THEY ARE NOT DISTURBED IN ANY MANNER. IF DISTURBANCE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND CONSEQUENCES, INCLUDING FINES (EVEN IF ASSESSED TO THE OWNER).

C. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF CONTRACTOR.

D. THE CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION ACTIVITIES, MATERIALS, EQUIPMENT, ETC. TO THE LEASED AREA AND LEGAL EASEMENTS UNLESS PERMISSION TO DO OTHERWISE IS GRANTED BY THE PROPERTY OWNER.

1.10 CHANGE ORDER PROCEDURE

THE CONTRACTOR MUST PROVIDE NOTICE IN WRITING ON PROPER FORMS OF ANY POTENTIAL CLAIM FOR CONCEALED OR UNKNOWN CONDITIONS, OR ANY OTHER ITEM (EVEN IF A REQUEST BY OWNER) THAT MAY RESULT IN A TIME DELAY OR COST CHANGE WITHIN 1 DAY OF FIRST KNOWLEDGE. ANY CLAIM (CHANGE ORDER) MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING OR INCURRING ANY COSTS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR AND ANY ASSOCIATED COST INCURRED WILL NOT BE PAID.

SECTION 2: EARTHWORK

2.1 SCOPE OF WORK

REFER TO THE SURVEY AND SITE PLAN FOR EXISTING GRADES AND FINAL ELEVATIONS.

2.2 SITE PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM COMPOUND, ACCESS DRIVE, AND UTILITY PATH AS REQUIRED. SEE SITE PLAN FOR APPROPRIATE AREA TO BE CLEARED. REMOVE STUMPS, ORGANIC SOIL, AND OTHER DETRIMENTAL MATERIAL COMPLETELY UNDER ENTIRE COMPOUND AND DRIVE. ALL WASTE MATERIALS INCLUDING, BUT NOT LIMITED TO, STUMPS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.

B. STRIP ALL ORGANIC MATERIAL FROM COMPOUND AND ACCESS DRIVE. IF SITE CONTAINS WET SOIL, CONTRACTOR SHALL OVER EXCAVATE A MINIMUM OF 18 INCHES OF MATERIAL FROM THE ENTIRE COMPOUND AND ACCESS DRIVE.

C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, CONTRACTOR SHALL REMOVE ALL TOPSOIL, ORGANIC MATERIALS AND WET OR POOR SOILS. IF MORE THAN 2'-0" OF POOR SOILS ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY CONTACT CONSTRUCTION MANAGER AND/OR ENGINEER FOR GUIDANCE.

D. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS CONTAINED IN PLANS AND GEOTECHNICAL REPORT.

2.3 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO DEPTH, AND GRADES SHOWN ON THE PLANS.

MINIMUM COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% MAXIMUM DRY DENSITY UNDER STRUCTURAL ELEMENTS. AREAS OF SETTLEMENT IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE OF FINAL CONSTRUCTION BY OWNER WILL BE EXCAVATED, FILLED, AND RECOMPACTED AT CONTRACTOR'S EXPENSE.

B. CONTRACTOR SHALL REVIEW THE GRADING PLANS, GEOTECHNICAL REPORT, AND TOWER FOUNDATION PLANS THOROUGHLY PRIOR TO BIDDING. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

C. IT IS RECOMMENDED THAT THE OWNER HIRE AN INDEPENDENT GEOTECHNICAL ENGINEER TO REVIEW SOIL CONDITIONS AND AN ACI CERTIFIED INSPECTOR TO REVIEW ALL FOUNDATION ELEMENTS.

D. REGARDLESS OF THE ABOVE RECOMMENDATION, THE CONTRACTOR IS RESPONSIBLE TO OBSERVE SITE AND SOIL CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS AND COMPARE THE ABOVE TO THE GEOTECHNICAL REPORT, THE PLANS, AND THE TOWER DRAWINGS. ANY INCONSISTENCIES, DISCREPANCIES, OR ASSUMPTIONS THAT PROVE TO BE INCORRECT, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2.4 SITE GRADING

ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL REPORT, SITE DRAWINGS, TOWER PLANS, AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STRICTER REQUIREMENT.

A. CONTRACTOR SHALL USE ON-SITE MATERIALS OR IMPORTED FILL TO MATCH THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS. HOWEVER, IN NO CASE SHALL ORGANIC MATERIALS, WET SOIL, FROZEN SOIL, OR POOR SOIL BE USED AS ON-SITE FILL. IN ADDITION, ALL FILL (ON-SITE OR IMPORTED) SHALL BE ADEQUATELY COMPACTED PER THE EARTHWORK SPECIFICATIONS.

B. IF DISCREPANCIES ARE IDENTIFIED BETWEEN THE GRADING PLAN AND ACTUAL SITE CONDITIONS, THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. ANY CHANGES TO THE GRADING PLAN CONTOURS MUST BE PREAPPROVED.

C. THE CONTRACTOR SHALL LIMIT ALL SITE GRADING AND CONSTRUCTION ACTIVITIES TO THE LEASED AREA AND ASSOCIATED EASEMENT. IF THIS IS NOT POSSIBLE, CONTACT THE PROJECT MANAGER AND OBTAIN OWNER APPROVAL PRIOR TO WORKING OUTSIDE THE ABOVE LIMITS.

D. REGARDLESS OF THE CONTOURS DEPICTED IN THE PLANS, ALL REQUIREMENTS IN THE TOWER FOUNDATION DRAWINGS (INCLUDING THE MINIMUM SOIL COVER) MUST BE ADHERED TO STRICTLY.

E. ALL FINISHED SURFACES SHOULD BE GRADED TO DRAIN FROM FOUNDATION. PROVIDE PROPER DITCHING AND ROUTING OF SURFACE WATER, AND AVOID PONDING AND EROSION.

F. ALL EXPOSED SOIL SHALL BE PROPERLY SEEDED AND PROTECTED FROM EROSION.

G. THE FINISHED GRADE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE COMPOUND FENCE.

2.5 GRAVEL SURFACING

A. CONSTRUCT GRAVEL DRIVE AND COMPOUND AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. PLACE FILL OR STONE IN MAXIMUM EIGHT INCH LIFTS AND COMPACT TO SPECIFIED DENSITY PRIOR TO PLACING NEXT LIFT.

2.6 RETAINING WALLS

A. RETAINING WALLS TO BE INSTALLED BY AN EXPERIENCED CONTRACTOR FAMILIAR WITH AT LEAST TEN (10) PROJECTS OF SIMILAR SIZE AND SCOPE.

B. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER DESIGN CHARTS AND INSTALLATION GUIDELINES.

C. ALL BACKFILLED MATERIAL SHALL BE QUALITY SOILS (SAND, GRAVEL, OR SILTY SAND) WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. LL BACKFILLED MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN MAXIMUM 8" LIFTS.

D. DRAINAGE TILE SHALL BE USED BEHIND THE RETAINING WALL. THE DRAINAGE TILE SHALL RUN TO DAYLIGHT AT A MAXIMUM INTERVAL OF 20'. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" CRUSHED AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN.

E. RETAINING WALL EMBEDMENT SHALL BE AT LEAST THE MINIMUM SPECIFIED IN THE DRAWINGS. IN ADDITION, MINIMUM EMBEDMENT MUST EXCEED ANY MANUFACTURER DESIGN GUIDELINES.


F. ALL GEOGRID MATERIAL IS TO BE COATED POLYESTER WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF LTDS = 1350 PK.

CONSULTANT:

 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

 151 KALMUS DR., SUITE E-201
 COSTA MESA, CA 92626
 949.749.1994 VOICE
 www.allo Towers.com

ENGINEER SEAL:


I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GENERAL SPECIFICATIONS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

| INT. | DATE: | DESCRIPTION: |
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| CHECKED BY | OGD |
| PLOT DATE | 9/16/2025 |
| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | G-002 |

SECTION 3: TRENCHING

3.1 MATERIALS

FILL MATERIALS SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIALS OR ROCKS. ALL FILL MATERIAL SHALL BE FREE OF OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR POTENTIALLY HAZARDOUS. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF SOIL SHALL BE IN 8 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.

3.2 PIPE DETECTION AND IDENTIFICATION

ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH DETECTABLE WARNING TAPE.

3.3 TRENCH EXCAVATION

- A. DIG TRENCH TO DEPTHS AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY.

- D. USE HAND EXCAVATION METHODS WHEN REQUIRED BY LOCAL OR STATE GUIDELINES, OR WHEN NECESSARY TO AVOID ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.4 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING SHOULD MEET OR EXCEED OSHA REQUIREMENTS.

3.5 BACKFILLING

- A. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
- B. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL THERE IS AT LEAST 12 INCHES OF COVER OVER THE CONDUIT.

3.6 COMPACTION

- A. COMPACT BACKFILL TO AT LEAST 95% STANDARD PROCTOR.
- B. IF REQUIRED COMPACTION DENSITY IS NOT OBTAINED, REMOVE BACKFILL FROM TRENCH, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
- C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR BACKFILL DURING MAINTENANCE PERIOD (1 YEAR MINIMUM) SHALL BE REMOVED, REPLACED, AND RECOMPACTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

SECTION 4: CONCRETE WORK

4.1 CONCRETE FORMWORK

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND STANDARDS (IBC, ACI, ETC.) WHEN COMPLETING CONCRETE WORK.

- A. FORMS SHALL BE SMOOTH AND FREE OF SURFACE IRREGULARITIES. CONTRACTOR SHALL UTILIZE FORM RELEASE AGENTS AS NECESSARY.
- B. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- C. UPON COMPLETION, CONTRACTOR SHALL REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.
- D. REFER TO PLANS AND TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4.2 CONCRETE REINFORCEMENT

REFER TO PLANS AND TOWER DRAWINGS FOR REINFORCEMENT REQUIREMENTS.

4.3 CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REQUIREMENTS FOR FOOTINGS, FOUNDATIONS, ETC. ANY NON-STRUCTURAL SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

- A. ALL CONCRETE SUBJECT TO FREEZE-THAW SHALL CONTAIN 4-8% AIR ENTRAINMENT.
- B. ALL CONCRETE SHALL BE VIBRATED IN PLACE USING HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL AROUND AND BETWEEN REINFORCEMENT AND INTO CORNERS AND IRREGULARITIES. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

4.4 QUALITY CONTROL

- A. ALL STRUCTURAL CONCRETE SHALL BE INSPECTED BY INDEPENDENT, QUALIFIED PERSONNEL (ACI OR OTHERWISE). ALL STRUCTURAL CONCRETE SHALL BE TESTED BY AN INDEPENDENT LAB. AT A MINIMUM, 5 CYLINDERS SHALL BE CAST AND TESTED AT 7, 14, AND 28 DAYS. THE REMAINING CYLINDER SHALL BE RESERVED FOR RE-TESTING, IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE CONSTRUCTION MANAGER AND/OR TESTING AGENCY A MINIMUM OF 48 HOURS PRIOR TO EACH FOUNDATION POUR. IF A POUR OCCURS WITHOUT THE REQUESTED INSPECTION, THE OWNER CAN ASSUME THAT THE INSTALLATION WAS NOT INSTALLED CORRECTLY AND REQUIRE REPLACEMENT.

- B. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT HIS SOLE EXPENSE, ANY CONCRETE THAT DOES NOT MEET THE ABOVE SPECIFICATIONS, OR SIMILAR SPECIFICATIONS CONTAINED IN THE PLANS OR TOWER DRAWINGS. ANY CONCRETE THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH REQUIRED UPON COMPLETION OF LAB TESTING SHALL BE REPLACED. THE AVERAGE OF THE TWO 28 DAY BREAK RESULTS SHALL GOVERN. NO DISPUTES REGARDING THE METHOD USED TO COLLECT THE TEST CYLINDERS OR PERFORM THE LAB TESTING ARE ALLOWED. IF THE CONTRACTOR CHOOSES, HE MAY COLLECT AND TEST ADDITIONAL CYLINDERS AT HIS SOLE EXPENSE.
- C. DESPITE THE ABOVE REQUIREMENT, THE CONTRACTOR IS RESPONSIBLE TO PERFORM QUALITY WORK AND IS THE GUARANTOR OF THE FINISHED PRODUCT. IF A DEFECT IS NOT IMMEDIATELY IDENTIFIED BY THE INSPECTOR, OWNER, OR CONSTRUCTION MANAGER, BUT IDENTIFIED SUBSEQUENTLY, THE CONTRACTOR SHALL STILL BE RESPONSIBLE TO CORRECT SAID DEFECT.
- D. CONTRACTOR MUST VERIFY THAT CONCRETE MEETS DESIGN REQUIREMENT (FOR STRENGTH AND OTHER PARAMETERS) BEFORE PLACING ANY SERVICE LOADS.

SECTION 5: STRUCTURAL STEEL

- A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.
- C. HEATING AND WELDING OF BARS IS PROHIBITED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- D. ALL REINFORCEMENT BARS ARE TO BE FREE FROM LOOSE RUST AND SCALE.
- E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES. CONTRACTOR SHALL UTILIZE SPACERS AND CHAIRS AS REQUIRED.
- F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.
- G. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWG) D.1.1-92. STRUCTURAL WELDING CODE.

SECTION 6: GROUNDING

- A. GROUND RING IS TO BE CONSTRUCTED OF MATERIALS INDICATED ON THE DRAWINGS. ALL ABOVE GROUND LEADS TO BE SEALED IN CARFLEX CONDUITS.
- B. GROUND ALL CORNER POSTS WITH EXOTHERMIC WELDS (CONNECTION TO BE NO MORE THAN 12 INCHES ABOVE GROUND BUT MUST BE VISIBLE).
- C. ICE BRIDGE GROUND - GROUND SUPPORT POST TO GROUND RING AND GROUND ICE BRIDGE TO THE POST.
- D. A SMOOTH, DOWNWARD PATH TO GROUND IS REQUIRED FOR ALL GROUND LEADS.
- E. CONTRACTOR TO BOND PROPOSED GROUND SYSTEM TO EQUIPMENT/BUILDING GROUND RING IN 2 LOCATIONS.
- F. PROPOSED GROUND RING SHALL BE INSTALLED A MINIMUM OF 2' FROM ANY STRUCTURE.
- G. AT BASE OF ANTENNA TOWER, ATTACH GROUND KITS FROM COAXIAL CABLES TO TOWER GROUND BAR. LOCATE GROUND RING AROUND TOWER AND BOND GROUND BAR TO GROUND RING AS INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE.
- H. DOUBLING UP OR "STACKING" OF CONNECTION IS NOT PERMITTED.

- I. OXIDE INHIBITING COMPOUND TO BE USED AT ALL CONNECTIONS.
- J. RESISTIVITY TEST SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BACKFILLING. A MAXIMUM RESISTIVITY OF 5 OHMS MUST BE ACHIEVED PRIOR TO PROCEEDING. THE RESULTS OF THIS TEST SHALL BE DOCUMENTED, WITH COPIES PROVIDED TO THE OWNER AND CONSTRUCTION MANAGER.
- K. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF THE LEASED AREA. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF THE GROUND RING INSTALLATION SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED. IF A REPRESENTATIVE IS NOT PRESENT, CONTRACTOR SHALL PHOTOGRAPH ENTIRE INSTALLATION AND PROVIDE PHOTOGRAPHS TO CONSTRUCTION MANAGER WITHIN 48 HOURS.

SECTION 7: ELECTRICAL

- A. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS.
- B. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITY EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
- C. CONTRACTOR SHALL CONTACT UTILITY PROVIDER PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY THAT SERVICE HAS BEEN ORDERED AND DISCUSS ANY SITE SPECIFIC REQUIREMENTS. CHANGE ORDERS RELATED TO UTILITY REQUIREMENTS OR REQUESTS WILL NOT BE ALLOWED UNLESS THIS CONDITION HAS BEEN MET.
- D. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY CONTRACTOR.
- E. ALL MATERIALS UTILIZED SHALL BE U.L. LISTED.

SECTION 8: TOWER AND ANTENNA INSTALLATION

- A. IF REQUIRED, ERECT FURNISHED TOWER. PRIOR TO ERECTION, CONTRACTOR MUST VERIFY THAT CONCRETE HAS MET THE MINIMUM STRENGTH REQUIREMENTS AS WELL AS ANY OTHER INSPECTION OR TESTING REQUIREMENTS.
- B. INSTALL ANTENNAS AND LINES AS INDICATED ON THE DRAWINGS AND PER OWNER SPECIFICATIONS.
- C. INSTALL ANTENNA AND COAX MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS OR APPROVED BY THE CONSTRUCTION MANAGER.
- D. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- E. ANTENNA INSTALLATION TO BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- F. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS INCLUDING, BUT NOT LIMITED TO: EIA 222 (LATEST VERSION), FAA ADVISORY CIRCULAR AC70/7460-1A, FCC RULES & REGULATIONS.

SECTION 9: LANDSCAPING & SITE RESTORATION

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS OR REQUIRED IN THE SPECIFICATIONS.

CONTRACTOR SHALL UTILIZE THE SERVICES OF A LANDSCAPE CONTRACTOR TO ENSURE THE LANDSCAPING IS PROPERLY INSTALLED, WATERED, AND OTHERWISE MAINTAINED. CONTRACTOR SHALL GUARANTEE LANDSCAPING FOR A MINIMUM OF 1 YEAR AND SHALL REPLACE ANY DEAD OR VISIBLY DISTRESSED PLANTS WITHIN THIS PERIOD.

- 9.1 PROTECTION
 - A. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM EROSION THROUGH THE USE OF AN EROSION CONTROL MESH OR MULCH NET.
 - B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE PLAN WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO A STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
 - C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.
- 9.2 INSTALLATION
 - A. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS TO ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
 - B. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
 - C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

CONSULTANT:



2101 HIGHWAY 13 W
BURNSVILLE, MN 55337
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:



151 KALMUS DR., SUITE E-201
COSTA MESA, CA 92626
949.749.1994 VOICE
www.allotowers.com

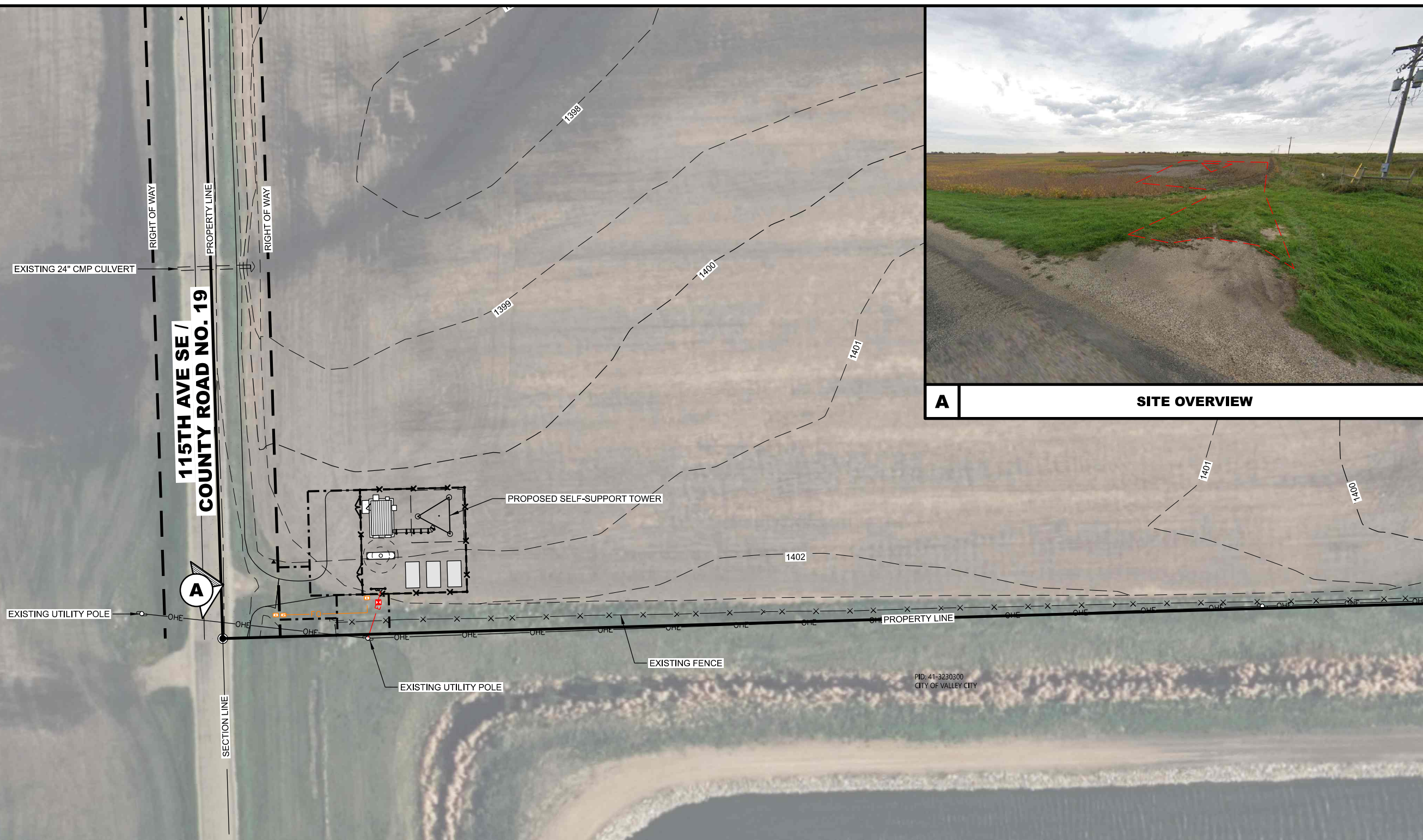
ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GENERAL SPECIFICATIONS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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| SUBMITTAL: | | |
| INT. | DATE: | DESCRIPTION: |
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| CHECKED BY: | OGD | |
| PLOT DATE: | 9/16/2025 | |
| PROJECT NUMBER: | 44155 | |
| SET TYPE: | PRELIM | |
| SHEET NUMBER: | G-003 | |



A SITE OVERVIEW

CONSULTANT:
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 2101 HIGHWAY 13 W
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OVERALL SITE PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

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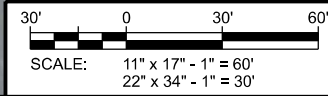
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| CHECKED BY | OGD |
| PLOT DATE | 9/16/2025 |
| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | C-101 |

LEGEND: (THIS SHEET)

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| OVERHEAD ELECTRIC | — OHE — OHE — OHE — |
| UNDERGROUND ELECTRIC | — E — E — E — |
| UNDERGROUND FIBER OPTIC | — FO — FO — FO — |
| RIGHT OF WAY | — — — — — |
| PROPERTY LINE | — — — — — |
| EASEMENT | - - - - - |
| CHAIN-LINK FENCE | - x - x - x - x - x - |
| TRANSFORMER | |

PROJECT INFO:

| | |
|-----------------------------|---|
| PROJECT TYPE: | SELF-SUPPORT TOWER DEVELOPMENT HEIGHT: 194' ZONING HEIGHT: 250' |
| LEASE AREA: | 60' x 60' |
| COMPOUND AREA: | 60' x 60' |
| TOWER CENTER: | LAT: 46° 53' 56.70" N LONG: 98° 02' 18.58" W ELEV: 1400.5' |
| A.G.L. = ABOVE GROUND LEVEL | |



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ENGINEER SEAL:
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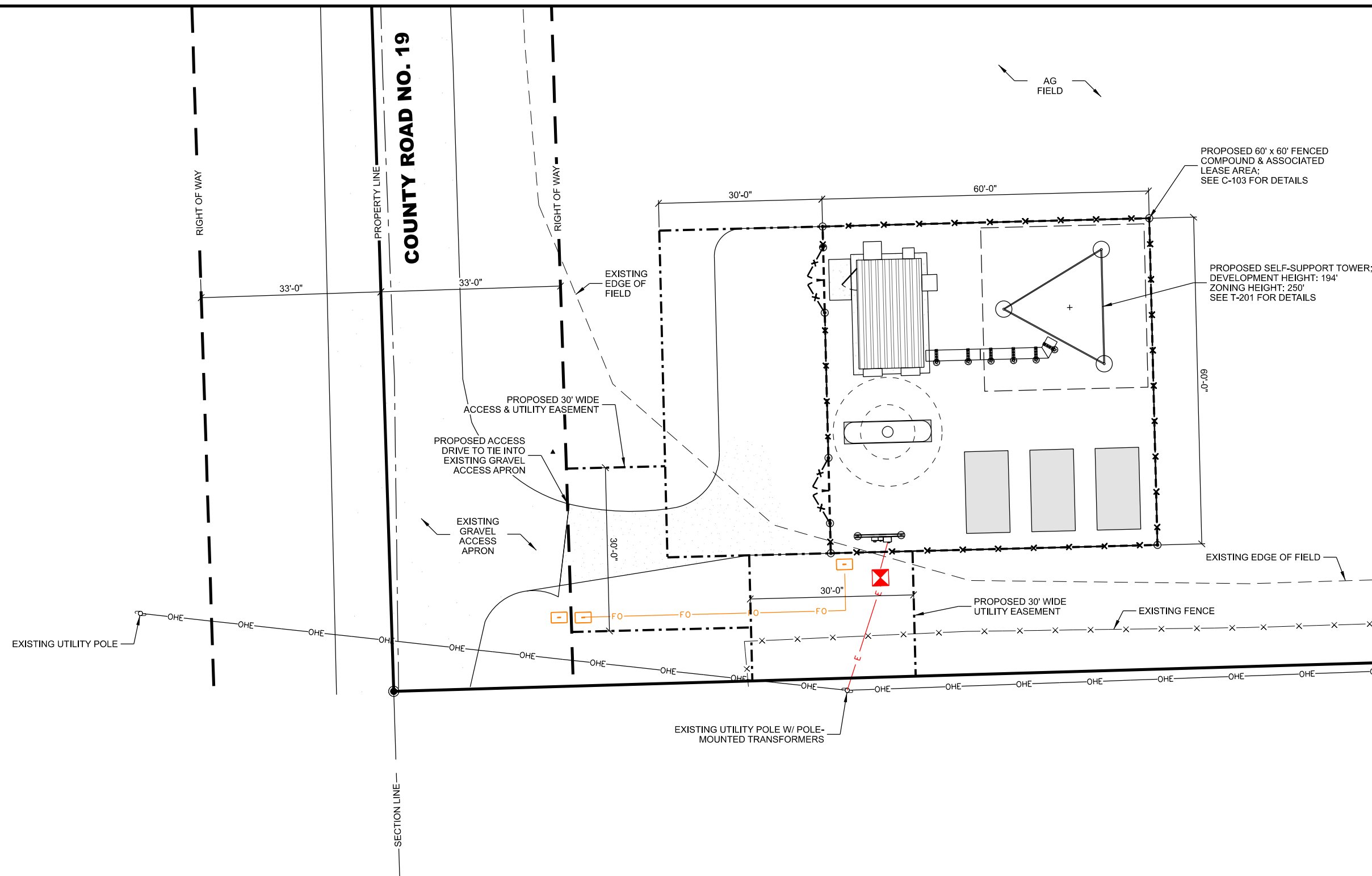
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

SITE PLAN
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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| PLOT DATE: | 9/16/2025 |
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| SET TYPE: | PRELIM |
| SHEET NUMBER: | C-102 |

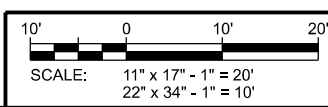


LEGEND: (THIS SHEET)

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| OVERHEAD ELECTRIC | — OHE — OHE — OHE — |
| UNDERGROUND ELECTRIC | — E — E — E — |
| UNDERGROUND FIBER OPTIC | — FO — FO — FO — |
| RIGHT OF WAY | — — — — — |
| PROPERTY LINE | — — — — — |
| EASEMENT | - - - - - |
| CHAIN-LINK FENCE | - x - x - x - x - x - |
| TRANSFORMER | |

PROJECT INFO:

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| PROJECT TYPE: | SELF-SUPPORT TOWER DEVELOPMENT HEIGHT: 194' ZONING HEIGHT: 250' |
| LEASE AREA: | 60' x 60' |
| COMPOUND AREA: | 60' x 60' |
| TOWER CENTER: | LAT: 46° 53' 56.70" N LONG: 98° 02' 18.58" W ELEV: 1400.5' |
| A.G.L. = ABOVE GROUND LEVEL | |



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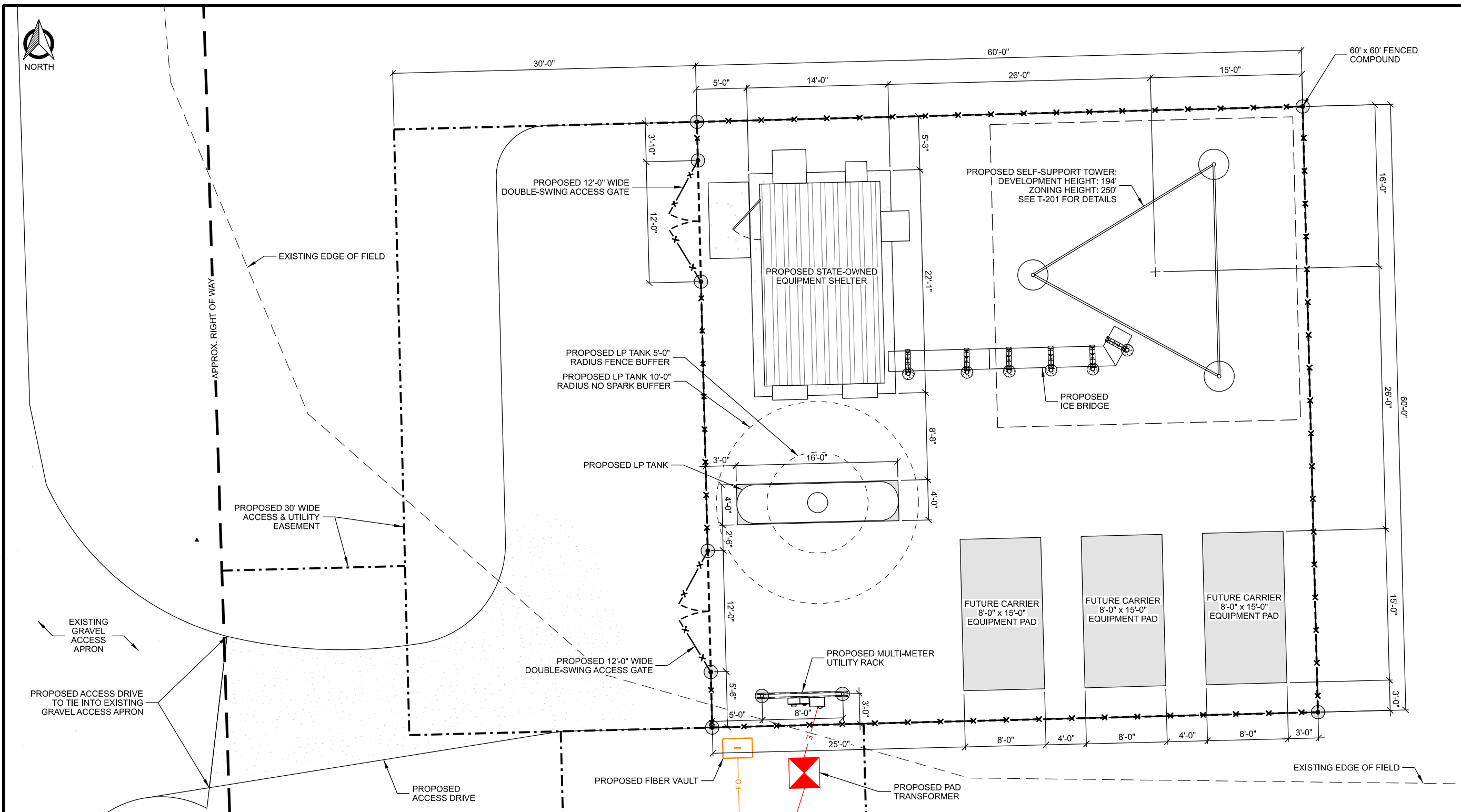
CONSULTANT:
Edge
 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

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COMPOUND PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA



LEGEND: (THIS SHEET)

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| OVERHEAD ELECTRIC | — OHE — OHE — OHE — |
| UNDERGROUND ELECTRIC | — E — E — E — |
| UNDERGROUND FIBER OPTIC | — FO — FO — FO — |
| RIGHT OF WAY | — — — — — |
| PROPERTY LINE | — — — — — |
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| CHAIN-LINK FENCE | - x - x - x - x - x - |
| TRANSFORMER | |

PROJECT INFO:

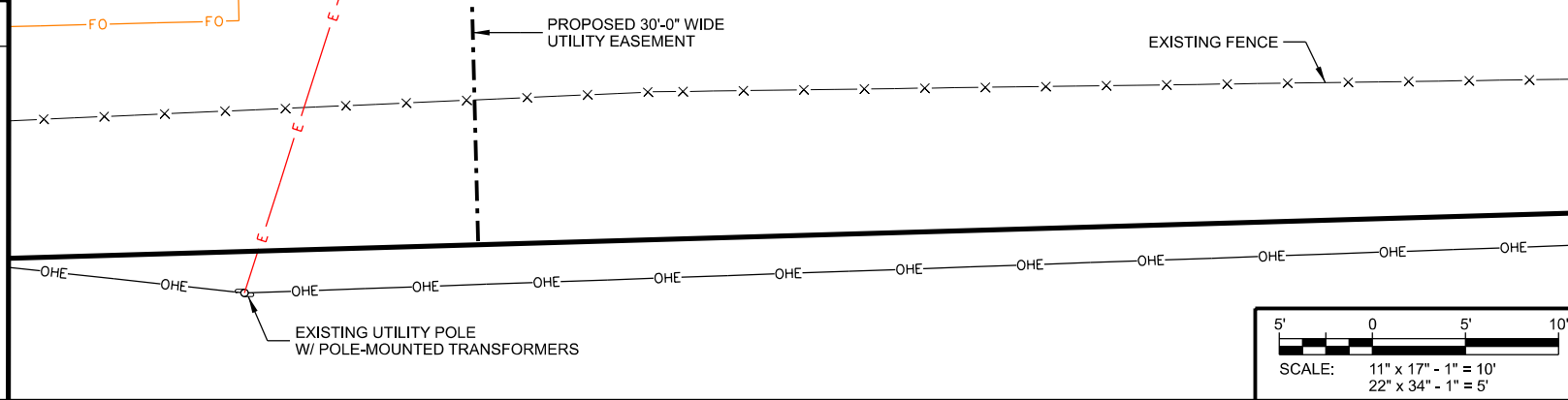
PROJECT TYPE: SELF-SUPPORT TOWER
 DEVELOPMENT HEIGHT: 194'
 ZONING HEIGHT: 250'

LEASE AREA: 60' x 60'

COMPOUND AREA: 60' x 60'

TOWER CENTER: LAT: 46° 53' 56.70" N
 LONG: 98° 02' 18.58" W
 ELEV: 1400.5'

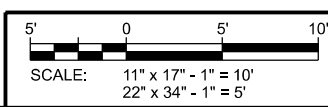
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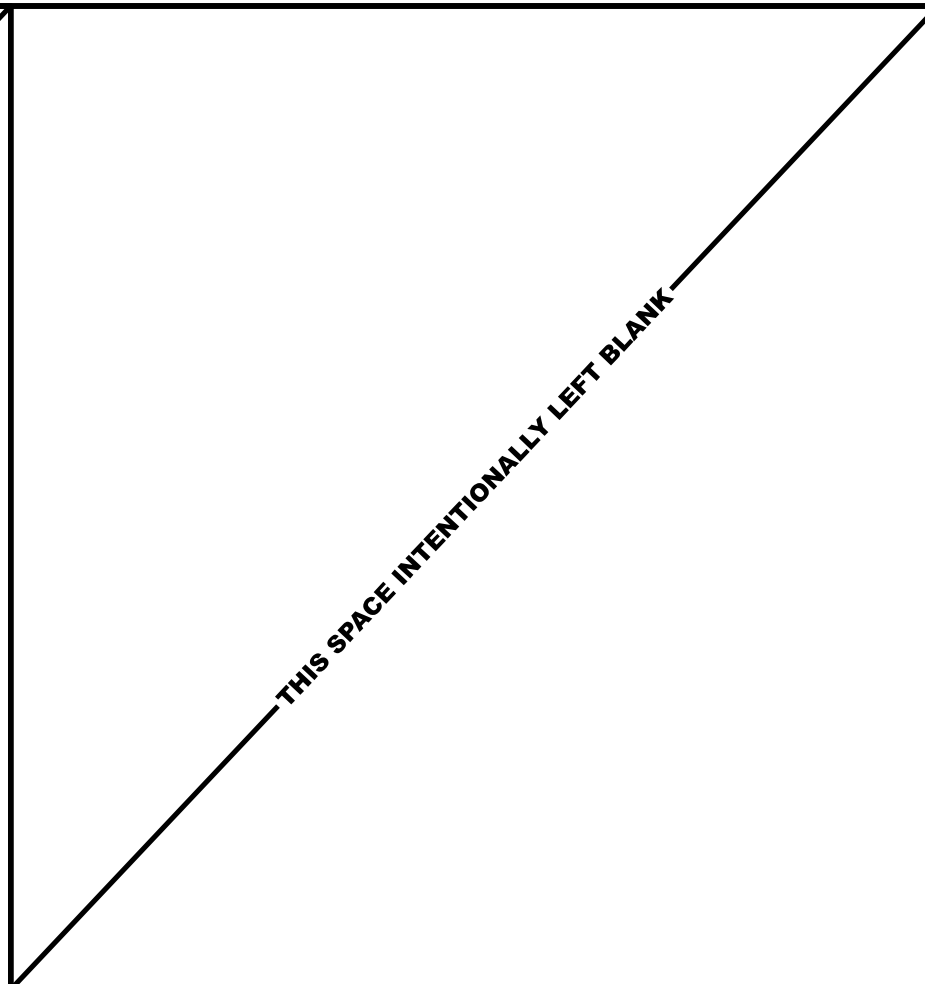
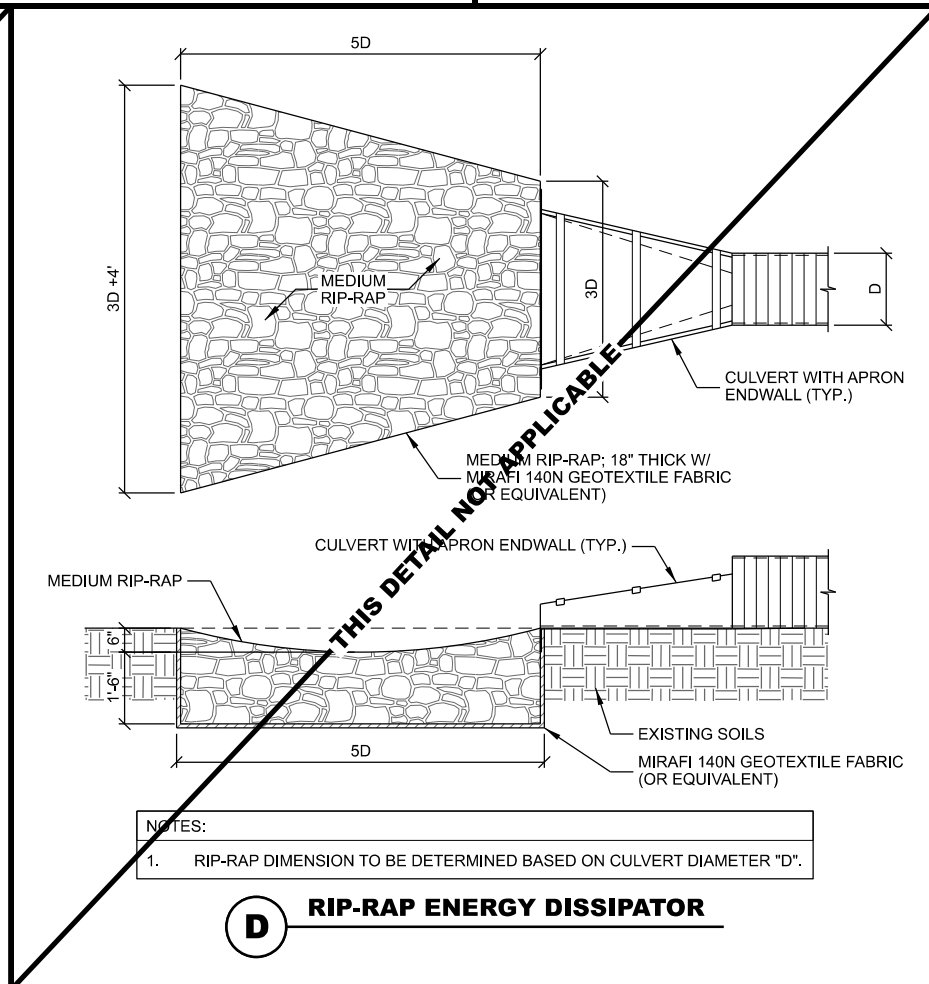
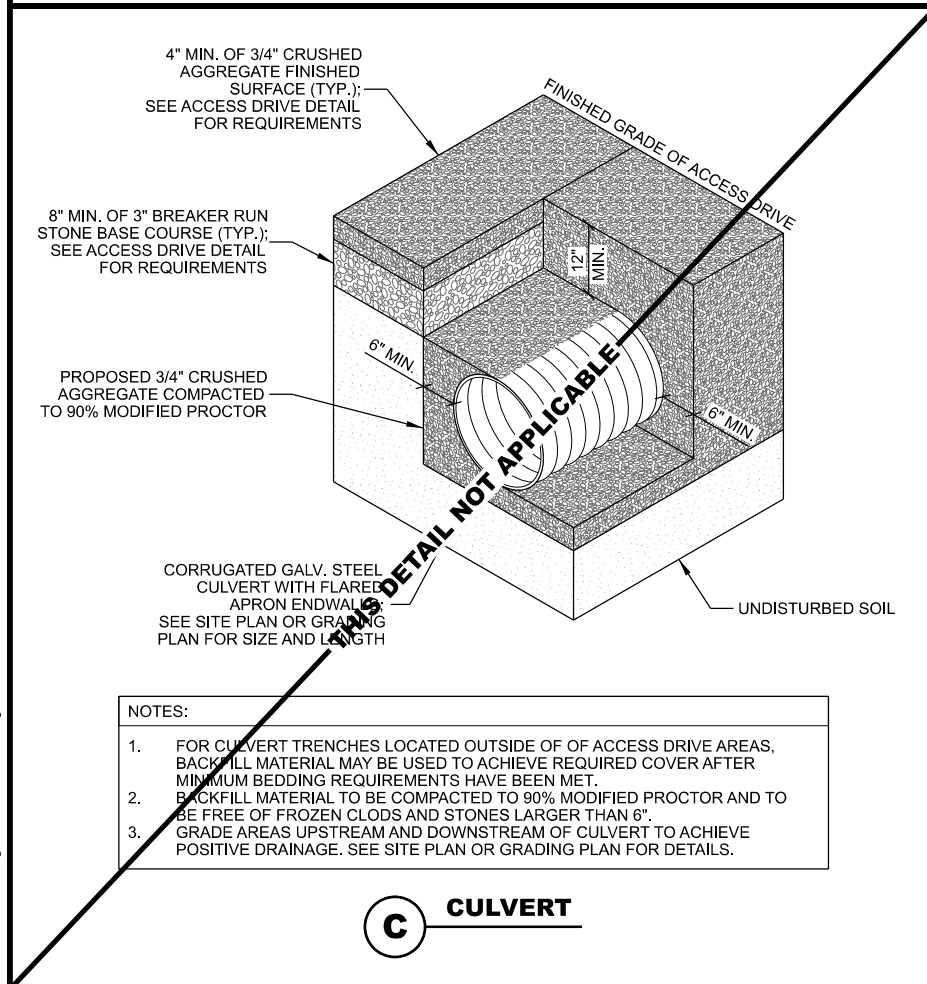
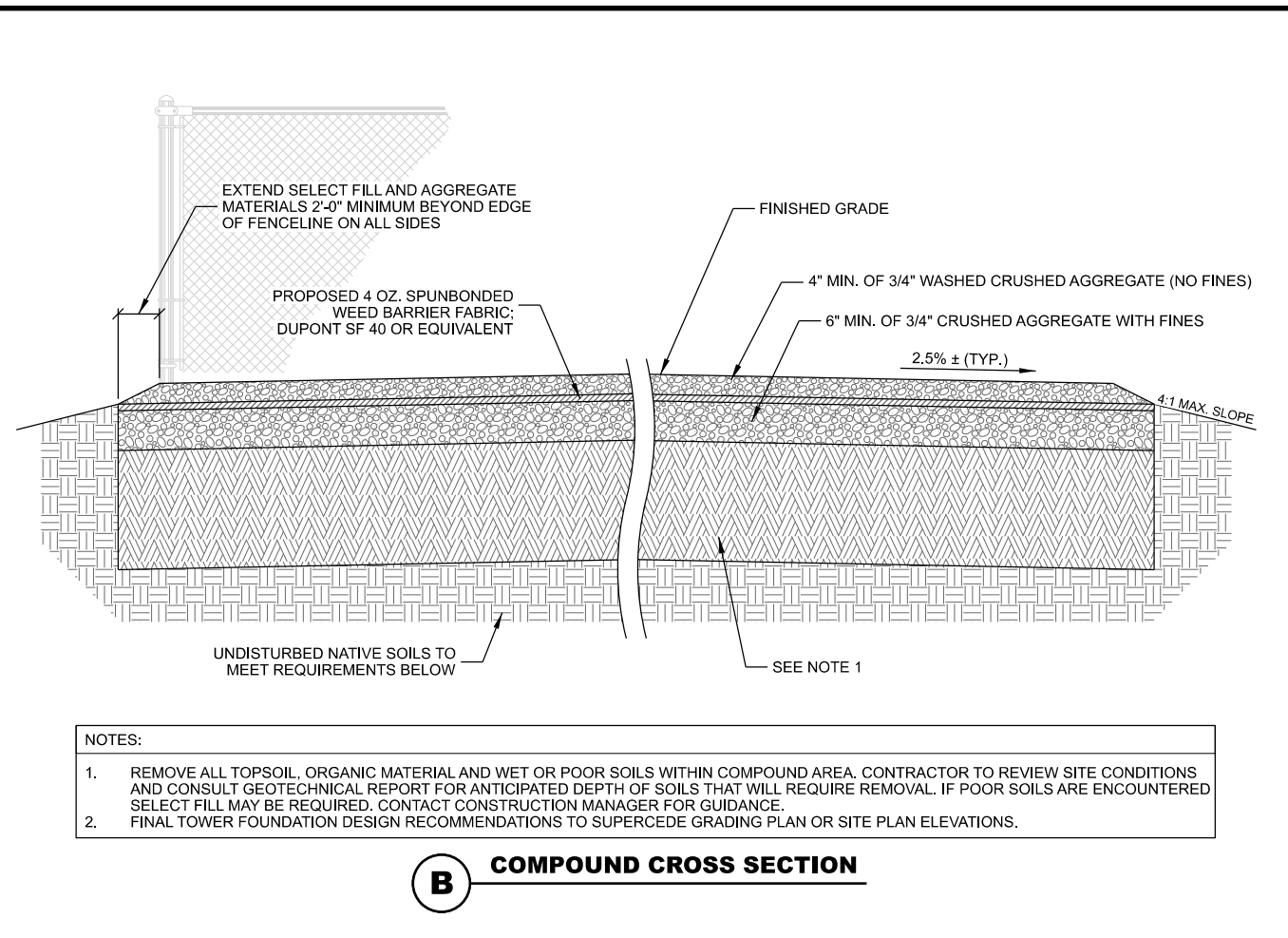
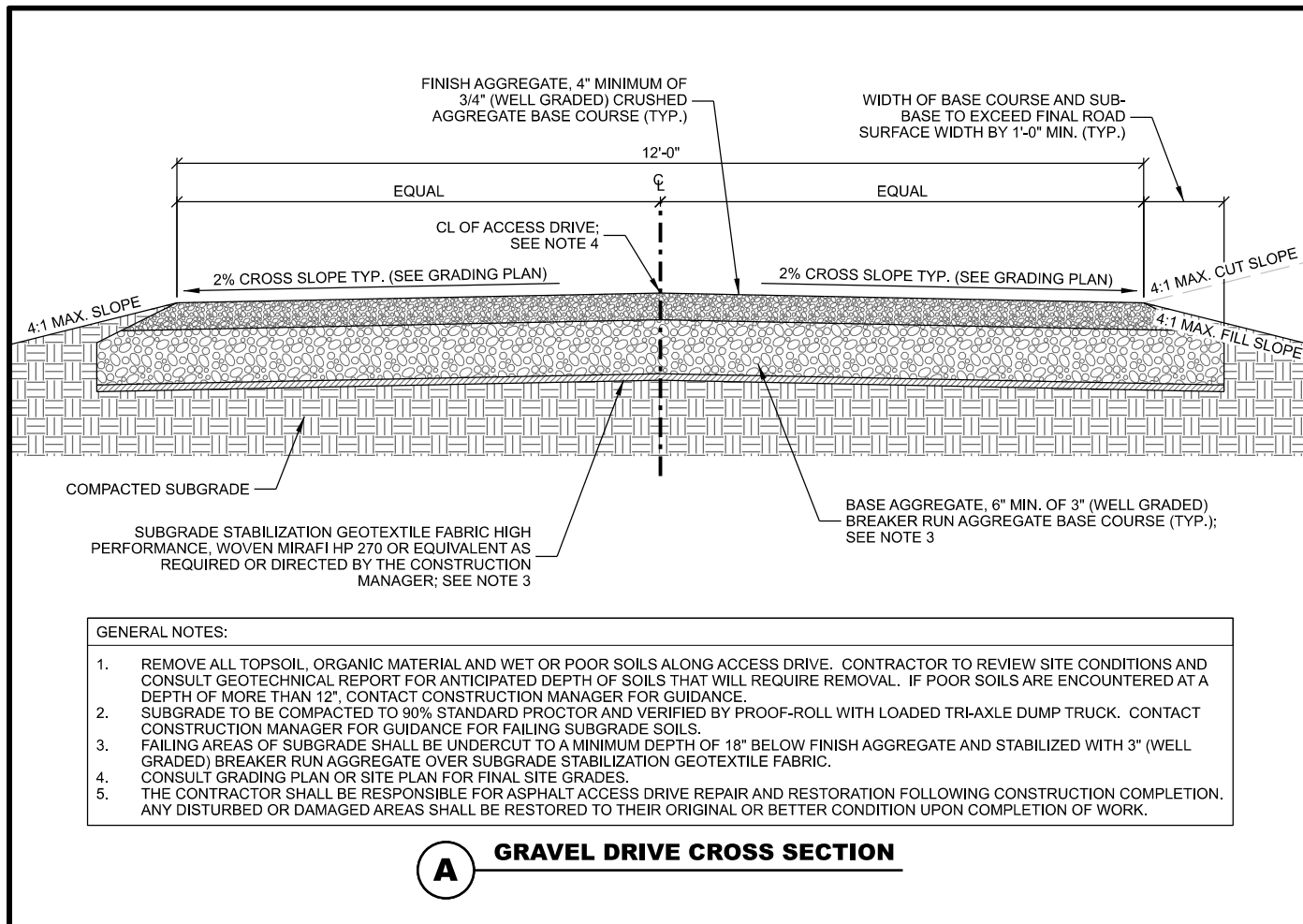
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| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | C-103 |



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CONSULTANT:

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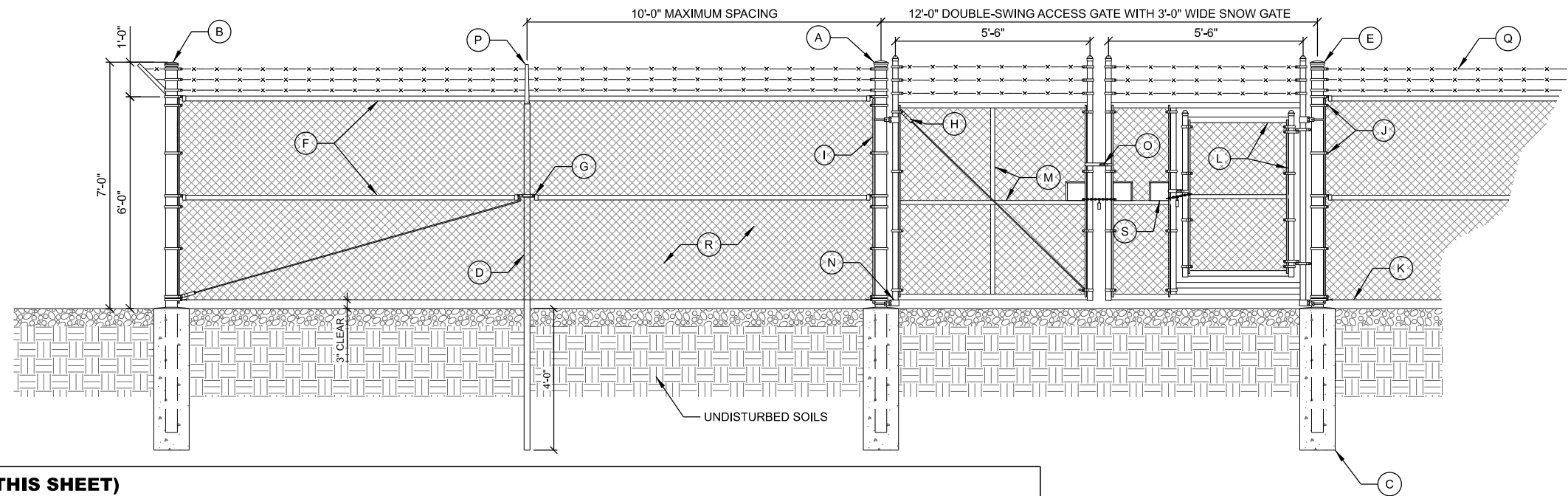
CONSTRUCTION DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

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| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | C-501 |

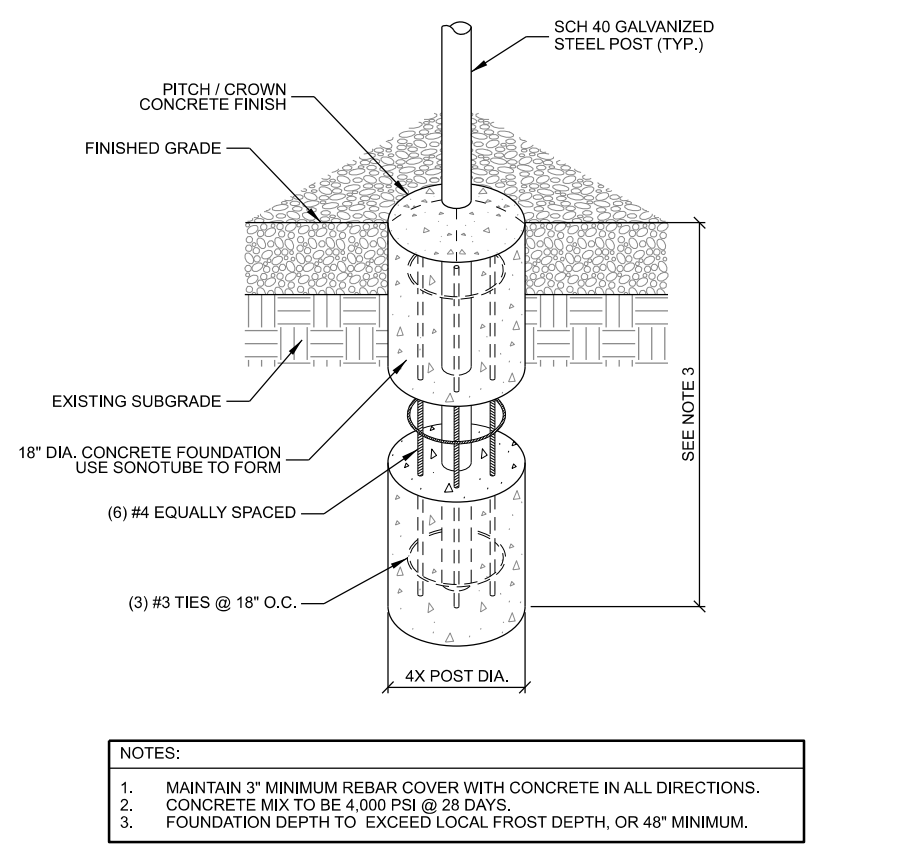
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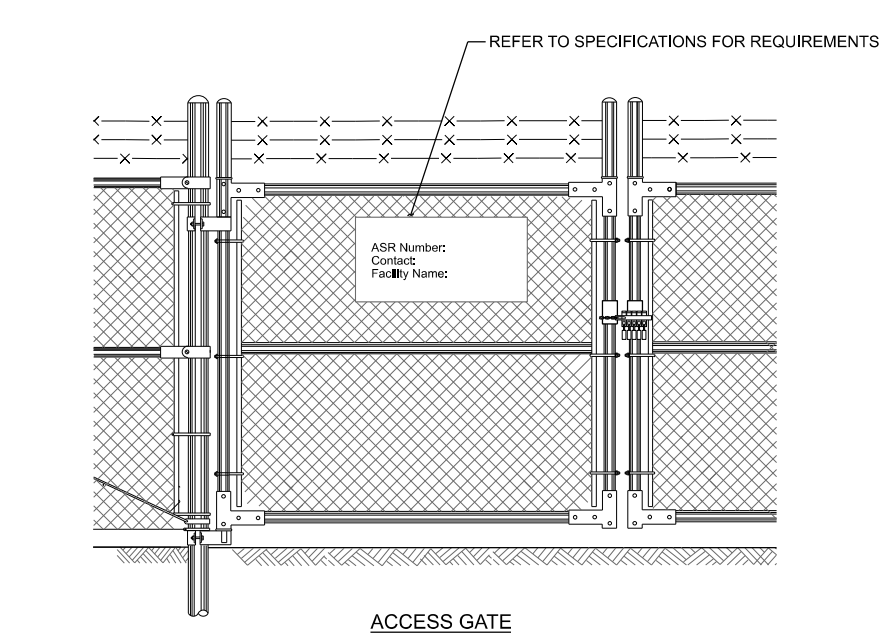
REFERENCE NOTES: (THIS SHEET)

- | | | |
|--|---|---|
| (A) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL GATE POST | (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL | (N) MALLEABLE BUTT HINGES (TYP.) |
| (B) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL CORNER POST | (H) 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY | (O) GATE LATCH; VERIFY REQUIREMENTS WITH FENCE MANUFACTURER |
| (C) CONCRETE PIER FOUNDATION AT CORNERS AND GATE; SEE DETAIL BELOW | (I) 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE FABRIC | (P) 45° BARB ARM FENCE POST CAP |
| (D) 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL INTERMEDIARY LINE POSTS; LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C | (J) 3/4" TENSION BAND (TYP.). | (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE |
| (E) FENCE POST CAP (SIZE VARIES) | (K) TENSION WIRE | (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE |
| (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE | (L) 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME | (S) 6" x 6" HANDHOLE FOR CHAIN LOCK |
| | (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES | |

A COMPOUND FENCE



B PIER FOUNDATION



- GENERAL NOTES:**
1. THE ANTENNA STRUCTURE REGISTRATION NUMBER SHALL BE DISPLAYED PER 47 CFR 17.4 (g). THE ASR NUMBER SHALL BE POSTED ON THE PERIMETER FENCE OR ACCESS GATE SO THAT IT IS CONSPICUOUSLY VISIBLE AND LEGIBLE FROM THE PUBLICLY ACCESSIBLE AREA NEAREST THE BASE OF THE ANTENNA STRUCTURE ALONG A PUBLICLY ACCESSIBLE ROADWAY OR PATH.
 2. MATERIALS USED TO DISPLAY THE ANTENNA STRUCTURE REGISTRATION NUMBER MUST BE WEATHER-RESISTANT AND OF SUFFICIENT SIZE TO BE EASILY SEEN WHERE POSTED.

C ANTENNA STRUCTURE REGISTRATION (ASR) SIGNAGE

THIS SPACE INTENTIONALLY LEFT BLANK

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ENGINEER SEAL:
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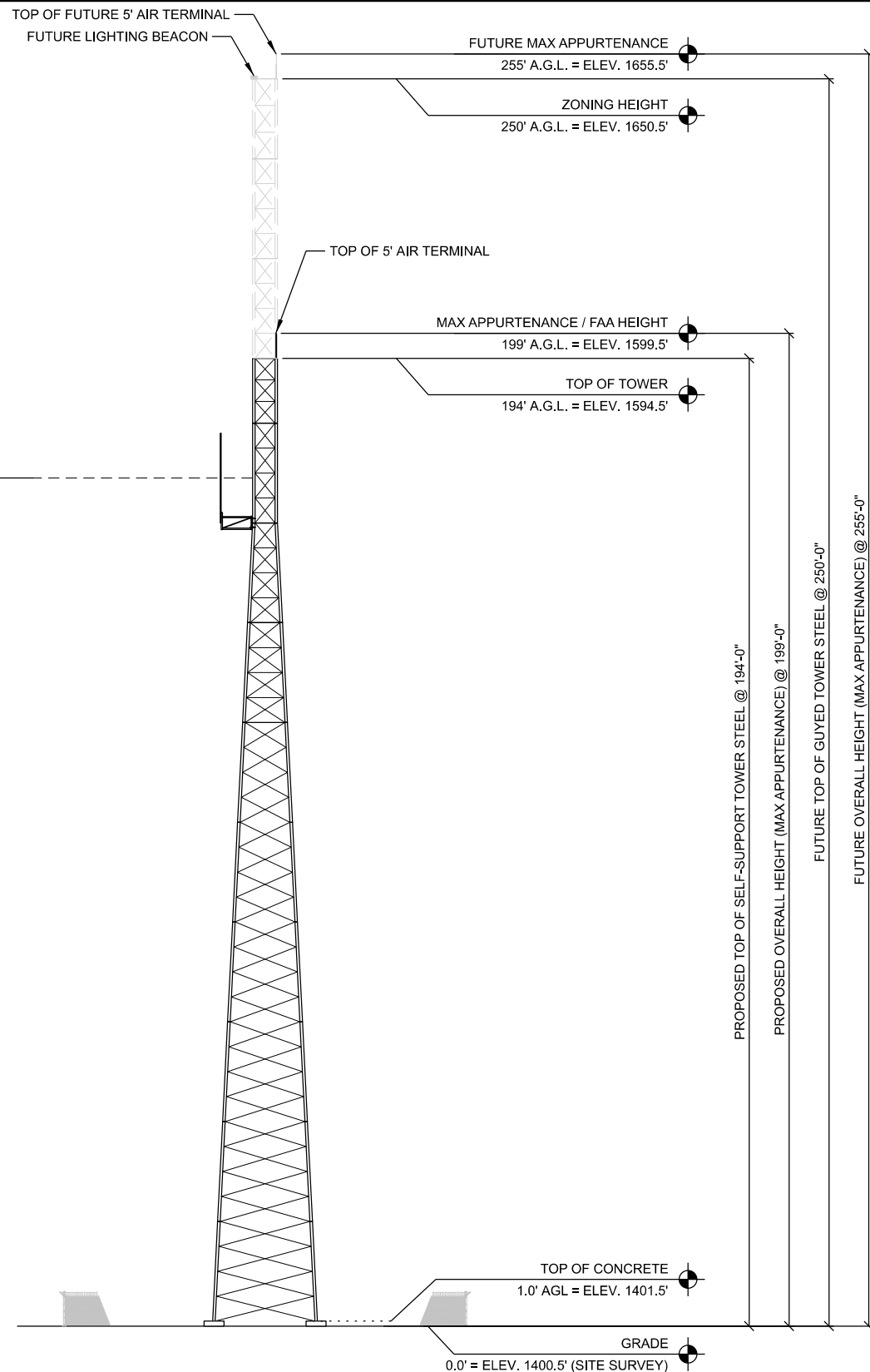
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FENCE DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

| SUBMITTAL: | | |
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| INT. | DATE: | DESCRIPTION: |
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| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | C-502 |

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- NOTES:
1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM ABOVE GROUND LEVEL (A.G.L.).
 2. ALL ANTENNAS, DISHES, MOUNTS, ICE SHIELDS AND LINES SHALL BE SUPPLIED AND INSTALLED BY OTHERS.
 3. AIR TERMINAL MOUNT TO BE BOLTED DIRECTLY TO TOWER STEEL. AIR TERMINAL TO BE BONDED TO AIR TERMINAL MOUNT.

LEGEND:

A.G.L. = ABOVE GROUND LEVEL
 TYP. = TYPICAL
 ELEV. = ELEVATION

CONSULTANT:
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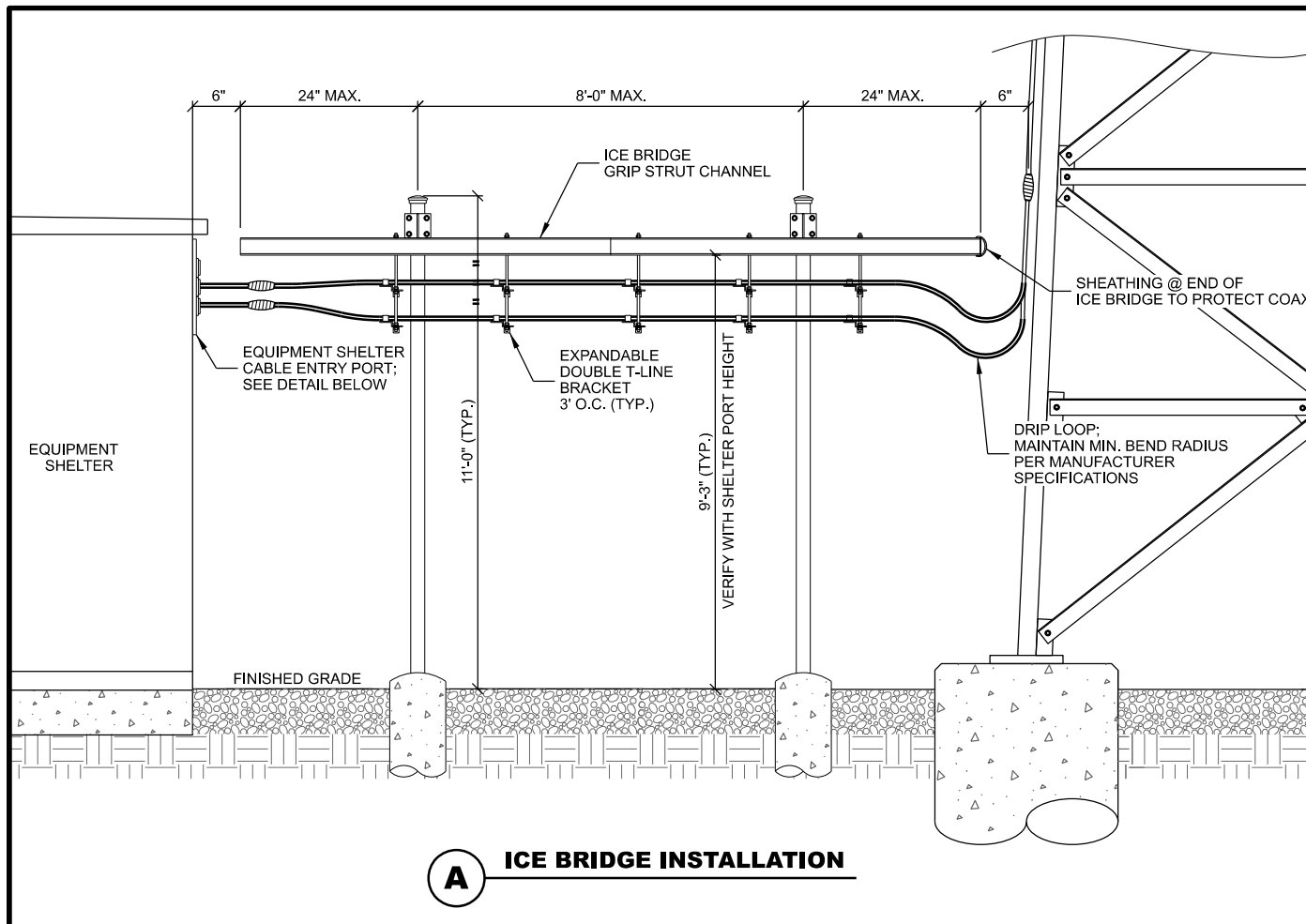
TOWER LOADING / ELEVATION
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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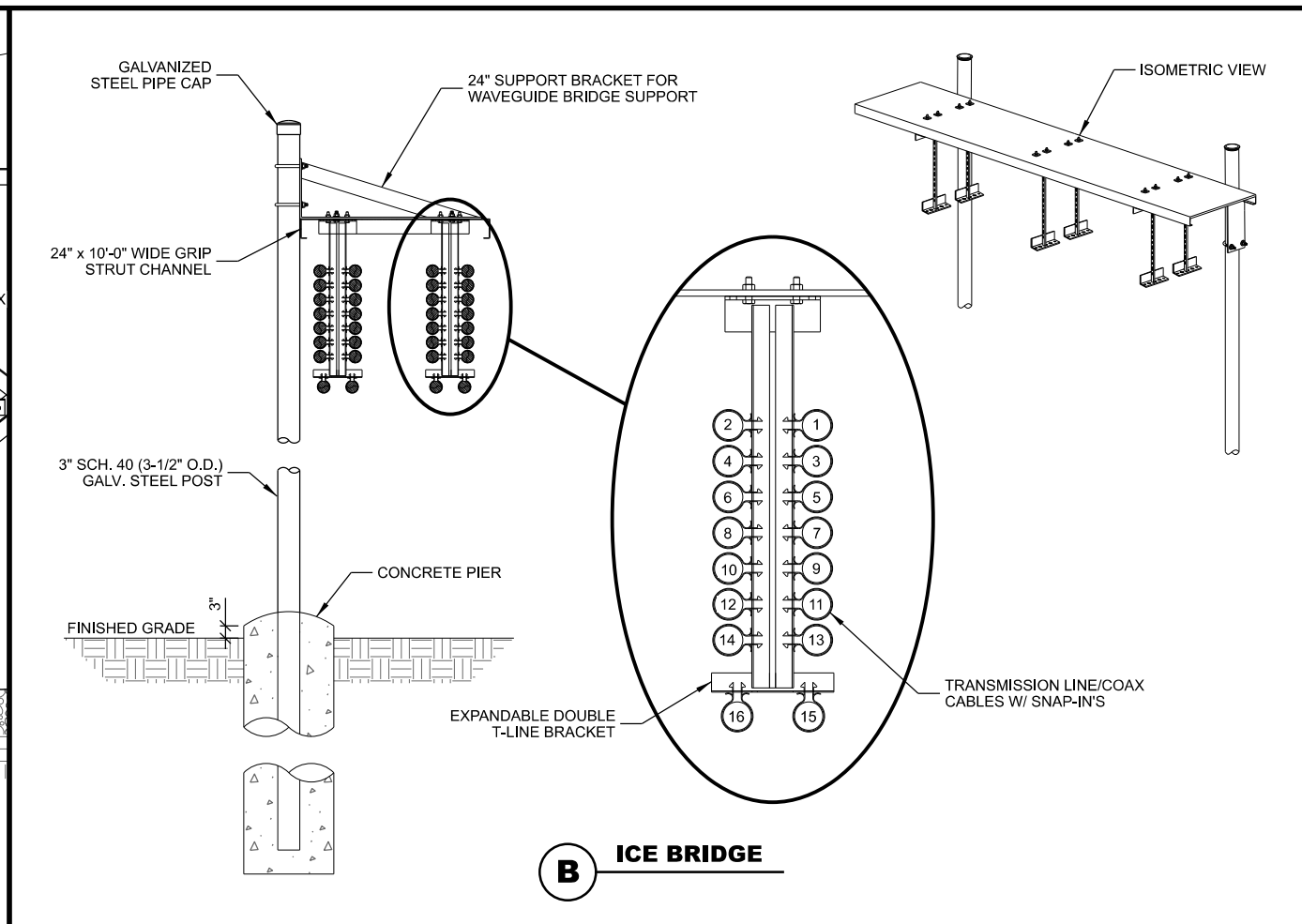
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| PLOT DATE: | 9/16/2025 |
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| SHEET NUMBER: | T-201 |

A TOWER PROFILE (ELEVATION)

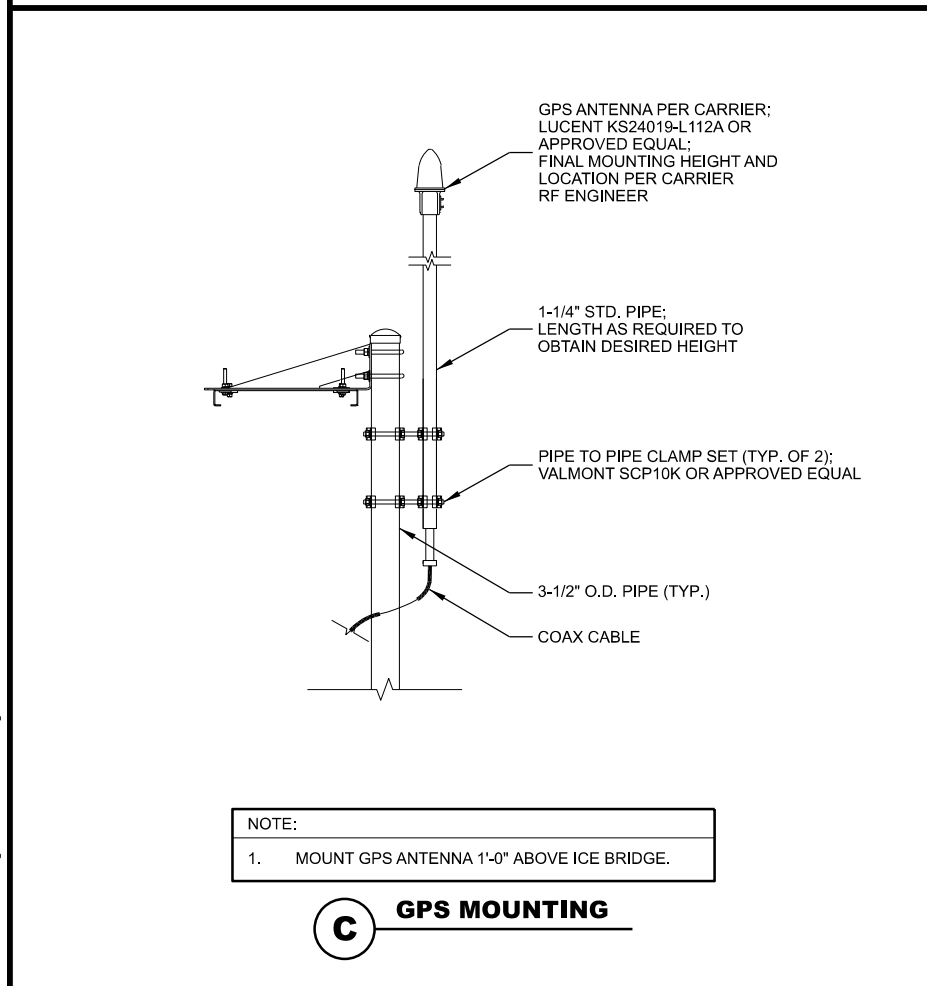
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A ICE BRIDGE INSTALLATION

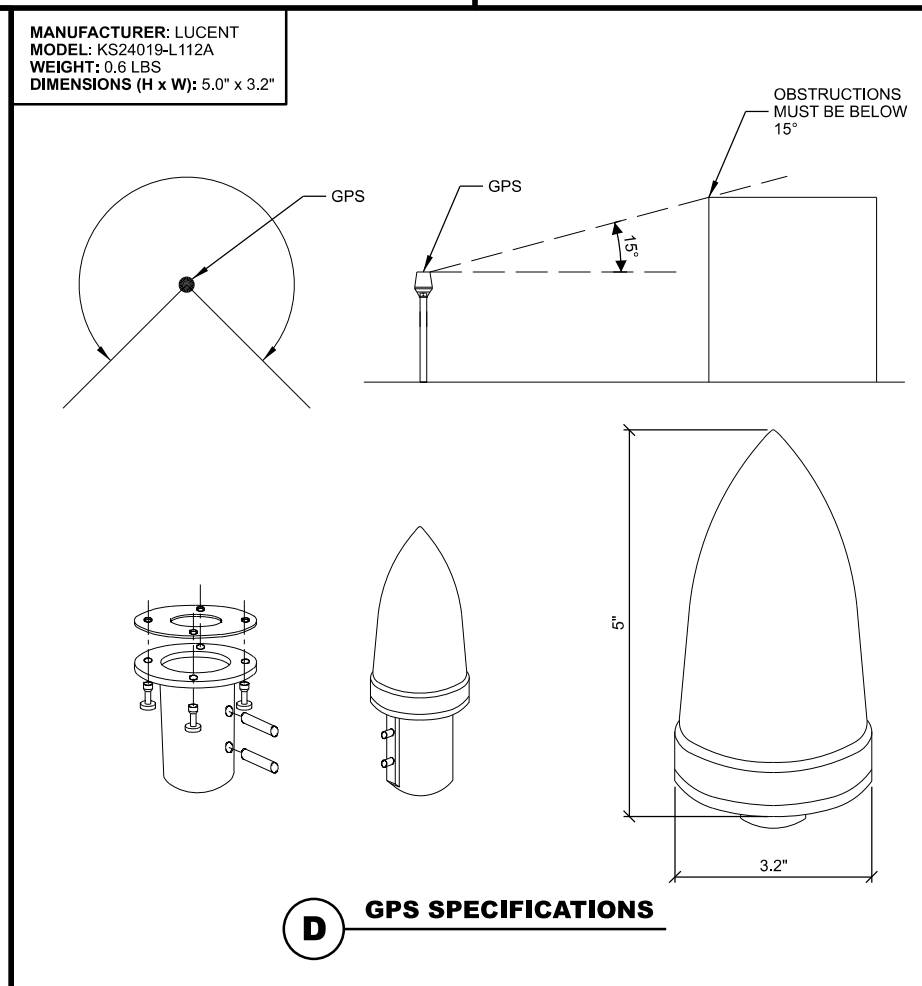


B ICE BRIDGE



C GPS MOUNTING

NOTE:
1. MOUNT GPS ANTENNA 1'-0" ABOVE ICE BRIDGE.



D GPS SPECIFICATIONS

ICE BRIDGE NOTES : (THIS SHEET)

- FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
- SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
- FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
- CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
- DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
- DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.
- INSTALL PROTECTIVE SHEATHING AT TOWER END OF ICE BRIDGE TO PROTECT CABLING.

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ICE BRIDGE DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA









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| PROJECT NUMBER | 44155 |
| SET TYPE | PRELIM |
| SHEET NUMBER | T-501 |

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GROUNDING LEGEND: (THIS SHEET)

-  GROUND TEST WELL, SEE E-502 FOR DETAILS
-  COPPER CLAD GROUND ROD, (5/8" DIA. x 10' LONG)
SPACE @ 2X GROUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
-  COPPER PLATE, (18" x 18" x 0.032" THK)
SPACE @ 2X GROUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
-  EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
(CADWELD OR HYGROUND)
-  MECHANICAL CONNECTION
(BURNDY 2-HOLE LUG OR APPROVED EQUAL)
-  #2 AWG BARE SOLID TINNED COPPER CONDUCTOR
IN STANDARD GROUND TRENCH, SEE E-502 FOR DETAILS
-  #2/0 AWG BARE STRANDED TINNED COPPER CONDUCTOR
IN STANDARD GROUND TRENCH, SEE E-502 FOR DETAILS
-  #2 AWG BARE SOLID TINNED COPPER CONDUCTOR
IN ENHANCED GROUND TRENCH, SEE E-502 FOR DETAILS

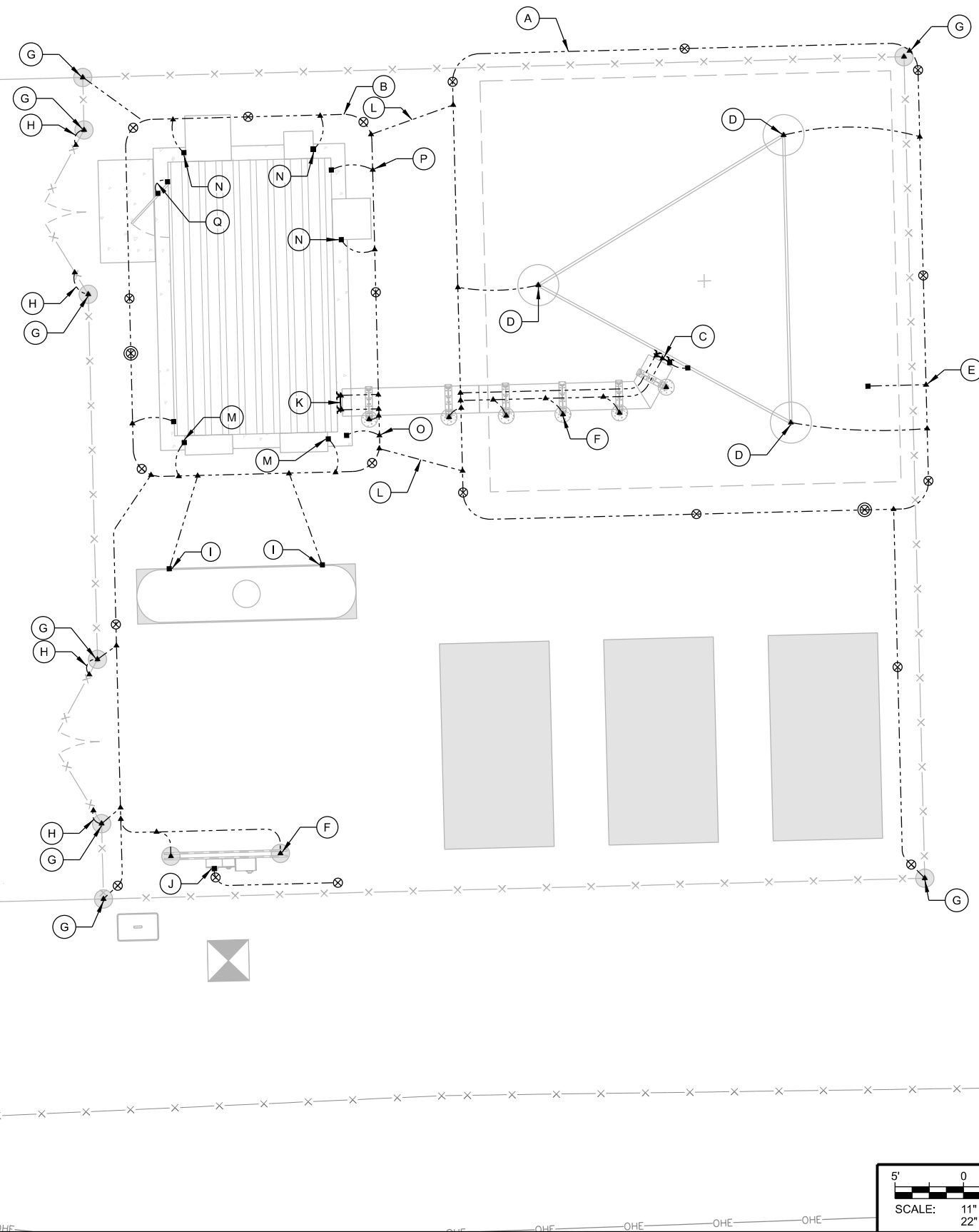


KEYNOTES: (THIS SHEET)

- A. TOWER GROUND RING, MAINTAIN 2' SEPARATION FROM TOWER FOUNDATION
- B. SHELTER GROUND RING, MAINTAIN 2' SEPARATION FROM SHELTER FOUNDATION
- C. TOWER GROUND BAR, (2) LEADS TO TOWER GROUND RING & (1) TO TOWER STEEL
- D. TOWER STEEL GROUND, (1) PER LEG REQ'D. EXOTHERMIC WELD TO LEG GROUND TAB
- E. TOWER FOUNDATION GROUND, SEE E-502 FOR DETAILS
- F. ICE BRIDGE/UTILITY POST GROUND, SEE E-501 FOR DETAILS
- G. FENCE CORNER POST GROUND, SEE E-502 FOR DETAILS
- H. FENCE GATE GROUND, SEE E-502 FOR DETAILS
- I. GROUND LP TANK, EACH LEG
- J. A/C METER BOX GROUND
- K. EXTERIOR SHELTER GROUND BAR, (2) LEADS TO SHELTER GROUND RING
- L. SHELTER GROUND RING TO TOWER GROUND RING, (2) LEADS
- M. SHELTER EXTERIOR AC UNIT GROUND
- N. SHELTER METAL BOX / HOOD VENT GROUND
- O. SHELTER FOUNDATION GROUND, SEE E-502 FOR DETAILS
- P. SHELTER ANCHOR TAB GROUND. CLOSEST TAB TO RF ENTRY PORT (1 REQ'D)
- Q. SHELTER DOOR FRAME GROUND

GENERAL NOTES: (THIS SHEET)

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT HARRIS SITE GROUNDING AND LIGHTNING PROTECTION GUIDELINES. REFER TO INSTALLATION MANUAL AE/LZT 123 4618/1 REV F (JUNE 2017).
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACK FILLING. SYSTEM SHALL PROVIDE 3 OHM OR LESS RESISTANCE UPON COMPLETION.
3. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 1/2" PVC & SEALED WITH SILICONE.
4. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE. (SEE DETAIL A/E-501)
5. INSTALL 18"x18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.
6. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. USE COPPER ANTI-OXIDANT FOR COPPER TO COPPER CONNECTION
7. ALL ABOVE GRADE CADWELD CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.




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ENGINEER SEAL:

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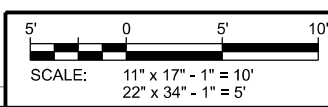
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GROUNDING PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

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| SHEET NUMBER: | E-101 |



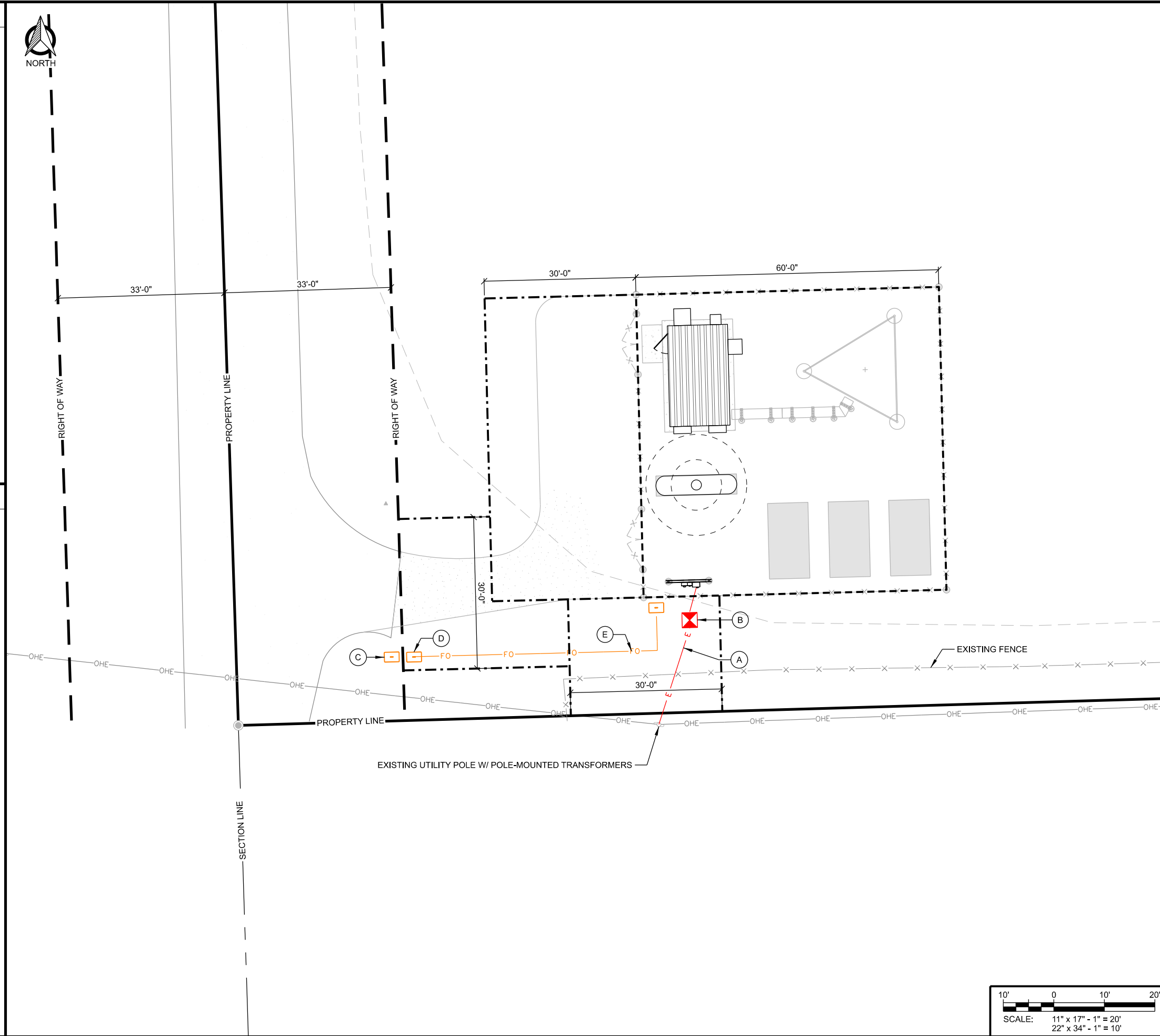
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KEYNOTES: (THIS SHEET)

- A. PRIMARY ELECTRIC UTILITY SERVICE INSTALLED BY UTILITY PROVIDER; APPROX. 10'± FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER AT COMPOUND (SOURCE TBD)
- B. GROUND MOUNTED ELECTRIC TRANSFORMER INSTALLED BY UTILITY PROVIDER
- C. PROPOSED FIBER PROVIDER FIBER VAULT WITHIN ROW TO BE INSTALLED BY FIBER PROVIDER (SOURCE TBD)
- D. PROPOSED FIBER VAULT BY GENERAL CONTRACTOR
- E. (1) ORANGE 2" DIA. HDPE, SDR 13.5 SMOOTH WALL CONTINUOUS CONDUIT W/ PULL ROPE FOR FIBER OPTIC LINE; APPROX. 60'± FROM PROPOSED FIBER VAULT WITHIN ROW TO PROPOSED FIBER VAULT AT COMPOUND (SOURCE TBD); BY GENERAL CONTRACTOR

GENERAL NOTES: (THIS SHEET)

1. CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS, & SIZES OF ALL EXISTING UTILITIES.
2. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL REQUIREMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES.
4. ALL UNDERGROUND TRENCHING, PIPE AND CONDUIT INSTALLATION TO BE COMPLETED PRIOR TO FINAL SUBGRADE COMPACTION AND AGGREGATE INSTALLATION.
5. ALL CONDUCTORS TO BE COPPER.
6. ALL UNDERGROUND ELECTRICAL & TELCO CONDUITS TO BE SCH. 80 PVC UNLESS OTHERWISE REQUIRED BY THE UTILITY PROVIDER.
7. ALL OUTDOOR ABOVE GROUND EXPOSED ELECTRICAL CONDUITS, ALL CONDUIT STUB UPS AND ANY OUTDOOR/BELOW GRADE CONDUIT TO BE SCH 80 PVC.
8. REFERENCE MANUFACTURER AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. EQUIPMENT MFR. BY OTHERS ARE EQUALLY ACCEPTABLE PROVIDED THEY MEET OR EXCEED THE SPEC.
9. PROVIDE AND INSTALL ALL NECESSARY WIRING AND CONDUITS FROM EXTERIOR ELECTRICAL ITEMS TO DISTRIBUTION PANEL WITHIN EQUIPMENT BUILDING.
10. ALL CONDUIT STUBS IN BUILDINGS & PULL BOXES TO BE IDENTIFIED AND LABELED.
11. PROVIDE PULL STRINGS IN ALL CONDUITS.
12. ALL INDOOR EXPOSED CONDUIT TO BE METALLIC (EMT OR RGS).
13. SEE E-503 FOR CONDUIT INSTALLATION REQUIREMENTS.



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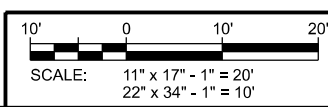
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**UTILITY PLAN
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA**

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| SHEET NUMBER: | E-102 |



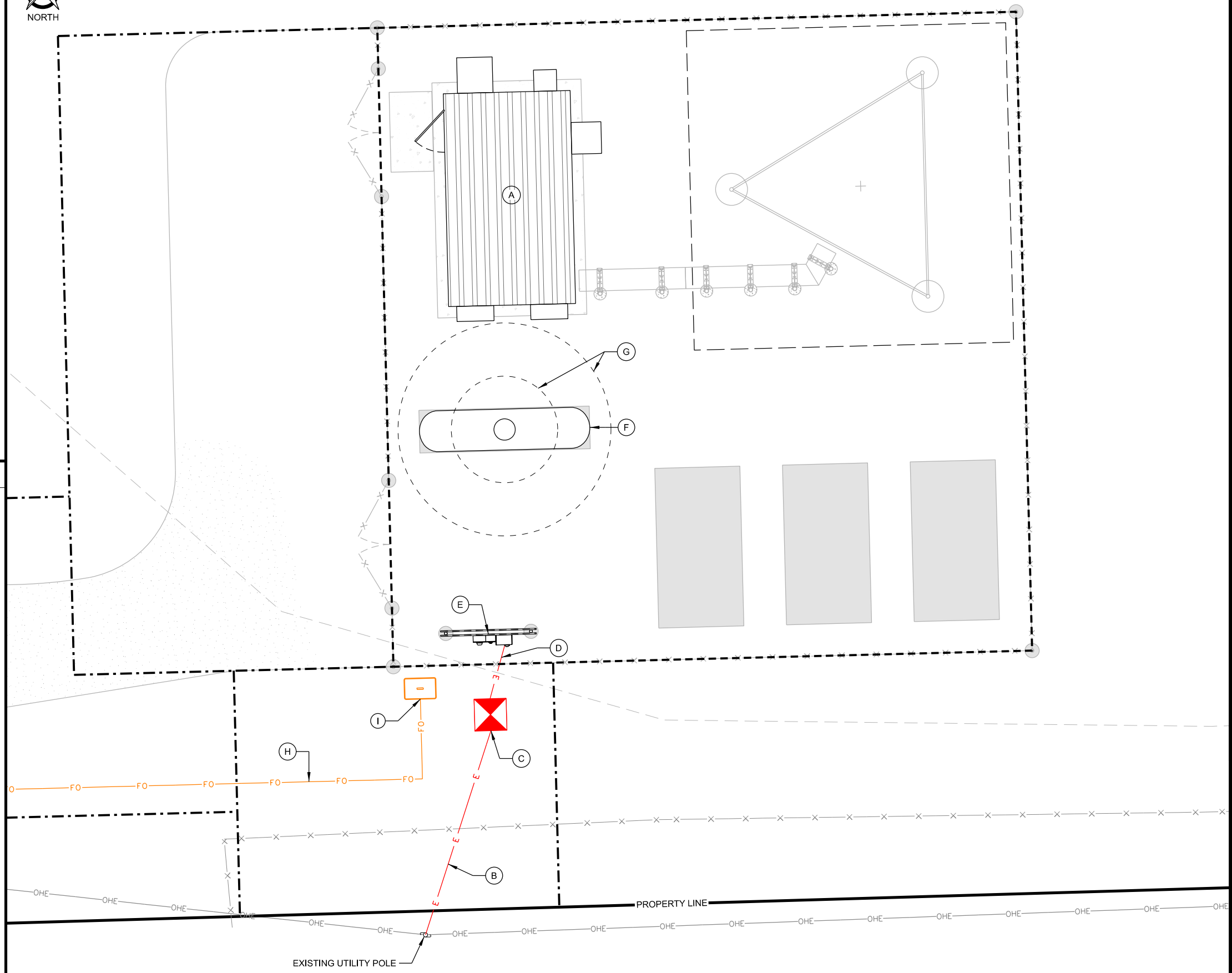
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KEYNOTES: (THIS SHEET)

- A. EQUIPMENT SHELTER
- B. PRIMARY ELECTRIC UTILITY SERVICE INSTALLED BY UTILITY PROVIDER; APPROX. 10'± FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER AT COMPOUND (SOURCE TBD)
- C. GROUND MOUNTED ELECTRIC TRANSFORMER INSTALLED BY UTILITY PROVIDER
- D. 600A 120/240V 1P SECONDARY ELECTRIC SERVICE TO UTILITY RACK. (2) 4" CONDUITS INSTALLED BY CONTRACTOR; COORDINATE INSTALLATION WITH UTILITY PROVIDER
- E. UTILITY RACK INSTALLED BY CONTRACTOR E-505 FOR DETAILS
- F. 1,000 GAL. LP TANK; SEE E-506 FOR DETAILS
- G. UTILITY SETBACK / CLEARANCES. 5'-0" AROUND LP TANK VALVE FOR FENCE BUFFER 10'-0" AROUND LP TANK VALVE FOR NO-SPARK BUFFER
- H. (1) ORANGE 2" DIA. HDPE, SDR 13.5 SMOOTH WALL CONTINUOUS CONDUIT W/ PULL ROPE FOR FIBER OPTIC LINE; APPROX. 60'± FROM PROPOSED FIBER VAULT WITHIN ROW TO PROPOSED FIBER VAULT AT COMPOUND (SOURCE TBD); BY GENERAL CONTRACTOR
- I. FIBER VAULT BY GENERAL CONTRACTOR

GENERAL NOTES: (THIS SHEET)

1. CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS, & SIZES OF ALL EXISTING UTILITIES.
2. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL REQUIREMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES.
4. ALL UNDERGROUND TRENCHING, PIPE AND CONDUIT INSTALLATION TO BE COMPLETED PRIOR TO FINAL SUBGRADE COMPACTION AND AGGREGATE INSTALLATION.
5. ALL CONDUCTORS TO BE COPPER.
6. ALL UNDERGROUND ELECTRICAL & TELCO CONDUITS TO BE SCH. 80 PVC UNLESS OTHERWISE REQUIRED BY THE UTILITY PROVIDER.
7. ALL OUTDOOR ABOVE GROUND EXPOSED ELECTRICAL CONDUITS, ALL CONDUIT STUB UPS AND ANY OUTDOOR/BELOW GRADE CONDUIT TO BE SCH 80 PVC.
8. REFERENCE MANUFACTURER AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. EQUIPMENT MFR. BY OTHERS ARE EQUALLY ACCEPTABLE PROVIDED THEY MEET OR EXCEED THE SPEC.
9. PROVIDE AND INSTALL ALL NECESSARY WIRING AND CONDUITS FROM EXTERIOR ELECTRICAL ITEMS TO DISTRIBUTION PANEL WITHIN EQUIPMENT BUILDING.
10. ALL CONDUIT STUBS IN BUILDINGS & PULL BOXES TO BE IDENTIFIED AND LABELED.
11. PROVIDE PULL STRINGS IN ALL CONDUITS.
12. ALL INDOOR EXPOSED CONDUIT TO BE METALLIC (EMT OR RGS).
13. SEE E-503 FOR CONDUIT INSTALLATION REQUIREMENTS.



CONSULTANT:
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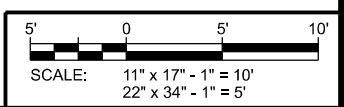
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ENLARGED UTILITY PLAN
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

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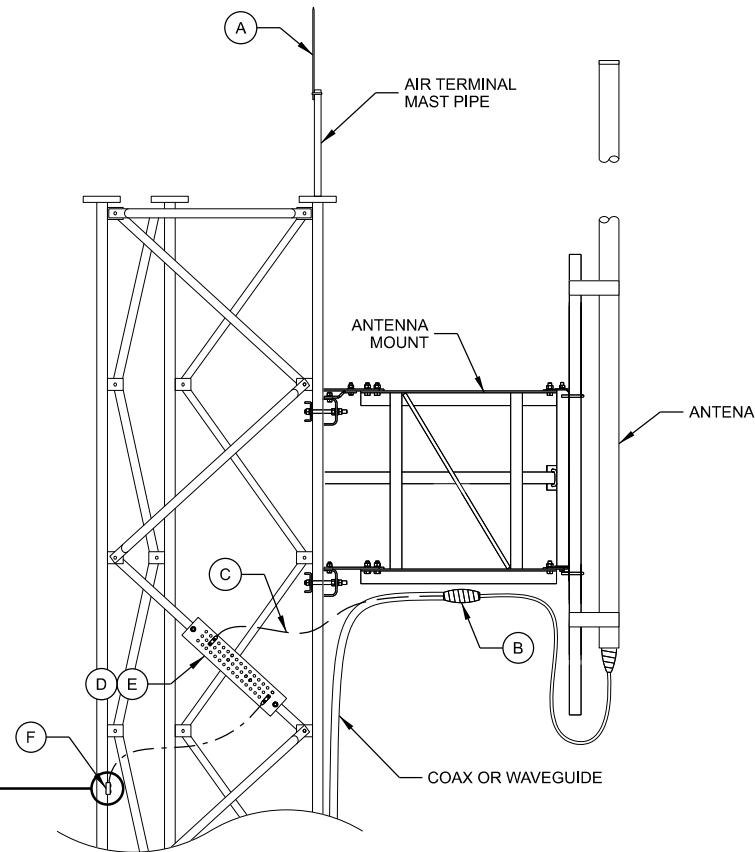
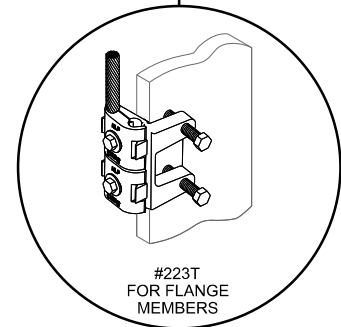
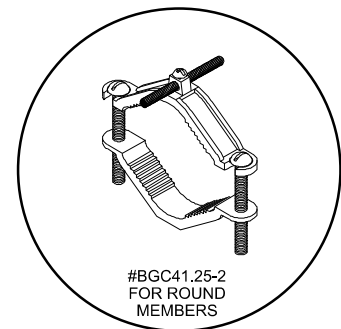
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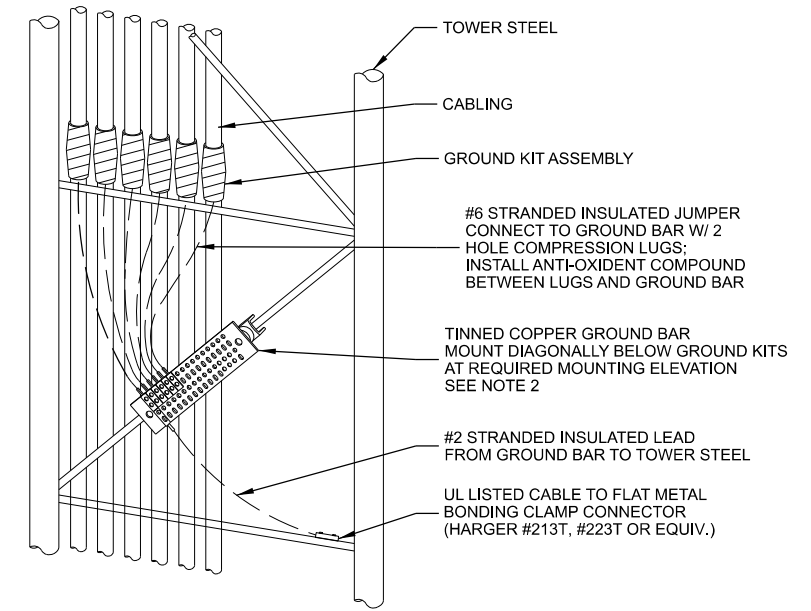
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KEYNOTES: (THIS SHEET)

- A. AIR TERMINAL:
EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE
MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE
PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL
- B. COAX / WAVEGUIDE TRANSMISSION LINE GROUND KIT;
SEE DETAIL TO RIGHT
- C. GROUND KIT JUMPER;
CONNECT TO GROUND BAR WITH 2 HOLE LONG BARREL LUG
- D. ANTENNA GROUND BAR (TINNED);
FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE
LEVEL MOUNT TO TOWER STEEL;
INSTALL #2 STRANDED LEAD FROM GROUND BAR TO TOWER
STEEL
- E. FOR SINGLE ANTENNAS AT ONE LEVEL OMIT ANTENNA
GROUND BAR CONNECT GROUND KIT JUMPER DIRECTLY TO
TOWER STEEL WITH UL LISTED BONDING CLAMP
- F. UL LISTED BONDING CLAMP:
- HARGER BGC41.25-2 PIPE CLAMPS FOR
1-1/4" TO 2" DIA. ROUND MEMBERS
OR
- HARGER #223T HEAVY DUTY TINNED FLANGE
BONDING PLATE
- USE EXTERNAL ANTI-OXIDATION COMPOUND.
- PAINT WITH COLD GALV. COMPOUND AFTER BONDING.
- G. TOWER GROUND BAR (TGB) (TINNED);
4" x 18" x 1/2" - SIZED FOR (30) 2 HOLE GROUND LUGS MOUNT
DIAGONALLY FOR EASIER HOOK-UP OF GROUNDING KIT
LEADS INSTALL ON TOWER WITH INSULATORS AT 12" (ABOVE
ICE BRIDGE)
- H. TGB GROUNDS;
#2 BARE SOLID TINNED ENCASED IN CARFLEX CONDUIT
FROM TGB TO TOWER GROUND RING (2) REQ'D AND FROM
TGB TO TOWER STEEL (1) REQ'D
- I. TOWER STEEL GROUNDS;
#2 BARE SOLID TINNED ENCASED IN CARFLEX CONDUIT
FROM TOWER STEEL TO TOWER GROUND RING (3) REQ'D.
- J. TOWER FOUNDATION GROUND, (1 REQ'D);
SEE E-502 FOR DETAILS
- K. SHELTER EXTERIOR GROUND BAR (EGB) (TINNED);
SEE DETAIL TO RIGHT
- L. EGB GROUNDS;
#2 BARE SOLID TINNED
SEE DETAIL TO RIGHT
ENCASE IN CARFLEX CONDUIT FROM EGB TO SHELTER
GROUND RING (2) REQ'D.
- M. SURGE ARRESTOR/POLY PHASER
- N. INTERIOR SHELTER GROUND BAR / MASTER GROUND BAR
(MGB);
SEE DETAIL TO RIGHT
- O. #2 BARE SOLID TINNED, ENCASE IN CARFLEX CONDUIT
FROM MGB TO SHELTER GROUND RING (2) REQ'D.;
SEE DETAIL TO RIGHT
- P. ICE BRIDGE POST GROUNDS;
#2 BARE SOLID TINNED ENCASE IN CARFLEX CONDUIT TO 24"
BELOW GRADE;
SEE E-502 FOR DETAILS
- Q. ICE BRIDGE SECTION GROUNDS;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON EACH END (TYP.)
- R. ICE BRIDGE SECTION TO POST GROUNDS;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON SECTION & CADWELDED TO POST
ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- S. ENTRY PANEL GROUND;
#6 STRANDED INSULATED
2 HOLE LONG BARREL ON EACH END (TYP.)

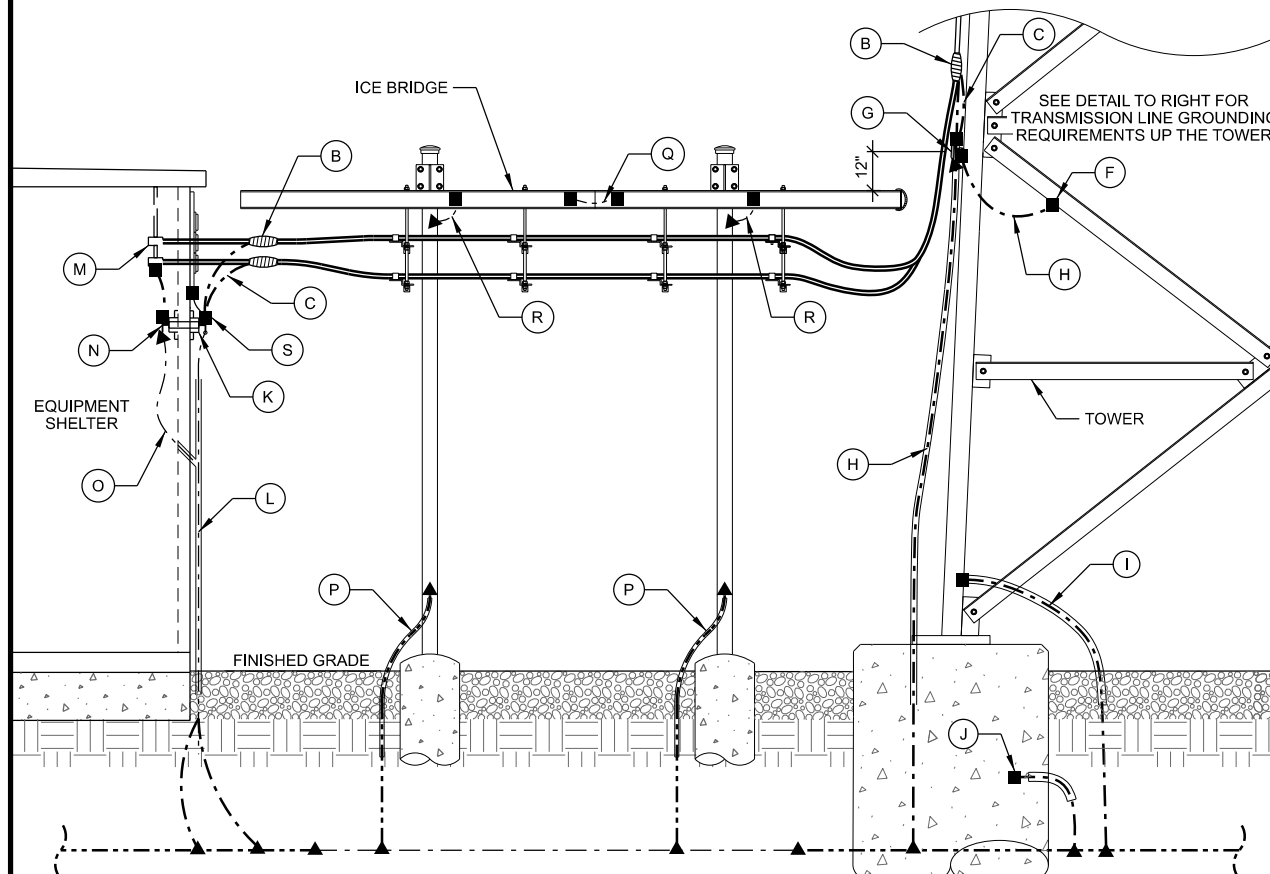


A ANTENNA LEVEL GROUNDING

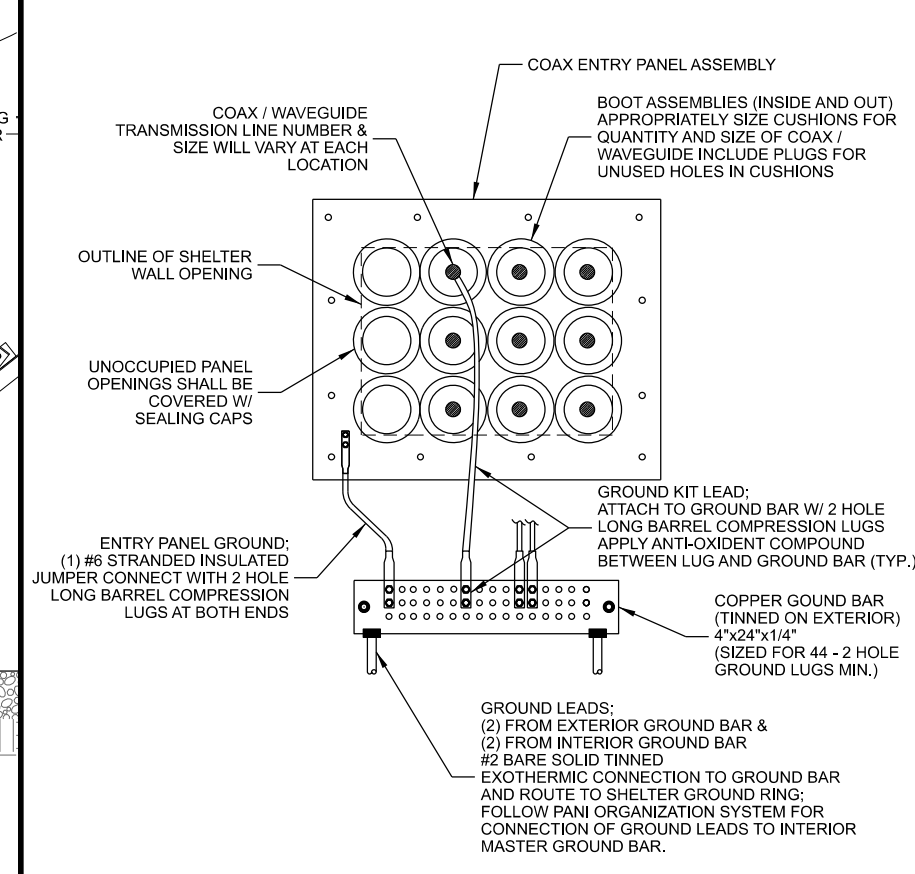


- NOTES:
- INSTALL GROUND KITS ON EACH TRANSMISSION LINE IN THE FOLLOWING LOCATIONS:
 - A. ANTENNA / DISH LEVEL
 - B. AT 75 FOOT MAX INTERVALS FROM ANTENNA LEVEL TO BASE OF TOWER
 - C. TOWER BASE
 - D. EQUIPMENT BUILDING ENTRY
 - INSTALL ANTENNA GROUND BARS AT EACH ANTENNA TIER LEVEL FOR CONNECTION OF MULTIPLE ANTENNAS AT EACH LEVEL. WHEN ONLY ONE ANTENNA IS INSTALLED AT A LEVEL, CONNECT GROUND KIT DIRECTLY TO TOWER STEEL WITH UL LISTED BONDING CLAMP.

C TRANSMISSION LINE GROUNDING



B SITE LEVEL GROUNDING



D INTERIOR / EXTERIOR SHELTER GROUND BARS

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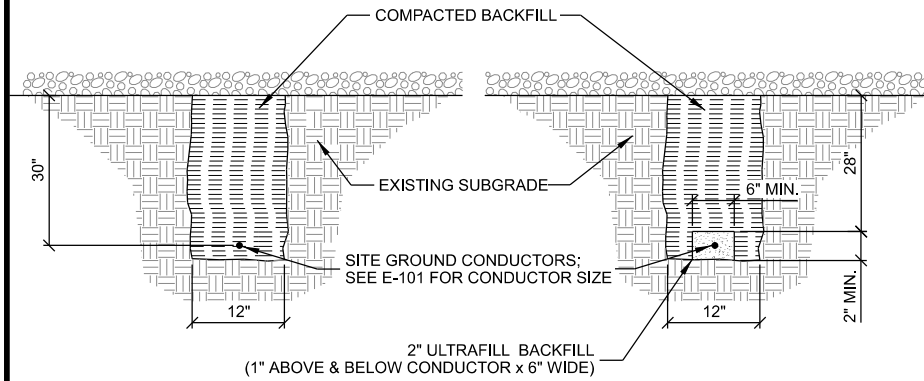
GROUNDING DETAILS
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VALLEY CITY, NORTH DAKOTA

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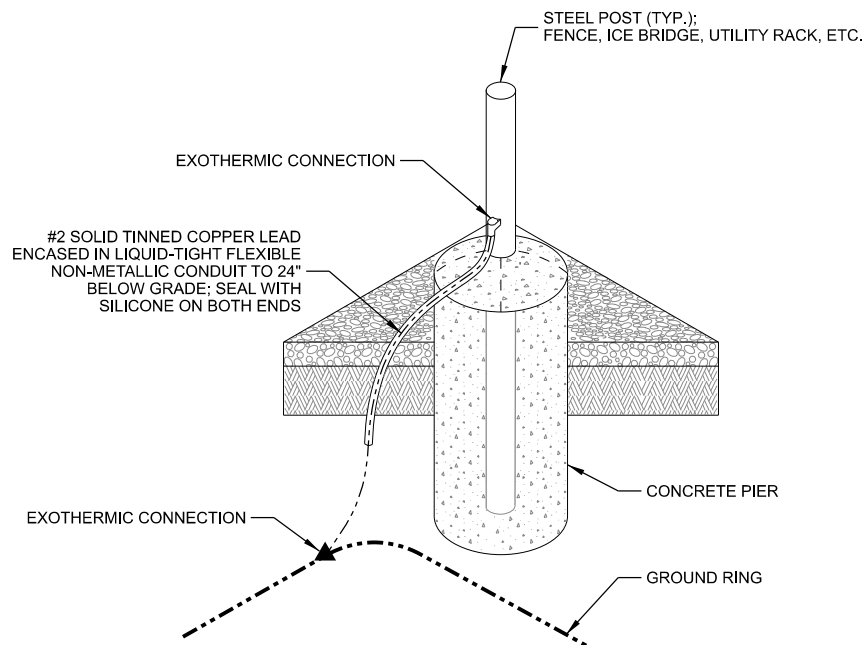
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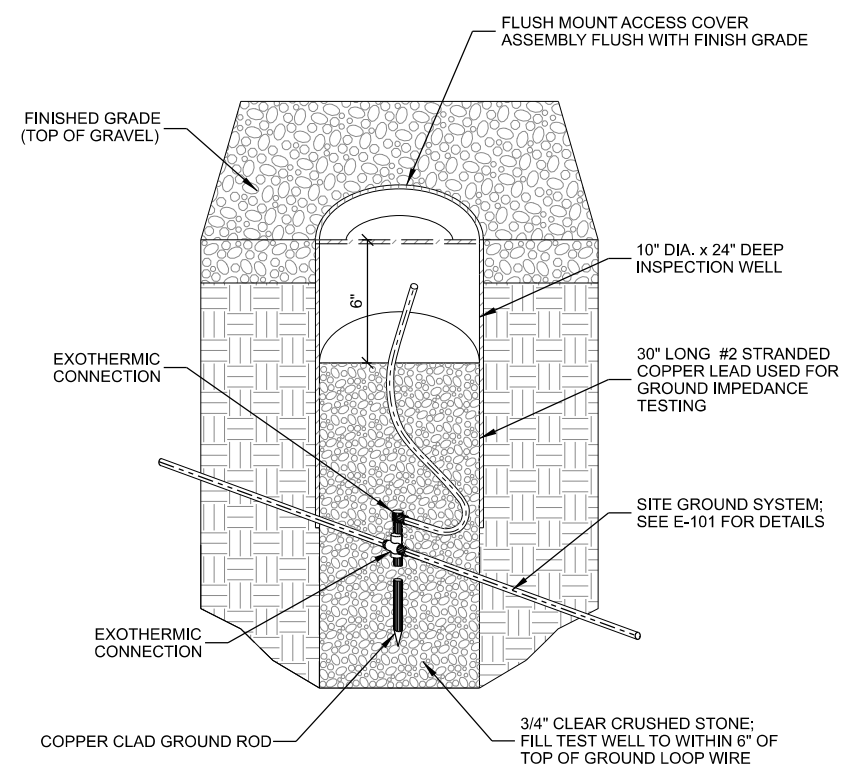


A GROUNDING TRENCH

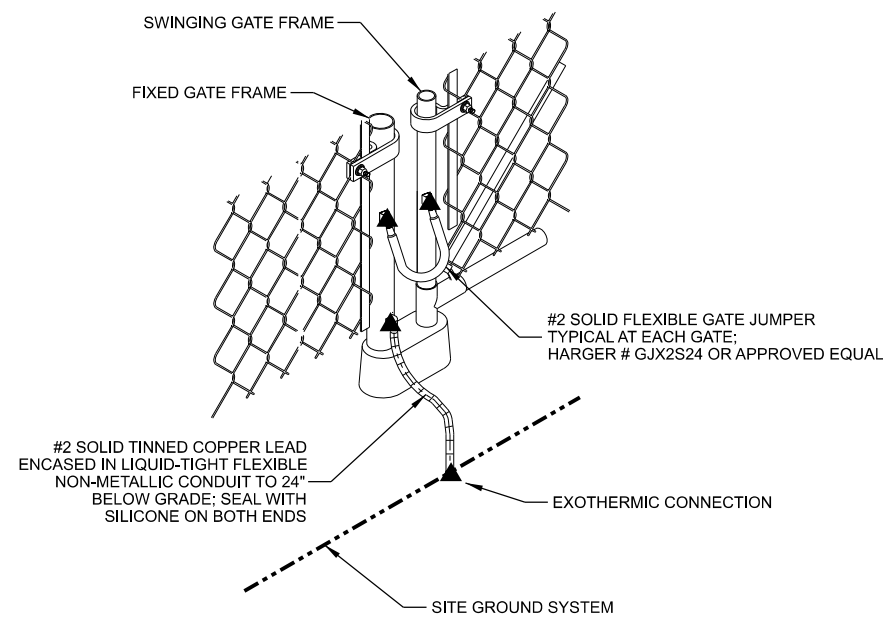
- NOTES:
- GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
 - COMPACT BACK FILL TO 95% MODIFIED PROCTOR.



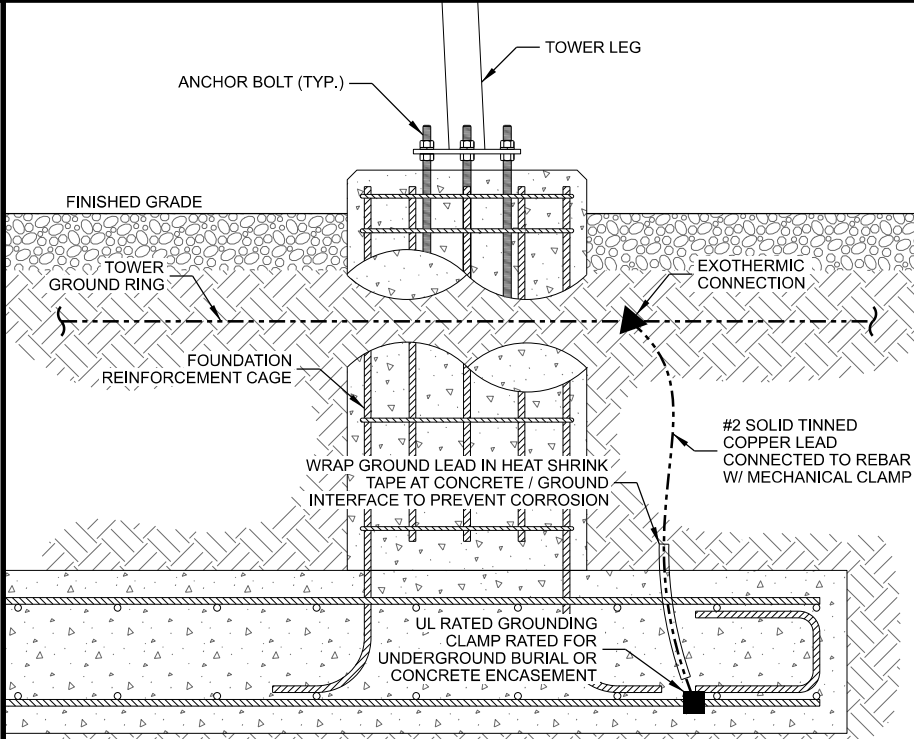
B STEEL POST GROUNDING



C INSPECTION WELL



D FENCE GATE GROUNDING



- NOTES:
- FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 - FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20" CONTINUOUS REBAR.

E TOWER FOUNDATION GROUNDING

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 2101 HIGHWAY 13 W
 BURNSVILLE, MN 55337
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
Allo Towers
 151 KALMUS DR., SUITE E-201
 COSTA MESA, CA 92626
 949.749.1994 VOICE
 www.allotowers.com

ENGINEER SEAL:
PRELIMINARY - NOT FOR CONSTRUCTION

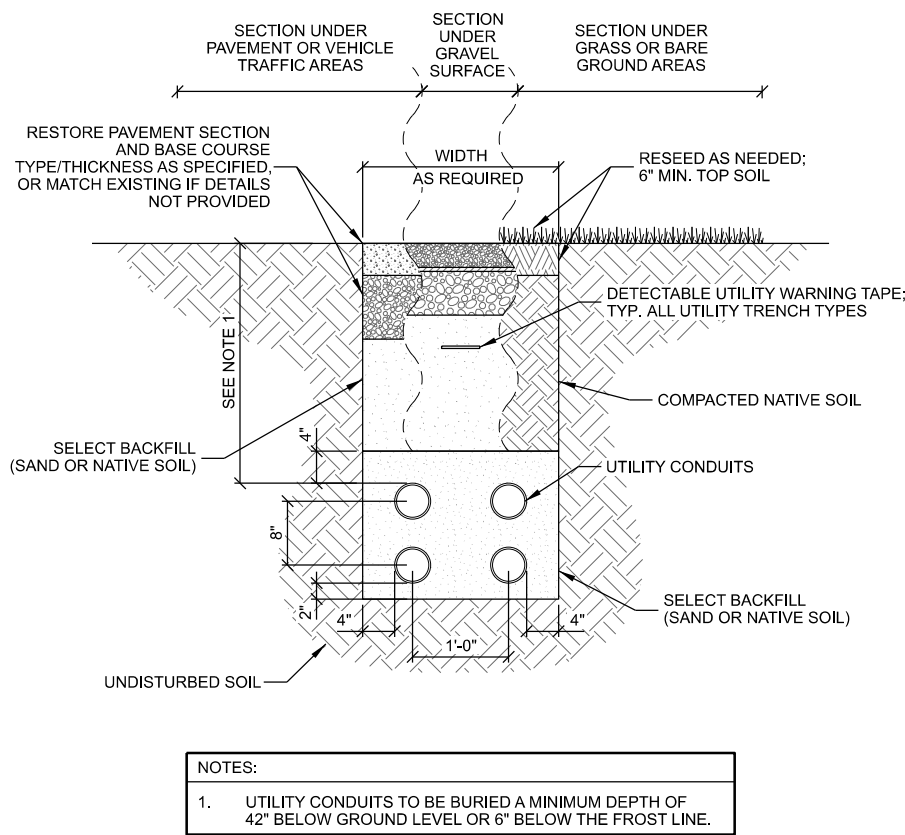
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

GROUNDING DETAILS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

| INT. | DATE: | DESCRIPTION: |
|------|----------|--------------|
| TJT | 09/16/25 | REV A |
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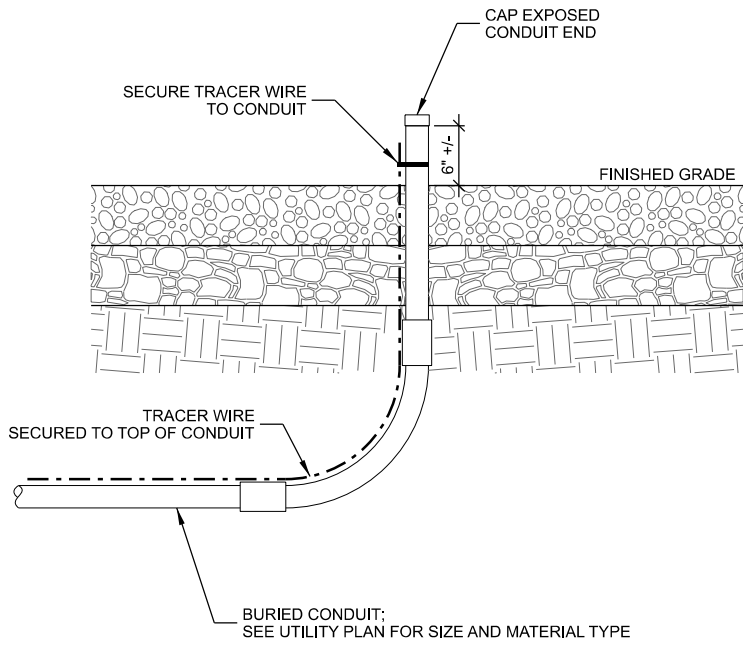
| | |
|-----------------|--------------|
| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-502 |



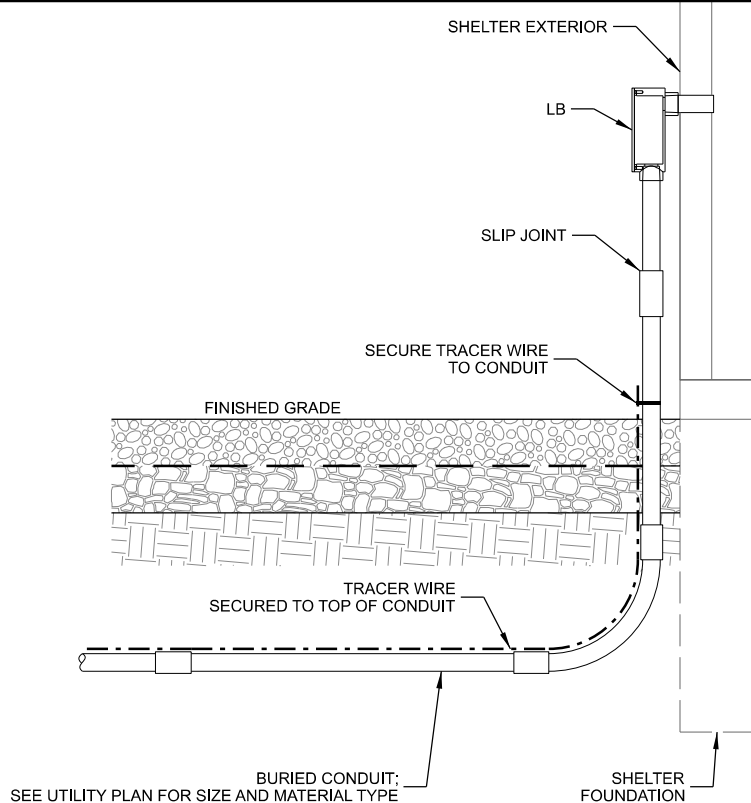
NOTES:

1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

A UTILITY TRENCH

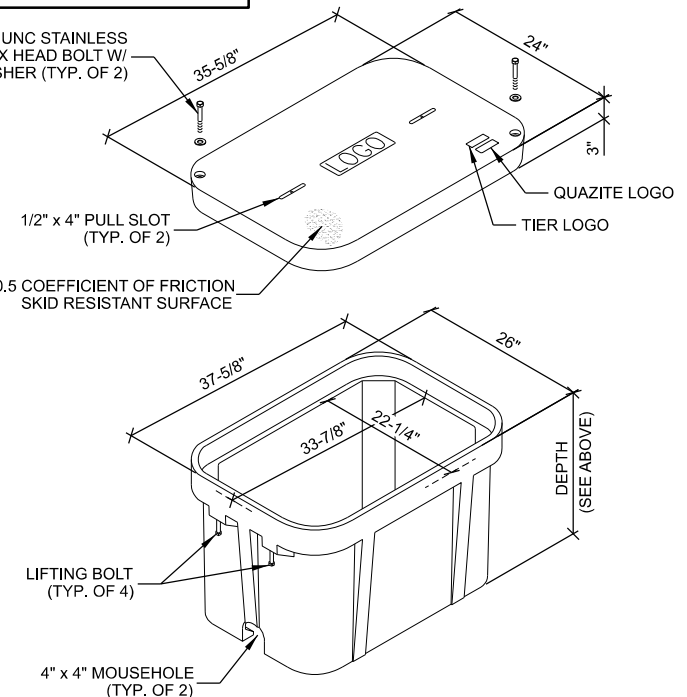


B CONDUIT STUB-UP



C CONDUIT STUB-UP AT SHELTER

MANUFACTURER: QUAZITE
 MODEL: PG2436BA36 (SPlice BOX)
 PG2436BA24 (PULL BOX)
 PG2436KK00 (COVER)
 INSIDE DIMENSIONS:
 36" x 24" x 36" (L x W x D) SPLICE BOX
 36" x 24" x 24" (L x W x D) PULL BOX
 POLYMER CONCRETE BOX WITH OPEN BOTTOM



D UTILITY VAULT

THIS SPACE INTENTIONALLY LEFT BLANK

- WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)**
1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
 2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
 3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
 4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
 5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
 6. TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
 7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS. 12" ABOVE THE TOP OF THE CONDUITS.

CONSULTANT:
Edge
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 2101 HIGHWAY 13 W
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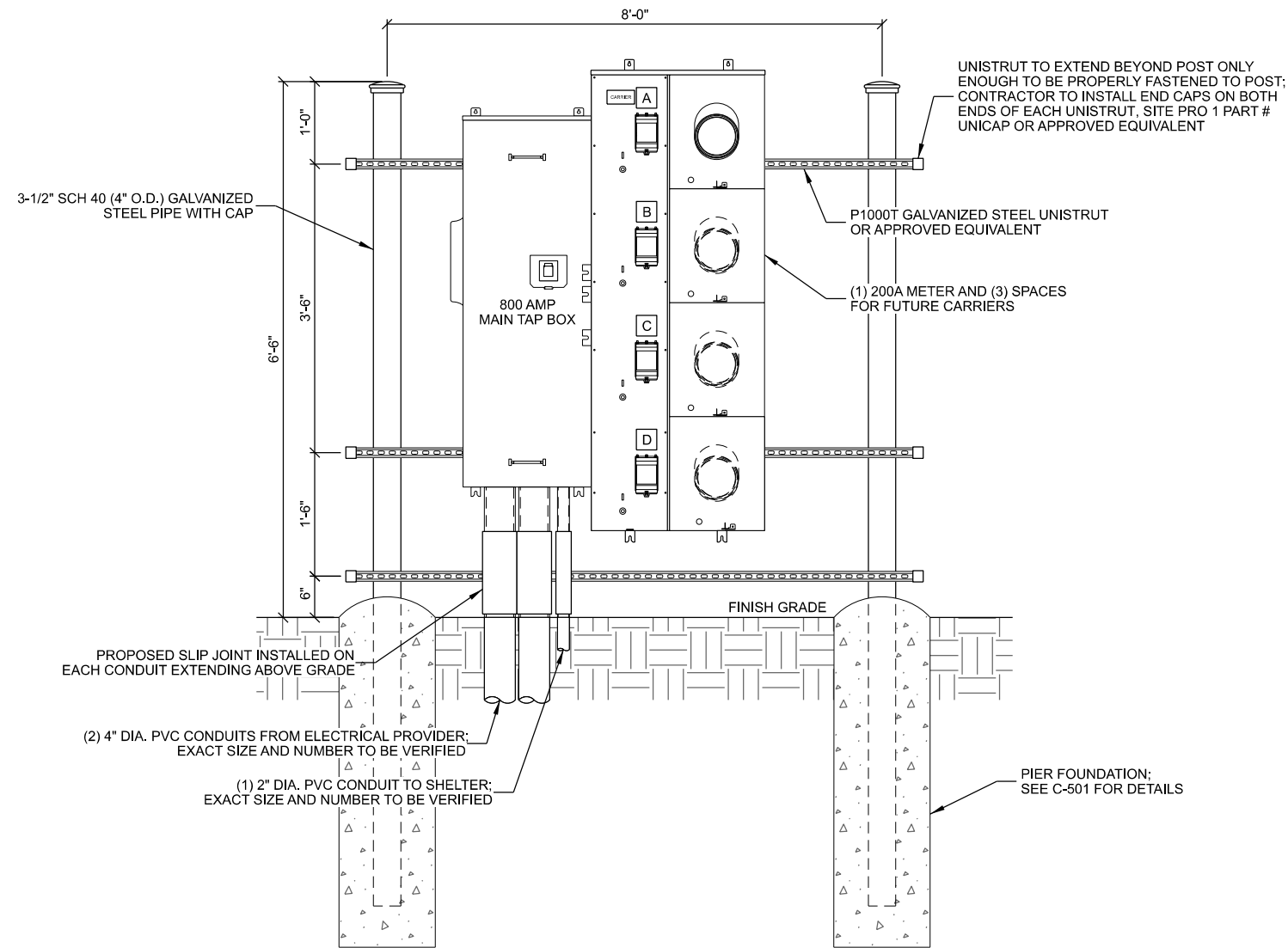
UTILITY DETAILS
 SIERRA (ND240019)
 VALLEY CITY, NORTH DAKOTA

SUBMITTAL:

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| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-503 |

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FRONT - ELECTRICAL SIDE

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE, EQUIP WITH PULL CORD, VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. SQD EZ METER PAK, 120/240 VAC 1 PHASE, 3 WIRE OR EQUIV., VERIFY REQUIREMENTS WITH UTILITY PROVIDER
5. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY, VERIFY FINAL DESIGN WITH THE CARRIER.

A MULTI-METER UTILITY RACK
 SCALE: 11" x 17" - 1/2" = 1'-0"
 22" x 34" - 1" = 1'-0"

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UTILITY DETAILS
SIERRA (ND240019)
VALLEY CITY, NORTH DAKOTA

| SUBMITTAL: | | |
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| CHECKED BY: | OGD |
| PLOT DATE: | 9/16/2025 |
| PROJECT NUMBER: | 44155 |
| SET TYPE: | PRELIM |
| SHEET NUMBER: | E-504 |

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October 2025 Expenditures

| | |
|---------------------------------|-------------|
| | |
| Monthly Expenditures: | \$3,275,415 |
| | |
| <i>Includes:</i> | |
| Construction Projects | \$631,336 |
| PW Capital Projects | \$1,065,544 |
| Debt Service | \$328,737 |
| MRES-Purchased Power | \$292,975 |
| Payroll & Benefits (3 Payrolls) | \$425,488 |
| VCBCDC - Fund 240 | \$116,268 |
| Permanent Flood Proj | \$70,277 |
| VC Park District | \$16,332 |
| Subtotal: | \$2,946,957 |
| | |
| | |
| Balance for operations | \$328,457 |

(3 Payrolls in October)



Contract/Grant Agreement Checklist

Check the item: Contract Grant Agreement Lease Other _____

Instructions for completing:

- WHO should complete the checklist – Program Supervisor/Clinical Manager
- WHAT – complete checklist in its entirety and include the original document with this checklist
- FORWARD to Senior Leader
- THEN SENIOR LEADER FORWARD to Executive Assistant to President/CEO to combine documents to one and start the approval process (CFO → Executive Assistant → President/CEO)
- THEN Executive Assistant will send final copies to those noted on the checklist.

Name of person originating the checklist: Jara Enger, VBI Account Executive
 Region: Fargo 1201 Program: Village Business Institute Date: 12/07/22
 Send copies of completed document and checklist to CFO and: Tammy Rehder, Jara Enger

 Return original/completed document to: (include name and address)
Jara Enger
 Due by: November billing

OVERVIEW OF INFORMATION

New Renewal Effective Date: 11/21/22 - 11/20/25
 Name of entity: City of Valley City
 Summary of service/history: Full-service: 72 FTEs; client since 2016

 Financial Summary: Rate Change: Yes No Old Rate: _____ New Rate: _____
 Hourly Rate: _____ Fixed Monthly Rate: _____ Annual Rate: \$2,160 (\$30pepY) Other: _____

EXPLANATION OF CHANGES TO EXISTING CONTRACT/AGREEMENT

SIGNATURES

Senior Leader Luke Klefstad Date 12.7.22
 CFO Chad DeJong Date 12.8.22
 President/CEO *Kelly Lee* Date 12-9-22



EAP Full-Service Contract for Services
Employee Assistance Program

The following is a contract between CITY OF VALLEY CITY and THE VILLAGE BUSINESS INSTITUTE, a division of the The Village Family Service Center (“The Village”).

WHEREAS, The Village Business Institute is engaged in offering personal assistance to employees of business, industry and agencies and their families, and CITY OF VALLEY CITY desires to participate in this program:

THEREFORE, The Village Business Institute and CITY OF VALLEY CITY to the following:

1. The Village Business Institute agrees to provide the following:
 - a. A Household Aggregate Model Employee Assistance Program (EAP). The Village Business Institute shall make available to each covered current full time, part time or prn employee, a quantity of sessions equal to the number of household members times (x) 4. (Example: 5 household members times (x) 4 sessions per household member equals 20 available sessions for the household.) No household will have less than 8 available sessions. A household member may be a spouse, child, parent, partner, stepchild, child outside the home going to school, and individual not related but living in the home. We do provide coverage in some unique cases where an individual is outside of the home, but still maintains the same permanent address as the individual primarily covered by The Village Business Institute’s EAP. These sessions include access to the full range of short-term counseling and programs available at The Village Business Institute EAP. If referred outside of The Village Business Institute EAP for medical reasons, it is the responsibility of the household member to arrange payment for the service. (Service may be covered by personal health insurance.) Sessions may be applied towards face-to-face mental health counseling (web-based, HIPAA-protected) telehealth sessions, or in-person sessions if an affiliate provider is available), financial counseling, legal counseling, wellness/education, 24/7 crisis counseling, and Chemical Dependency Assessments/education.
 - b. Formal referral process is available for:
 - 1) Job performance issues
 - 2) Violation of Companies' Drug Free Workplace policy
 - 3) For employees falling under DOT (Department of Transportation) regulations, The Village Business Institute will locate and provide referrals to SAP (Substance Abuse Professional) that meets the requirements of federal regulations.

- c. 2 hours of tailored on-site or web-based employee or management training and /or crisis management services to meet the needs of CITY OF VALLEY CITY.
- d. Training hours available in the CITY OF VALLEY CITY contract may also be used to have an EAP professional assist your organization(s) in integrating EAP services with work-life, wellness, human capital, and healthcare programs to provide a linked, comprehensive delivery of services. The Village Business Institute EAP professionals, upon request, will attend in person, via teleconference or web-based, department or committee meetings and provide input and coordination of EAP services. Training programs are the work production of The Village Business Institute and are not to be a product of any other agency.
- e. The Village Business Institute's consulting services are at a reduced rate to CITY OF VALLEY CITY.
- f. Orientation sessions for management/supervisory staff in how to deal with troubled employees and how to use The Village Business Institute's EAP.
- g. Orientation sessions for employees to explain The Village Business Institute's EAP program, how it is used, and the services it offers. Sessions are scheduled to encourage 100% participation.
- h. Travel expenses for covered training within ND, SD, and MN are the sole responsibility of The Village Business Institute. Travel expenses for covered trainings outside of ND, SD, and MN shall be shared by the parties as follows: lodging and food will be the responsibility of The Village Business Institute; transportation costs shall be paid by CITY OF VALLEY CITY.
- i. Toll-free Supervisor Helpline providing phone consultation to supervisors/managers in dealing with troubled employees. Supervisor Helpline services will be provided by EAP counseling and management specialists.
- j. Monthly employee newsletters focused on work-related issues, personal wellness, and family dynamics.
- k. Quarterly newsletters focused on helping supervisors lead, teach and guide employees.
- l. Semi-annual statistical reports on program utilization.
- m. Services to an employee for ninety (90) days following termination/disability from CITY OF VALLEY CITY.
- n. Promotional materials or other appropriate information to encourage use of the program.

2. CITY OF VALLEY CITY agrees to provide the following:

- a. Endorse The Village Business Institute EAP program and incorporate it into existing personnel policies and procedures.
- b. Provide space in the workplace for brochures, posters or other appropriate information supplied by The Village Business Institute to encourage program use.

- c. Ensure employees receive monthly newsletters, quarterly supervisor newsletters and EAP program updates.
 - d. Designate one or more contact persons to serve as liaison with The Village Business Institute and to assist in implementing the program.
 - e. Provide an opportunity for all management, supervisory personnel, and employees to participate in training programs.
3. The terms of the contract shall be from November 21, 2022, to November 20, 2025, at a cost of \$30.00 per year per full-time equivalent employee (FTE) for 72 FTE employees. Total contract cost is \$2,160.00 to be paid at the beginning of the contract. Remaining contract years will be paid annually at the beginning of the contract year or as determined. FTE's will be confirmed annually.
 4. This contract automatically renews annually after the dates listed in #3 or until a new contract is executed, except that either party may terminate this agreement upon thirty (30) days written notice to the other party.
 5. Both The Village Business Institute and CITY OF VALLEY CITY shall maintain confidentiality of privileged information in accordance with applicable state and federal law. Identifying information about CITY OF VALLEY CITY household members using the program shall not be given out by The Village Business Institute under any circumstances unless the client signs an agreement authorizing The Village Business Institute permission to disclose such information, except in instances of risk/safety concerns. The Village Business Institute will use and disclose only the minimum necessary protected client information to accomplish the purpose for which the information is being used or disclosed. The Village Business Institute will maintain physical, electronic, and procedural safeguards that comply with federal regulation to guard protected client information.


Both The Village Business Institute and CITY OF VALLEY CITY shall maintain the highest ethical and legal standards in all phases of the program.


6. CITY OF VALLEY CITY understands that The Village Business Institute does not provide counseling services through its own employees or employees of The Village outside North Dakota and Minnesota. The Village Business Institute contracts with licensed and insured affiliate providers "Affiliates" located in states and countries outside of North Dakota and Minnesota. CITY OF VALLEY CITY hereby consents to Affiliates providing counseling services to its employees and agrees to indemnify and hold harmless for any services, losses, expenses, damages, or injuries resulting from or arising out of services provided to CITY OF VALLEY CITY or its employees by an Affiliate.
7. CITY OF VALLEY CITY represents that it has been apprised of all states and countries in which EAP counseling services are presently provided outside of its regional offices of North Dakota and Minnesota. While The Village Business Institute strives to provide services where CITY OF VALLEY CITY employees are located, The Village Business Institute does not represent, warrant, or guarantee that it will provide in all states or countries when CITY OF VALLEY CITY are located outside of its regional offices of North Dakota and Minnesota. These service areas are subject to change without notice to CITY OF VALLEY CITY and The Village Business Institute is under no obligation to expand to states or countries outside its current service areas.

8. CITY OF VALLEY CITY agrees to indemnify and hold harmless The Village for actions, causes of action, suits, claims, judgments, settlements, liabilities, damages, penalties, losses, expenses, including without limitation, extra-contractual damages, court costs, attorney's fees, punitive and exemplary damages resulting from or arising out of any function under this Agreement, including but not limited to any services provided by an Affiliate, if the liability was the direct consequence of the action of CITY OF VALLEY CITY or the Affiliate.

THE VILLAGE BUSINESS INSTITUTE
PO Box 9859
1201 25th St. S.
Fargo, ND 58106-9859

CITY OF VALLEY CITY
254 2nd Ave NE
Valley City, ND 58072

BY: 
Title: President + CEO
Date: 12/8/2022

BY: 
Title: Finance Director
Date: 12/7/22



Employee Assistance Program
Full-Service Contract for EAP Services

The following is a contract between CITY OF VALLEY CITY, and THE VILLAGE FAMILY SERVICE CENTER [Village EAP].

WHEREAS The Village EAP is engaged in offering personal assistance to employees of business, industry and agencies and their household members, and WHEREAS, CITY OF VALLEY CITY desires to participate in this program:

THEREFORE, Village EAP and CITY OF VALLEY CITY agree with the following:

1. The Village EAP agrees to provide the following:
 - a. A Household Aggregate Model Employee Assistance Program (EAP). The Village EAP shall make available to each covered current full- or part-time employee, a quantity of sessions equal to the number of household members times (x) 4. (Example: 5 household members times (x) 4 sessions per household member equals 20 available sessions for the household.) No household will have less than 8 available sessions. A household member may be a spouse, child, parent, partner, stepchild, child outside the home going to school, or an individual not related but living in the home. Coverage may be provided in some unique cases where an individual is outside of the home but still maintains the same permanent address as the individual primarily covered by the Village EAP. These sessions include access to a full range of short-term counseling and services available at the Village EAP. If referred outside of the Village EAP for medical or other reasons, it is the responsibility of the household members to arrange payment for the service. (Service may be covered by personal health insurance or other sources.) Sessions may be applied towards face-to-face mental health counseling, financial counseling, legal counseling, wellness/education, 24/7 access to counselors for in-the-moment telephonic support, and Chemical Dependency Assessments/education.
 - b. Formal referral process is available for:
 - 1) Job performance issues
 - 2) Violation of Companies' Drug Free Workplace policy
 - 3) For employees falling under DOT (Department of Transportation) regulations, The Village EAP will locate and provide referrals to SAP (Substance Abuse Professional) that meets the requirements of federal regulations.
 - c. 2 hours of tailored, web-based, on-site employee or management training and /or crisis management services to meet the needs of CITY OF VALLEY CITY Additional hours may be purchased at the current reduced EAP rate.

- d. The training hours available in the CITY OF VALLEY CITY contract may also be used to have an EAP professional assist CITY OF VALLEY CITY to integrate EAP services with work-life, wellness, human capital, and healthcare programs to provide a linked, comprehensive delivery of services. The Village EAP professionals, upon request, will attend via teleconference or web-based department or committee meetings and provide input and coordination of EAP services. Training programs are the product of the Village EAP and are not for the use of the CITY OF VALLEY CITY in any way outside the scope of this Agreement, nor shall this Agreement be construed as a license for CITY OF VALLEY CITY to use or reproduce EAP materials.
- e. Village EAP's consulting services are at the current reduced EAP rate to CITY OF VALLEY CITY.
- f. Orientation sessions for management/supervisory staff in dealing with troubled employees and using the Village EAP.
- g. Orientation sessions for employees to explain the Village EAP program, how it is used, and the services offered. Sessions are scheduled to encourage 100% participation.
- h. Travel expenses for covered orientations within ND, SD, and MN are the sole responsibility of The Village EAP. Travel expenses for the covered training and/or crisis management services shall be shared by the parties as follows: lodging and food will be the responsibility of The Village EAP; transportation costs shall be paid by CITY OF VALLEY CITY. Travel expenses for non-covered training and/or crisis management services are the sole responsibility of the CITY OF VALLEY CITY.
- i. Toll-free Supervisor Helpline provides phone consultation to supervisors/managers in dealing with troubled employees. Supervisor Helpline services will be provided by Village EAP professionals.
- j. Monthly employee newsletters focused on work-related issues, personal wellness, and family dynamics.
- k. Quarterly supervisor newsletters focused on leadership guidance.
- l. Semi-annual statistical reports on program utilization.
- m. Services for an employee for ninety (90) days following termination/disability from CITY OF VALLEY CITY.
- n. Promotional materials or other appropriate information to encourage use of the program.

2. CITY OF VALLEY CITY agrees to provide the following:
 - a. Endorse the Village EAP program and incorporate it into existing personnel policies and procedures.
 - b. Provide space in the workplace and consistently promote EAP services to encourage program use.
 - c. Ensure employees receive informational materials, monthly newsletters, quarterly supervisor newsletters and EAP program updates.
 - d. Designate one or more employee contacts to serve as liaison with the Village EAP and to keep direct communication between the two groups open. Assist in implementing the program, promote usage and additional duties such as submitting FTE counts and contract management.
 - e. Provide an opportunity for all management, supervisory personnel, and employees to participate in orientations and training.
3. The terms of the contract shall be from November 21, 2025, to November 30, 2025, and December 1, 2025, to November 30, 2028, at a cost of \$33 per year per Full-Time Equivalent employee (FTE) for 72 FTE employees. The total partial year contract cost is \$59.40 and the total first year contract cost is \$2,376.00 for a **total first invoice of \$2,435.40** and will be paid upon invoice receipt.
4. This contract automatically renews annually after the dates listed in #3 or until a new contract is executed, except that either party may terminate this agreement upon sixty (60) days' written notice to the other party and confirmation by said party. FTE count will be updated yearly, and CITY OF VALLEY CITY will be required to provide current FTE count to their Village EAP Account Executive or Village Business Office at ContractRenewal@TheVillageFamily.org, within 10 business days of the renewal date or contract will automatically continue/renew with a 10% increased FTE count for the upcoming year.
5. Both the Village EAP and CITY OF VALLEY CITY shall maintain confidentiality of privileged information in accordance with applicable state and federal law. Identifying information about CITY OF VALLEY CITY employees or household members using the program shall not be given out by the Village EAP under any circumstances unless the client signs an agreement authorizing the Village EAP permission to disclose such information, except in instances of risk/safety concerns or as required under state or federal law. The Village EAP will maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard protected client information.

Both the Village EAP and CITY OF VALLEY CITY maintain the highest ethical and legal standards in all phases of the program.
6. CITY OF VALLEY CITY understands that the Village EAP does not provide counseling services through its own employees or employees of The Village outside North Dakota and Minnesota. The Village EAP contracts with licensed and insured affiliate providers "Affiliates" located throughout the United States. CITY OF VALLEY CITY hereby consents to Affiliates providing counseling services to their employees and agrees to indemnify and hold harmless for any services, losses, expenses, damage, or injuries resulting from or arising out of services provided to CITY OF VALLEY CITY or its employees by an Affiliate.

7. CITY OF VALLEY CITY represents that it has been apprised of all states in which EAP counseling services are presently provided outside of its regional offices of North Dakota and Minnesota. While the Village EAP strives to provide services where CITY OF VALLEY CITY employees are located, the Village EAP does not represent, warrant, or guarantee that it will provide services in all states when CITY OF VALLEY CITY employees are located outside of its regional offices of North Dakota and Minnesota. These service areas are subject to change without notice to CITY OF VALLEY CITY and Village EAP has no obligation to expand to states outside its current service areas.

8. CITY OF VALLEY CITY agrees to indemnify and hold harmless the Village for actions, causes of action, suits, claims, judgments, settlements, liabilities, damages, penalties, losses, expenses, including without limitation, extra-contractual damages, court costs, attorney's fees, punitive and exemplary damages resulting from or arising out of any function under this Agreement, including but not limited to any services provided by an Affiliate, if the liability was the direct consequence of the action of the CITY OF VALLEY CITY or Affiliate.

THE VILLAGE FAMILY SERVICE CENTER

CITY OF VALLEY CITY

2701 12th Ave S.
 Fargo, ND 58103

254 2nd Ave NE
 Valley City, ND 58072

BY: _____

BY: _____

Title:

Title:

Date:

Date:

From: Jara Enger
Sent: Tuesday, October 7, 2025 10:38 AM
To: Carl Martineck <cmartineck@valleycity.us>
Subject: EAP Renewal

Hello Carl,

I hope that all is well ☺ . I am checking in around your EAP renewal (attached). This year's contract reflects a small price increase—our first in over 20 years—to continue providing reliable, high-quality EAP services. I have also attached your current contract for your reference.

The new rate is \$2.75/FTE/month (\$33.00/year), up from \$2.50/month (\$30.00/year), resulting in an annual increase of \$216.00 for the City.

You'll also see a couple of language updates:

- **Training/CISM Travel Fees** (Pg. 2, item "h")
- **Annual FTE Confirmation** (Pg. 3, items "3" and "4")

I've updated the contract dates so your renewal will now occur on **December 1st each year**, making it easier for both of our accounting teams by aligning with the start of the month.

We're also working on some exciting improvements for 2026—more to come soon! In the meantime, the City's EAP still includes services like counseling, financial, legal, and nutrition support, substance use resources, wellness tools, and training.

Let me know if you'd like to review anything together or schedule an EAP benefit overview for your team to help normalize and encourage use of services, Carl!

Action Steps:

- Review, sign, and return renewal contract.
- Let Jara know if you'd like to schedule an EAP benefit overview for staff.

Sincerely,



Jara Enger

Account Executive, Village EAP | *she/her*

STRENGTHS: Connectedness | Input | Positivity | Maximizer | Empathy
Unlock your Team's Potential with a [CLIFTONSTRENGTHS® Workshop](#).

OFFICE: 701.451.5032 | **EAP ACCESS:** 1.800.627.8220

ADDRESS: 2701 12th Ave S, Fargo, ND, 58103 | www.VillageEAP.com

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RESOLUTION NO. 2503

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.

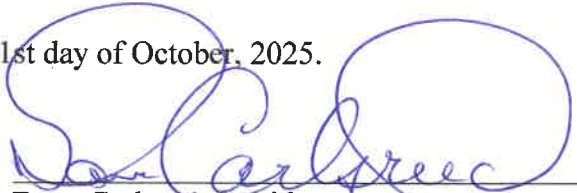
That the minimum bid shall be \$70.00 per acre.

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 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 21st day of October, 2025.



Dave Carlsrud, President
Board of City Commissioners

ATTEST:



Brenda Klein, Finance Director

FARM LEASE

1. This lease is entered into between CITY OF VALLEY CITY, whose post office address is 254 2nd Avenue N.E., Valley City, North Dakota 58072 ("City"), and Riley Adams dba T&A Farms, ("Tenant"), whose post office address is 11538 34th Street SE, Valley City, North Dakota, 58072.

2. **PROPERTY BEING LEASED.** The City, in consideration of the agreements set forth in this lease to be kept and performed by the Tenant, rents and leases to the Tenant with the freedom of operation necessary for efficient production and quiet enjoyment for agricultural purposes, the following property situated in the County of Barnes and State of North Dakota, described as follows:

All tillable acres (being 71.4 acres, more or less) in the following described premises:

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 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 age 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.

3. **TERM.** The term of this lease is for the 2024 and 2025 farming seasons, and will terminate December 31, 2025. This lease may be renegotiated and renewed for the 2026 farming season upon written agreement of the parties. In no event will the property be leased beyond December 31, 2026, without reauthorization by the Board of City Commissioners to accept bids and award a new lease pursuant to the laws the City and the State of North Dakota.

In the event this lease is not renewed on or before September 1, 2025, for the 2026 farming season, the Tenant will, after the 2025 crop is harvested, permit others who may be authorized by the City to enter upon the land in order to prepare the ground for the 2026 farming season.

This lease may be terminated before the end of the agreed term for the following reasons:

A. By the City when the Tenant has used the premises for purposes other than crop production, or has failed to pay the agreed rent, or has violated any other provision of this lease. Any termination of this lease because of the Tenant's default will allow the City to re-enter and take possession of the rented premises without such re-entry resulting in a forfeiture of the rentals to be paid by the Tenant for the full term of this lease.

B. By the Tenant when the City has failed to provide the Tenant with possession, use, and quiet enjoyment of the premises.

C. By mutual written instrument.

4. CASH RENT. The City will receive as rent for the above described premises the sum of \$4,527.48 per year (71.4 tillable acres at \$63.41 per acre), payable as follows:

\$2,263.74 on April 1, 2024

\$2,263.74 on October 1, 2024

\$2,263.74 on April 1, 2025

\$2,263.74 on October 1, 2025

5. GENERAL CONDITIONS. The City agrees to lease this property with the understanding that the Tenant will maintain productivity of the land, except for unavoidable erosion and normal depletion, and that improvements will be protected against loss or waste. The Tenant further agrees:

- A. To furnish all necessary equipment and pay all general operating costs.
- B. To protect trees and shrubs and to cut no live trees without the written consent of the City.
- C. Not to assign this lease or sublet any part or the premises without written consent of the City.
- D. To avoid all fire hazards.
- E. To maintain established watercourses, grass waterways, contour lines, terraces, dams, and other soil or water structures which may be on the land.
- F. To mow and trim all road right of way, shoulders and ditches adjacent to the leased premises.
- G. Not to erect or permit to be erected any commercial advertising signs on the property.
- H. All decisions and determinations with reference to compliance with and enrollment in farm programs of the Department of Agriculture will be made by the City and any government payments received belong to and will be payable to the Tenant.
- I. To keep and maintain farm liability insurance covering Tenant's farming operations under this lease and further agrees to hold the City harmless from any and all personal injury or property damage whether occurring to the Tenant or to others as a result of Tenant's farming operations under the terms of this lease.
- J. To store, apply, and dispose of herbicide, pesticide, fertilizer, and other chemicals in accordance with local, state, and federal law and in a manner that limits drift and runoff onto trees, shrubs, native areas, persons, and water supplies. Tenant must provide the City with a written record of amounts and dates of applications.
- K. To follow generally acceptable farming practices for and best adapted to the type of land and locality.
- L. No livestock will be kept on the premises.

6. SPECIAL CONDITIONS. Notwithstanding any of the foregoing terms and conditions of this lease, the parties agree that the following special conditions will be applicable hereto:

A. The City or its authorized agent has the right of entry at any time to inspect the property and/or farming methods being used.

B. The City reserves the right to retake possession of any or all of the leased premises at any time during the term of this lease upon 30 days written notice to the extent necessary for the use and development thereof for City purposes. In such event, the Tenant will be credited or refunded a proportionate share of the cash rent due or paid for the current farming season and will be compensated at the prevalent custom rates for work and expenses incurred in farming any acres so taken from which a crop is not harvested.

C. The City reserves the right to cancel this lease prior to the expiration of its term provided written notice is given by March 1, 2025, which written notice will cancel this lease effective as of such date.

7. BINDING EFFECT. Subject to the limitations hereinbefore set forth, the terms of this lease are binding upon the heirs, personal representatives, successors and assigns of both the City and Tenant in like manner, as upon the original parties, except by mutual written agreement otherwise.

Dated this 18th day of April, 2024,

BY CITY OF VALLEY CITY



City Administrator

Dated this 2 day of April, 2024,

BY TENANT



Riley Adams

ADDENDUM TO FARM LEASE

This Agreement is made by and between the City of Valley City, (the "City"); and Riley Adams dba T&A Farms (the "Tenant"), as an Addendum to the Farm Lease (the "Lease") entered into on April 18, 2024, for the lease of real property described as:

All tillable acres (being 71.4 acres, more or less) in the following described premises:

Auditors Lot Number Two (2) of the Northeast Quarter (NE¼) 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 NE¼, Section 31, Township 140N, 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 age 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 (NW¼) 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 NW¼, 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.

A. *Introduction.* The purpose of this Addendum is to amend and supplement paragraph 3 of the Lease, titled Term. Except as expressly modified by the Addendum, all provisions of the Lease remain in full force and effect.

B. *Amendment details.* Paragraph 3 of the Lease is hereby amended as follows:

The term of this lease is extended for an additional period of 12 months, commencing on January 1, 2026 and expiring on December 31, 2026.

The City will authorize and accept bids for a new lease, by resolution of the Board of City Commissioners, in the summer of 2026. A minimum bid shall be set based on information published by the North Dakota Department of Trust Lands which surveys average rental rates and prices for farm land.

C. *Effective date.* This Addendum becomes effective, following approval of the Board of City Commissioners, on the date last signed below.

CITY OF VALLEY CITY

TENANT

Gwendolyn Crawford Date
City Administrator

Riley Adams Date

2026 Renewable Energy Certificate (REC) Election Form

MRES Member: **Valley City**
Total Annual Usage (MWh)¹ **100,200** (or RECs required to be 100% Carbon-Free)
Estimated 2026 WAPA RECs¹ **76,753**
WAPA % of Annual Usage **77%**
2026 REC Rate **\$1.00**
2026 WAPA RECs Allocated **n/a** (must equal 100%)

INSTRUCTIONS: Open form in Excel and fill yellow highlighted cells only. Return completed spreadsheet to: shannon.murfield@mrenergy.com by Nov. 1, 2025.

| | 2026 Environmental Footprint | | | Member Revenue or Cost ¹ |
|---|------------------------------|-----------|-------------------------------|-------------------------------------|
| | MWh | Renewable | NOT Renewable but Carbon-Free | |
| 2026 WAPA RECs To Retire | 0 | 0% | | |
| 2026 WAPA RECs to Sell to MRES ² | 0 | | | \$ - |
| RECs to be Purchased by Utility | 0 | 0% | | \$ - |
| Carbon-Free Market Purchases ³ | 4,471 | | 4% | |
| TOTALS | 4,471 | 0% | 4% | \$ - |

Addl RECs required to be 100% Carbon-Free **95,729**

¹ 2024 purchases used as 2026 estimate. Actual costs/credits will be based on 2026 actual allocation.

² Payment to be made when WAPA delivers 2026 RECs approx. March 2027

³ See below for calculation of market purchases deemed carbon-free.

This REC Election Form authorizes Missouri River Energy Services to credit or debit the Member and retire RECs as indicated. By signing this REC Election Form, the Member Representative acknowledges that they are authorized to sign this REC Election Form on behalf of the Member and the Member agrees to the MRES REC Program Principles as posted and updated at www.mrenergy.com/members-only.

Member Representative Name: _____ **Date:** _____

Member Representative Signature: _____

MARKET PURCHASES CALCULATION

2025 Market Purchases (MWh) 9,553
 % of Market that is Carbon-free 47%
Total Carbon Free Mkt Purchases 4,471