



City of Beach
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2003 ND City of the Year
an equal opportunity employer

Mayor

Walter Losinski
PO Box 907
Beach, ND 58621

City Council

Tom Marman
PO Box 613
Beach, ND 58621

Sarah Ross
PO Box 35
Beach, ND 58621

John Stonehocker
86 5th St. SW
Beach, ND 58621

Lynn Swanson
PO Box 26
Beach, ND 58621

Beverly Wolff
PO Box 1060
Beach, ND 58621

Andy Zachmann
PO Box 112
Beach, ND 58621

City Auditor
Kimberly Gaugler

Public Works Sup.
Randy Dietz

City Council Meeting Agenda
City Hall – 153 E. Main Street
Monday, August 4, 2025 - 7:00PM

1. Call Meeting to Order, stand as able for Pledge of Allegiance
2. Roll Call of Members
3. Additions or Corrections to the Agenda & Approval
4. Recognize Visitors & Public Participation
5. Reading of July 21st Meeting Minutes & Approval
6. Review of Vouchers & Approval
7. Engineer's Report
8. Public Works Report
9. Auditor's Report
10. Committee Report(s)
11. Unfinished Business
12. New Business
 - Review of HB1176 Cap Calculation Worksheet for the 2026 Budget Year
 - Correspondence from North Dakota League of Cities
 - Correspondence from ND Department of Environmental Quality regarding Lead Line Inventory
 - Utility Easement for a streetlight near the lift station
13. Adjourn

NEXT REGULAR MEETING

Monday, August 18th

"To handle yourself, use your head; to handle others, use your heart."

Eleanor Roosevelt

CITY COUNCIL PROCEEDINGS
PUBLISHED SUBJECT TO THE GOVERNING BODY'S REVIEW AND REVISION

A regular meeting of the Beach City Council was called to order by Mayor Walter Losinski on Monday, July 21, 2025 at 7:01 p.m. Present when the meeting was called to order were City Council Tom Marman, Sarah Ross, Lynn Swanson-Puckett, Bev Wolff, Andy Zachmann, Public Works Superintendent Randy Dietz, Office Assistant Lea Massado, Engineer Zac Ranisate, Holden Hammerlund, guests Gary Howard, Spc. Brian Miller, MDU Ops. Supr.-Electric Jeff Jirges, MDU Field Operations Coordinator Brad Roller, Eugene Padilla, Justin and Robin Wiseman, Roger Barkland, and Joe and Sue Finneman.

The Pledge of Allegiance was recited.

Roll call was taken. City Council John Stonehocker was absent.

Additions or Corrections to the Agenda and Approval

Mayor Losinski called for any additions or corrections to the agenda. Zachmann moved to approve the agenda as presented, second by Wolff. Motion carried unanimously.

Public Participation

MDU Ops. Super.-Electric Jeff Jirges and MDU Field Operations Coordinator Brad Roller outlined the details of the project, including the scope and timeline, to tie the City's two substations together. Jirges confirmed that the permits are secured and the contractor, Extreme Underground, will install the primary electrical facilities. Jirges and Roller stated that they had contacted all of the affected MDU customers. Jirges and Roller handed out maps of the project route and their direct contact information. Ross commented that several residents had inquired about crossed power lines, to which Jirges responded that concerned residents should call 1-800-MDU-FAST and MDU will address calls as they come in and correct any hazards.

Spc. Brian Miller, military liaison with the North Dakota Army National Guard, introduced himself to Mayor Losinski and City Council as the new recruiter for the southwestern area of the state. Spc. Miller provided his contact information.

Minutes

Minutes from the meeting on July 7, 2025 were presented. Zachmann moved to approve the minutes as presented, second by Wolff. Motion carried unanimously.

Engineer's Report

Engineer Ranisate reviewed his written report. **2025 Street and Utility Project** - Watermain and service line installation is projected to be completed by that night or by the next morning. AE2S will complete their punch list, including addressing the stockpile on the north side of Central Avenue and the sump pump located in the water hole at Central Avenue and 5th Street, before issuing payment. The project is \$1.95 million under budget. There is \$300,000 left with the Bank of North Dakota. **2025 Chip Seal** - Ranisate presented the Proposal for Chipseal from Asphalt Preservation Company, Inc. APC will begin the project in mid-August and will chip seal everywhere that watermain has been installed. Swanson-Puckett moved to approve the Chip Seal Quote of \$83,515 presented by AE2S, second by Wolff. Motion carried unanimously. **Drainage**

at Finnemans' Property – Discussion on solutions to the drainage issue at Joe and Sue Finnemans' property. Ranisate reviewed the survey data, and due to liability concerns, concerns about impeding the flow of water, and the expensive underground infrastructure, cannot recommend building up the approaches higher than the ditch bottoms and cannot construct a 12" culvert. Joe Finneman requested that Ranisate look at the storm drains and the flow of water from the West Plains lot on the north side of Hwy 10, to which PWS Dietz and Ranisate agreed.

Sheriff's Report

Sheriff Muckle was not present at the meeting. Mayor Losinski reviewed the written report. The Sheriff's Department will be testing the warning system and if a contractor must be hired to come out and fix the horn, it may be the City's financial responsibility.

Public Works Superintendent Report

No written report. PWS Dietz stated that he had no action items.

Auditor's Report

Massado reviewed Gaugler's written report and presented the financials. Zachmann moved to approve the financials, second by Wolff. Motion carried unanimously.

Committee Reports

Zachmann stated that the Park Board met and discussed the 3% cap on the general fund.

Marman stated that the Zoning Board met that morning and discussed at length the proposed zoning change at the Finnemans' property. Marman stated that the Zoning Board made the recommendation to City Council that zoning not be changed and that the Finnemans must go through the permitting process. Marman stated that the Zoning Board would like to see a resolution that is satisfactory to all.

Unfinished Business

There is no unfinished business.

New Business

Mayor Losinski opened a Public Hearing at 7:30 p.m. for comment on the proposed Renaissance Zone Renewal Plan. Mayor Losinski recommended to keep the Renaissance Zone the way it is currently due to the lack of contact from the owners of the properties constituting the two proposed half-block "islands." Swanson-Puckett agreed that the Renaissance Zone not be amended. No other verbal or written comments were received. Mayor Losinski closed the Public Hearing at 7:34 p.m.

Resolution 2025-17 A Resolution for the Renewal of a Renaissance Zone in the City of Beach was read by Massado. Zachmann moved that the proposed renewal plan be accepted as written and submitted to the North Dakota Division of Community Services for approval, second by Wolff. Motion carried unanimously.

Zachmann moved to approve the Renaissance Zone Development Plan, Memorandum of Agreement and Resolution 2025-17, second by Wolff. Motion carried unanimously.

RESOLUTION 2025-17

A RESOLUTION FOR THE RENEWAL OF A RENAISSANCE ZONE IN THE CITY OF BEACH

WHEREAS, the City of Beach recognizes the need to encourage investment within a defined geographic area of its jurisdiction that needs to be revitalized, and

WHEREAS, the Renaissance Zone Act (North Dakota Century Code (N.D.C.C.) Ch. 40-63 authorizes cities to apply to the Division of Community Services (DCS) for the designation of an area within their respective political boundaries as a Renaissance Zone and, as a precondition of such application, to enact a resolution which provides within the exemptions, historical tax credits, and if applicable, investment tax credits in a Renaissance Fund Organization, which resolution will be contingent upon DCS approval of the application, and

WHEREAS, enactment of such exemptions and credits will result in improving the economic, physical, and social conditions within the proposed Renaissance Zone, and

WHEREAS, the City of Beach is participating in an application to the DCS seeking approval of a Renaissance Zone.

NOW, THEREFORE, BE IT RESOLVED by the City of Beach, that, contingent upon DCS approval of the city's Renaissance Zone application, the city will approve the tax exemptions and credits provided for in the Renaissance Zone Act.

ENACTED by the City Council of the City of Beach, North Dakota, this 21st day of July, 2025.

Walter Losinski, Mayor

ATTEST:

Lea Massado, Administrative Assistant

An Application for a Special Event Permit submitted by Dobre Brewhouse was reviewed. Zachmann moved to approve, second by Swanson-Puckett. Motion carried unanimously.

An Application for a Local Permit submitted by Spirit of the West was reviewed. Two separate local permits were submitted by Spirit of the West in case one of the raffles is denied by the North Dakota Office of Attorney General. Zachmann moved to approve both local permits, pending approval by the North Dakota Office of Attorney General, second by Swanson-Puckett. Motion carried unanimously.

A request from Spirit of the West to close a portion of Main Street and Central Avenue was discussed. Swanson-Puckett recommended amending the request to extend the times of the street closures that would include the entire weekend. PWS Dietz and Padilla discussed the usage of the City's street barricades. Swanson-Puckett moved to approve the street closures, second by Zachmann. Motion carried unanimously.

An Application for Retail Alcoholic Beverage License submitted by Justin Wiseman was reviewed. Justin and Robin Wiseman stated that the license is for Robin's Nest and explained their business concept as a venue for private events. The Wisemans stated that they have obtained a license for food service. Ross questioned the Wisemans as to whose name the license would be under. Marman commented that because the mini mall lease does not include the mention of alcoholic beverages, the Wisemans must amend the lease. Ross moved to approve the application, second by Wolff. Motion carried unanimously.

Correspondence from Home on the Range was read.

No other business was brought forward. Swanson-Puckett moved to adjourn, second by Wolff. Meeting adjourned at 8:05 p.m.

ATTEST:

Walter Losinski, Mayor

Lea Massado, Office Assistant



August 4, 2025 Council Meeting – Engineer's Report

Honorable Mayor and Council:

Engineer is planning to attend the meeting. Below is a summary of the status of current engineering projects and tasks. Please feel free to reach out if you have any specific questions.

1. Beach 2025 Street and Utility Project

- **Summary of Work Completed**
 - All punch list items have been completed and the project has surpassed substantial completion.
- **Summary of Work Planned**
 - Chip seal scheduled for August 18th, plus or minus 5 days depending on weather.
 - Project Closeout
- **Council Action Items**
 - Please consider the motion to approve the following:
 - Pay Application #4 in the amount of \$152,959.50

Action Item Document	Description
Pay App #4	\$152,959.50



ENGINEERS JOINT CONTRACT
DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 4

Application Period:		7/4/25 thru 7/26/25	Application Date:	7/26/2025
From (Contractor):	BHK Consulting			Via (Engineer): AE2S
To (Owner):	City of Beach, ND			
Project:	Beach 2025 Street and Utility Project			
Owner's Contract No.:				Contractor's Project No.: 2504
Engineer's Project No.: P05066-2022-001				

Application For Payment Change Order Summary

Approved Change Orders		Change Order Summary		
Number	Additions	Deductions	Original Contract Price..... \$ 4,799,920.00	
1		\$14,835.10	2. Net change by Change Orders..... \$ 59,828.00	
2	\$74,663.10		3. Current Contract Price (Line 1 ± 2)..... \$ 4,859,748.00	
4. TOTAL COMPLETED AND STORED TO DATE		 \$ 4,743,817.55	
(Column F total on Progress Estimates)				
5. RETAINAGE:				
a. 5% X \$4,743,817.55 Work Completed..... \$ 237,190.88				
b. 5% X _____ Stored Material..... \$ 237,190.88				
c. Total Retainage (Line 5.a + Line 5.b)..... \$ 454,381.76				
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 4,295,626.67				
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 4,353,657.17				
8. AMOUNT DUE THIS APPLICATION..... \$ 152,959.50				
9. BALANCE TO FINISH, PLUS RETAINAGE				
(Column G total on Progress Estimates + Line 5.c above)..... \$ 353,121.33				

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Julie Lammie
(Engineer)

(Date)

(Line 8 or other - attach explanation of the other amount)

\$ 152,959.50
(Line 8 or other - attach explanation of the other amount)

Payment of:

is recommended by:

Payment of:

(Line 8 or other - attach explanation of the other amount)

(Owner)

is approved by:

(Line 8 or other - attach explanation of the other amount)

(Owner)

Approved by:

(Line 8 or other - attach explanation of the other amount)

(Owner)

Approved by:

(Line 8 or other - attach explanation of the other amount)

(Owner)

Approved by:

(Line 8 or other - attach explanation of the other amount)

(Owner)

Approved by:

Progress Estimate - Unit Price Work

Beach 2025 Street and Utility Project

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Application Number: 1

Application Number: 1

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For (Contract): Beach 2025 Street and Utility Project		Application Period: 7/4/25 thru 7/26/25		Application Number: 4		Application Date: 7/26/2025					
A		Contract Information				E		F			
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F/B)	Balance to Finish (B - F)
1	Bonding and Insurance	1	LS	\$30,000.00	\$30,000.00	1	\$30,000.00		\$30,000.00	100.0%	
2	Mobilization	1	LS	\$295,800.00	\$295,800.00	1	\$295,800.00		\$295,800.00	100.0%	
3	Erosion Control	1	LS	\$8,000.00	\$8,000.00	1	\$8,000.00		\$8,000.00	100.0%	
4	Traffic Control	1	LS	\$13,000.00	\$13,000.00	1	\$13,000.00		\$13,000.00	100.0%	
5	Temporary Water Service	1	LS	\$125,000.00	\$125,000.00	1	\$125,000.00		\$125,000.00	100.0%	
6	Reclaim and Salvage Bituminous Pavement	15062	SY	\$5.00	\$75,310.00	13555	\$67,755.00		\$67,755.00	90.0%	\$7,535.00
7	Remove and Dispose Concrete Curb and Gutter	2600	LF	\$7.00	\$18,200.00	2064	\$14,448.00		\$14,448.00	79.4%	\$3,752.00
8	Remove and Dispose Concrete Sidewalk	4825	SF	\$1.00	\$4,825.00	3235	\$3,235.00		\$3,235.00	67.0%	\$1,590.00
9	Remove and Dispose Concrete Driveway	1653	SF	\$1.00	\$1,653.00	1576.75	\$1,576.75		\$1,576.75	95.4%	\$76.25
10	Remove and Dispose Concrete Valley Gutter	3051	SF	\$1.00	\$3,051.00	2434.63	\$2,494.63		\$2,494.63	79.8%	\$61,637
11	Remove and Salvage 4" of Topsoil	2186	SF	\$2.00	\$4,372.00	2186	\$4,372.00		\$4,372.00	100.0%	
12	Remove and Salvage 6" of Gravel	533	SF	\$1.00	\$533.00	355	\$355.00		\$355.00	66.6%	\$178.00
13	Bituminous Pavement (4.5")	13299	SY	\$62.00	\$824,533.80	12994	\$805,628.00		\$805,628.00	97.7%	\$18,910.00
14	Street Crowning	14414	SY	\$9.00	\$129,726.00	19891	\$179,019.00		\$179,019.00	138.0%	-\$49,293.00
15	6" Street Base (Type A3, Class 5 Aggregate)	13439	SY	\$25.00	\$335,975.00	12994	\$324,350.00		\$324,350.00	96.7%	\$11,125.00
16	Concrete Curb and Gutter	2642	LF	\$80.00	\$211,360.00	2064	\$165,120.00		\$165,120.00	78.1%	\$46,540.00
17	4" Concrete Sidewalk	4855	SF	\$19.00	\$92,245.00	3235	\$61,465.00		\$61,465.00	66.6%	\$30,780.00
18	6" Concrete Driveway	2024	SF	\$19.00	\$38,456.00	1576.75	\$29,958.25		\$29,958.25	77.9%	\$8,497.75
19	6" Concrete Valley Gutter	2815	SF	\$24.00	\$67,560.00	2434.63	\$58,431.12		\$58,431.12	86.5%	\$9,128.88
20	4" Top Soil	2185	SF	\$7.00	\$15,295.00	2417	\$16,919.00		\$16,919.00	110.6%	-\$1,624.00
21	Hydroseeding and Maintenance	2185	SF	\$7.00	\$15,295.00	2417	\$16,919.00		\$16,919.00	110.6%	-\$1,624.00
22	6" Gravel (parking lot/driveway restoration)	533	SF	\$2.00	\$1,066.00						
23	Central Ave. & Main St. Surface Restoration	2234	SY	\$11.00	\$24,574.00	1435	\$15,785.00		\$15,785.00	64.2%	\$8,789.00
24	2" PVC Water Main (C-900 DR-25)	158	LF	\$100.00	\$15,800.00						
25	4" PVC Water Main (C-900 DR-25)	163	LF	\$102.00	\$16,622.00						
26	6" PVC Water Main (C-900 DR-25)	218	LF	\$105.00	\$18,585.00	177	\$18,585.00		\$18,585.00	81.2%	\$4,305.00
27	8" PVC Water Main (C-900 DR-25)	9712	LF	\$1,068.32	\$1,068,320.00	840	\$924,000.00		\$924,000.00	86.5%	\$14,420.00
28	1" Water Service with Curb Stop (Open Cut)	1918	LF	\$140.00	\$268,320.00	1887	\$264,180.00		\$264,180.00	98.4%	\$4,340.00
29	1" Water Service with Curb Stop (Trenchless)	2267	LF	\$140.00	\$317,380.00	1814	\$253,960.00		\$253,960.00	80.0%	\$63,420.00
30	1" Water Service with Meter Pit	1	EA	\$8,500.00	\$8,500.00	1	\$8,500.00		\$8,500.00	100.0%	
31	8" D1 MI Tee	10	EA	\$2,100.00	\$21,000.00	8	\$16,800.00		\$16,800.00	80.0%	\$4,200.00
32	8" x 6" D1 MI Tee	14	EA	\$1,400.00	\$28,000.00	10	\$20,000.00		\$20,000.00	71.4%	\$8,000.00
33	8" x 4" D1 MI Tee	2	EA	\$1,600.00	\$3,800.00						
34	8" x 2" D1 MI Tee	1	EA	\$1,500.00	\$1,500.00						
35	8" x 6" D1 MI Reducer	10	EA	\$1,400.00	\$14,000.00	8	\$11,200.00		\$11,200.00	80.0%	\$2,800.00
36	8" x 4" D1 MI Reducer	1	EA	\$1,400.00	\$1,400.00						
37	8" D1 MI 90 Bend	11	EA	\$1,600.00	\$17,600.00	5	\$8,000.00		\$8,000.00	45.5%	\$9,600.00
38	8" D1 MI 45 Bend	1	EA	\$1,600.00	\$1,600.00						
39	8" x 8" D1 Cross	6	EA	\$2,500.00	\$15,600.00	2	\$7,800.00		\$7,800.00	50.0%	\$7,800.00

Progress Estimate - Unit Price Work

For (Contract):

Beach 2025 Street and Utility Project

Application Period: 2025-26

Contractor's Application

Stored Material Summary

Contractor's Application

ACTION ITEMS:

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WATER/SEWER:

- Water Supplies: \$9,367.16
- Water Repair Parts: \$21,853.80
 - South Tower – No news
 - North Tower – Mixer has been blowing breaker. Gavin looked at it and thought mixer was going bad. Contacted IXOM with no response yet.
 - Sales well meter register and chamber were replaced.
 - Water Project mostly wrapped up.
 - MDU Project began last week.
 - Water Sample – Shop- 2.5 mg/l
 - CS at Old Peavy Elevator had been run over a 2nd time creating a leak. BEK & Bart dug it up. Engineers informed of the situation.
- Sewer Supplies: \$9,539.75
- Sewer Repair Parts: \$16,473.15
 - Cells 3 & 4 have algae bloom. Sprayed Cell 3 with Cutrine Ultra (Team Lab) -fair success.
 - Cell 2 & 4 were scheduled Aug 4th for Sonar Boat from Team lab for sludge assessment due to consistent water quality issues. Cell 4 level is to low and too much algae.
 - Cleaned a bale from storm drain on 4th Ave NE.

STREETS:

- Gen Fund - Repair & Maintenance (Equipment): \$11,093.09
- Gen Fund - Street and Alley: \$34,455.62
- Hwy Fund - Repair & Maintenance (Equipment): \$5,818.23
- Hwy Fund - Street and Alley: \$5,127.05
- Total Sales Tax Fund Budget \$-33,738.56
- Total Remaining Snow Removal: \$455.83
 - 4 of 6 totes of Emulsion used.
 - Attempting to smooth Streets in Project areas in preparation for Chip Sealing.
 - Mike Paul trimmed his trees at 4th Ave & 3rd St.
 - Stop signs and posts are in process of being replaced in SE corner.
 - Bank of 8 Street lights are out leading to Flying J/Cenex.
 - MDU troubleshooted it and referred me to an electrician.
 - Called Travis Hauck scheduled appointment for Aug 1.
 - Replacement - Beacon Timer Switch at Central & 4th St N. Travis to order.

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SHOP/EQUIPMENT/BUILDING/PROPERTY/PERSONNEL:

- REPAIRED - S650 Bobcat Large Hydraulic leak – HUGE Kudos to Bart.
- New walk in door arrived for old fire hall. Need to install. We need to address the leaking roofs in city shop and old fire hall.
- Scheduled Phils Spray Foam to spray Sales well shed.
- Vactor Tuck – replaced some frozen and broken plugs/caps. Everything seems to be working. Jetted 4th Ave NE.
- Replaced 2 hydraulic hoses on Motor grader.

LANDFILL/Garbage/Cardboard:

- Supplies: \$-3,436.38
- Repair & Parts: \$5,617.71
 - G&G remains to be a problem for container pickup and delivery.
 - Shipped a load of tires.

Auditor's Report

Monday, August 4th, 2025

1. Fireside Office Supply was on site July 10th to install the new computers at City Hall. The new computer at the City Shop was installed on July 18th. We are still working through a few kinks, but we know the upgrade will help us to be more efficient in our daily work routine.
2. I was out of the office on vacation from July 16-24th.
3. On July 24th, USDA State Director Tom Campbell was in Beach for a site visit. Mayor Losinski met with Director Campbell and made introductions to our USDA RBDG recipient, owners of Dobre Brewhouse. Director Campbell was provided with a tour of the site.
4. The city hosted a meal at Farmer's Marker on July 28th and served 173 people. A big thank you to all who were able to attend and help in any way.
5. On July 29th, notice was received from ND Division of Community Services that the Renaissance Zone Development Plan submitted to them for review has been approved. Our designation has been extended to August 1, 2035.
6. On July 30th, quarterly reports were submitted to USDA. Currently, there is a remaining balance of \$25,000.00 from the USDA Rural Business Development Grant. Tasks to be completed are the purchase of one last piece of equipment, connection of the walk-in cooler and setup of brewing equipment. The deadline for project completion is September 30, 2025.
7. On July 30th, a representative from Midwest Assistance Program was at City Hall to review our budget for the year 2026. Additional information was provided for a rate study on water and sewer rates. Any rate adjustments needed will be implemented in the budget year 2026.
8. As of July 31st, expenses for the year are \$3,458,048.59 and revenues collected are \$4,980,122.78. Forty-nine percent (49%) of the amended expense budget has been spent, and one-hundred thirty-four percent (231%) of the revenue budget has been collected.
9. Joe & Sue Finneman have requested the Public Hearing on their Application for Zoning Change at Hunter's 3rd Addition, Block 3, Lots 7, 8, 9 from Residential-1 (R-1) to Highway Commercial (C-2) be held on September 18th.
10. Staff at the Tourist Information Center started May 23rd. Hours currently are 8am-4pm. Statistics of visitors are reported to ND Tourism on a quarterly basis. Since opening on May 23rd, staff have interacted and provided travel information to 5,392 tourists. Visitors have been from the following States: Alaska, Arizona, Georgia, Idaho, Illinois, Maine, Minnesota, Mississippi, New York, North Carolina, Oregon, South Carolina and Texas. International visitors have been from the following countries: Norway, Germany, Canada, Japan and France.
11. We continue to submit documentation to Point CPA for the 2023 Audit Review.
12. The 30-year Lease Agreement with Prairie Public Broadcasting to locate its FM translator on the south water tower will expire on September 21st. If there are additional conditions that you want added to the lease agreement, now is the time to be discussing those conditions. A copy of the lease currently in place is included with my report.
13. The North Dakota League of Cities Annual Conference will be in Bismarck on September 17th-19th. If you plan to attend, please let us know as soon as possible. We will submit your registration and secure lodging for you.
14. Please be sure to stay connected by checking our City social media sites for community messages.



LEASE

LEASE made this 22nd day of September, 1995, between THE CITY OF BEACH, P.O. Box 278, Beach, ND 58621, called "Landlord," and PRAIRIE PUBLIC BROADCASTING, INC., a North Dakota nonprofit corporation, 207 North Fifth Street, Fargo, North Dakota 58102, called "Tenant."

1. **CONSIDERATION**. In consideration of the rental and the covenants in this Lease, Landlord leases to Tenant the following premises.
2. **LEASED PREMISES**. Beach City Water Tower, located at the south side of Beach, North Dakota.
3. **USE**. Tenant will use the premises for the construction, operation and maintenance of FM translator broadcasting and receiving equipment, including without limitation top mounted antenna support system, antennas, coaxial interconnect cables and wall-mounted equipment enclosure for transmitting and receiving equipment. All installation plans shall be approved by Landlord before construction.
4. **TERM**. The term of this Lease is thirty (30) years beginning on Tenant's exercise of option to lease and ending thirty (30) years later. Tenant shall have the option to renew this Lease for one (1) additional thirty (30)-year term at comparable fair market rental. Tenant may exercise its option to renew the term of this Lease by giving written notice to Landlord not less than thirty (30) days prior to the end of the term. Notice shall be delivered in person to Landlord or deposited in the U.S. mail, postage prepaid, or certified mail, return receipt requested, addressed to Landlord at the address stated in this Lease, or such other address as Landlord shall designate in writing to Tenant.
5. **RENT**. Tenant shall pay Landlord annual rent of --NO Dollars-- (\$0.00).
6. **EASEMENTS**. Tenant shall have an easement for reasonable ingress and egress over Landlord's adjacent property for construction, operation, maintenance of Tenant's improvements, and access to the premises.
7. **POWER REQUIREMENT**. Landlord shall provide Tenant 120 volt AC power to operate broadcasting equipment 24 hours per day. Total power required shall not exceed 50 watts. Required electrical circuit will be wired from Landlord's circuit breaker panel to Tenant's equipment enclosure at Tenant's expense.
8. **TENANT IMPROVEMENTS**. All fixtures, equipment and improvements ("Tenant Improvements") that Tenant shall make to the premises shall remain Tenant's personal property. Tenant shall have the right to remove Tenant Improvements at any time during the lease term and Tenant shall remove Tenant Improvements on the premises within six months after termination of the Lease. Tenant will restore the land to its approximate original contour after completion of construction on termination of the Lease. Landlord acknowledges that Tenant Improvements were funded through a grant from the U.S. Government and that all rights of the Landlord, if any, to Tenant Improvements are subject and subordinate to the rights of the U.S. Government to Tenant Improvements. Landlord waives any interest or lien he may have or subsequently acquire on any of Tenant Improvements. Landlord agrees that the U.S. Government to the extent it has any interest in Tenant Improvements, shall also have the right to remove Tenant Improvements at any time during the Lease or within six months after termination.
9. **INDEMNITY**. Tenant shall indemnify and hold Landlord harmless from any liability resulting from the use of or travel to and from the premises by Tenant, its contractors, agents and employees.

10. **TENANT TERMINATION.** Tenant may terminate this Lease at any time by giving thirty (30) days' written notice to Landlord.
11. **LANDLORD'S USE.** Landlord may use the premises for any purpose which does not interfere with Tenant's use.
12. **DEFAULT.** In the event Tenant violates any of the terms, conditions or covenants on the part of Tenant herein contained and fails to remedy the same within 120 days after written notice thereof is given by Landlord to Tenant and to the U.S. Government, Landlord shall have the right to terminate this Lease in accordance with the laws of the State of North Dakota. Notice to the Tenant and to the U.S. Government must be in writing and addressed as follows:

Tenant:

Prairie Public Broadcasting, Inc.
Attention: President
207 North 5th Street
P.O. Box 3240
Fargo, ND 58108-3240

U.S. Government:

U.S. Department of Commerce
Office of Federal Assistance
Room H-6054
14th Street and Constitution Avenue NW
Washington, DC 20230

Landlord agrees that the U.S. Government shall have the right to cure any default on behalf of Tenant.

THE CITY OF BEACH, Landlord

Landlord
(CORPORATE SEAL)

By: Patricia J. Lynch
PAT LYNCH, its Mayor

PRAIRIE PUBLIC BROADCASTING, INC., Tenant

Tenant
(CORPORATE SEAL)

By: Ann Clark
ANN CLARK, its Administration Manager

STATE OF NORTH DAKOTA
COUNTY OF Golden Valley

The foregoing instrument was acknowledged before me this 26th day of
September, 1995, by PAT LYNCH, the Mayor of THE CITY OF BEACH.

(NOTARY SEAL)

Cynthia Meek
Notary Public Clerk of Court
Golden Valley County, North Dakota
My Commission Expires: 12-31-98

STATE OF NORTH DAKOTA
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 21 day of
SEPTEMBER, 1995, by ANN CLARK, the Administration Manager of PRAIRIE
PUBLIC BROADCASTING, INC., a North Dakota nonprofit corporation, on behalf of the
corporation.

(NOTARY SEAL)

mark Lande
Notary Public
Cass County, North Dakota
My Commission Expires:

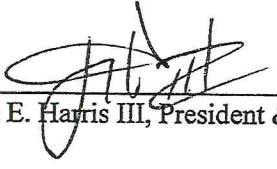
MARK LANDE
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires OCT. 20, 1996

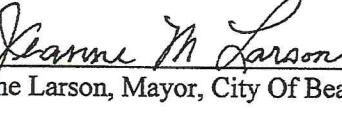
Letter Of Understanding

Prairie Public Broadcasting, Inc. (Tenant) and the City Of Beach (Landlord) entered into a lease agreement dated September 22, 1995 to locate its FM translator on the city water tower. The initial term of this agreement will expire on September 21, 2025 and Tenant has option to renew lease for another 30-year term.

Tenant agrees to make annual payments to Landlord of \$300.00 for electrical power as long as Tenant continues to use the water tower for its FM translator equipment. Parties can mutually agree to adjust the annual rate payment as necessary to reflect utility rate changes in the future.

Agreed this 6th day of April 2021.


John E. Harris III, President & CEO Prairie Public Broadcasting, Inc.



Jeanne M. Larson
Jeanne Larson, Mayor, City Of Beach, North Dakota

HB1176 Cap Calculation Worksheet

Taxing District	City of Beach
Budget Year	2026

CALCULATION 1

Base Year Calculation

- 1 Total Dollars Levied on behalf of taxing district in three preceding years
- 2 Less: Irrepeable tax to pay bonded debt (See Note 3)
- 3 Less: Taxes or Special Assessments levied to pay debt (See Note 4)
- 4 Less: Taxes to pay bonds, evidence of debt or obligations (See Note 5)
- 5 Less: Special improvement project paid by general taxation (See Note 6)
- 6a Less: City or County Emergency Levy; Levies to pay claims & judgments; Specials on School Property (See Note 7)
- 6b Less: Water Resource Districts (See Note 7)
- 7 Less: School District Tuition Levy (See Note 8)
- 8 Less: Amount levied TY24 for City Animal Shelter - TY25 only
- 9 Less: Amount levied TY24 for City Fire Capital Improv. - TY25 only
- 10 Less: Not entity-wide (requires separate cap calculation)
- 11 Less: Other

TY2024	TY2023	TY2022
Previous Yr Levy	Levy 2 Years Ago	Levy 3 Yrs Ago
214,650	195,000	185,500

16,500	16,500	16,500
3,150	3,000	3,000

Difference = Dollars Levied Subject to Percentage Cap Increase

- 12 (Line 1 minus Lines 2-11)
- 13 Base Year Levy (highest of last 3 years Line 12)
- 14 Plus: 3% X Base Year Levy (Line 13 X 3%)
- 15 Base Year Levy + 3% (Line 13 + Line 14)

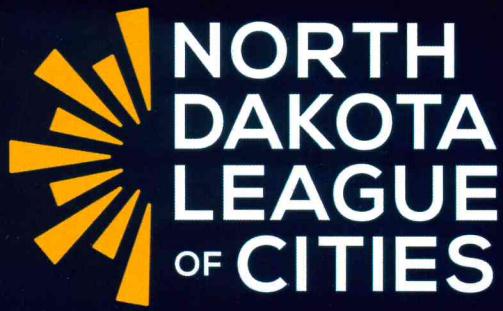
195,000	175,500	166,000
195,000	Section 22, 6c	
5,850	Section 22, 6b	
200,850		

CALCULATION 2

Adjusted Year Calculation

- 16 Previous Year Levy (from Line 12, 1st column)
- 17 Previous Year Taxable Value
- 18 Previous Year Mill Rate (Line 16 divided by Line 17 X 1000)
- 19 Plus: New Property Taxable Value
- 20 Plus: Expired TIF Incremental Taxable Value
- 21 Plus: Expired Exemptions Taxable Value
- 22 Minus: Removed Property Taxable Value
- 23 Net Taxable Value (Line 19 plus Line 20 plus Line 21 minus Line 22)
- 24 Allowance for New Growth (Line 23 X Line 18 divided by 1000)
- 25 Minus: Expired Temporary Mill Levy Amount
- 26 Net Adjustments (Line 24 minus Line 25)
- 27 Adjusted Year Levy (Line 16 plus Line 26)
- 28 Plus: 3% X Adjusted Year Levy (Line 27 times 3%)
- 29 Adjusted Year Levy + 3% (Line 27 plus Line 28)

195,000	Section 22, 6a
4,233,909	
148,200	Section 22, 6a1
	Section 22, 6a1
-	Section 22, 6a2
	Section 22, 6a3
148,200	
6,826	
-	Section 22, 6a4
6,826	
201,826	Section 22, 6a
6,055	Section 22, 6b
207,880	



Connecting You With Resources

The North Dakota League of Cities (NDLC) is an organization that encourages dynamic local leadership, provides educational opportunities, and represents the interests of communities. NDLC provides the following:

- Advocacy and Lobbying
- Networking
- Training and Education
- Public Policy Development
- Technical Assistance
- Research and Analysis
- Collaboration with Stakeholders
- Professional Development

**Find all our resources
at www.ndlc.org**

CORE VALUES

- Advocacy
- Integrity
- Professionalism
- Responsiveness
- Innovation
- Collaboration

TOOLS & RESOURCES

www.ndlc.org

When you need information, you can access it anytime at www.ndlc.org - plus, it's mobile-friendly.



The NDLC website provides practical information and direct access to essential resources and training specific to municipal government.

CITYScan Magazine

CITYScan magazine is delivered by mail and electronically to city and park district officials, covering best practices, policy updates, cost-saving ideas, and more. It features success stories and insights from North Dakota peers and is published 10 times a year in both print and digital formats.

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Municipal Calendar

The municipal calendar is a quick reference tool and comprehensive guide to official legal deadlines within a city, supporting governance—making it a must-have tool for city officials.

City Staff Listserv

The NDLC email listserv is a platform for staff and officials to share best practices, ask questions, and get feedback from colleagues statewide. The listserv gives cities easy access to our most valuable resource—the experience and expertise of other city officials.

Partner Opportunity Exchange Email

The NDLC connects you with training and grant opportunities through the Partner Opportunity Exchange. Every Thursday, our partners' latest offerings will be delivered straight to your inbox in one email.

GrantFinder

The NDLC has partnered with Lexipol to offer GrantFinder to cities, providing 75 of our members with annual discounted subscriptions. This useful tool offers access to over 16,000 grants relevant to municipal organizations. The subscriptions are available on a first-come, first-served basis until all subscriptions are purchased.

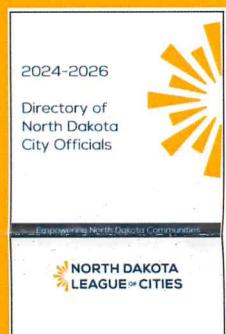


Leadership Exchange

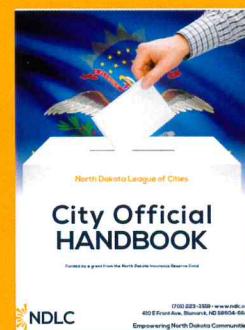
The Leadership Exchange program is a mentorship program designed to provide one-on-one guidance and support to newly elected or appointed city or park district officials. The program connects them with experienced city officials who can offer valuable insights, advice, and guidance.

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The Directory of North Dakota City Officials is a digital resource that provides updated contact information for elected and appointed officials. It includes city information, official names, and titles.



City Official Handbook



This handbook is a valuable resource available for purchase that provides a summary of various aspects of the North Dakota Century Code impacting cities. Its contents cover a wide range of topics, including forms of government, conducting city business and meetings, election information, budget law, and more.

TRAINING & EVENTS

Annual Conference

The NDLC Annual Conference provides an opportunity for city and park district leaders to come together to share ideas and best practices, attend sessions on issues that affect municipal government and connect with businesses that provide services and products to municipalities.



Spring Workshop & Elected Officials Training

The NDLC Spring Workshop & Elected Officials Training provides opportunities for professional development, collaboration, and knowledge sharing, ultimately helping city officials make informed decisions and effectively serve their communities. This training comprises educational sessions that are timely and relevant to local city government.



Auditor Certification



The NDLC Auditor Certification courses offer city auditors and finance personnel the opportunity to enhance their knowledge and skills. The courses were developed by experienced city auditors, providing real-world, practical education.

NDCC 40-16-03 (18) requires new city auditors to complete training based on a curriculum set by the NDLC. Training must be completed within one year of assuming office.

Regional Listening Sessions

The Regional Listening Sessions offers city and park district officials a chance to network and build relationships with other city leaders, share concerns, and exchange best practices. The sessions also provide a platform for city leaders to be impactful in addressing challenges that shape their cities' futures. During odd-numbered years, the NDLC staff will review legislation that passed that impacts cities.



Biennial Legislative Workshop

This event is held in even numbered years and focuses preparing city and park leaders to be ready to engage on the upcoming legislative session.



Webinars

NDLC webinars are held once a month on topics that are important to North Dakota cities. They are complimentary for city and park officials.

Training On-Demand

Training on-demand is a library of archived recordings of previous NDLC webinars and recorded training events.

City Government Week

City Government Week is held every April, allowing city leaders to enhance public awareness of the role local government plays in citizens' lives.



TOOLS & RESOURCES

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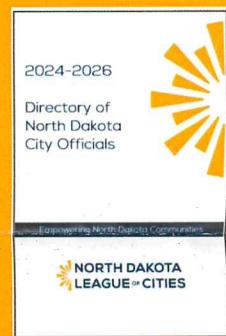


Leadership Exchange

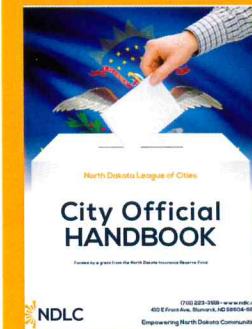
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Memorandum

To: All Community & Non-Transient Non-Community Public Water Systems

From: ND Department of Environmental Quality (NDDEQ)
Division of Municipal Facilities
Drinking Water Program, Lead & Copper Rule

RE: Lead & Copper Rule Revision's 2025 Lead Service Line Inventory (LSLI)
Requirements

Date: July 28, 2025

The NDDEQ is providing water systems with an update on how to continue meeting the requirements of the Lead and Copper Rule Revision (LCRR) and the Lead and Copper Rule Improvement (LCRI) programs. Systems are encouraged to continue working to accomplish the objectives of both new rule requirements.

This memorandum provides information relating to the 2025 Lead Line Inventories, the 2025 Annual Service Line Materials Notification as required by the LCRR and What is required to be submitted under the LCRI prior to November 1, 2027.

2025 Lead Service Line Inventory Requirements

Systems will be responsible for completing and uploading the inventory spreadsheet submittal prior to October 16, 2025, unless your system is currently under contact and receiving vendor-provided assistance through the NDDEQ's State Revolving Fund's Water Service Line Inventory Technical Assistance project. Water systems will need to download their approved 2024 PWS Lead Service Line (LSL) Inventory spreadsheet from the NDDEQ portal and record updates as water service line materials are identified.

There have been several updates made to the 2025 LSL inventory form. These updates will automatically appear on your downloaded 2024 LSL inventory form that you will receive from the portal. These updates are as follows:

- Under Column F- "Connector or Gooseneck material" this information is no longer optional but marked as a requirement under the LCRI regulation.
Under Column F-, other changes include some additional dropdown options on the list that need to be reviewed. If a PWS does not know if there are connectors within the system, then choose "Unknown"
- Under Column X - "Building Type/Use" – "Empty Lot" has been added to the dropdown list.

Over the next two years, NDDEQ encourages water systems to continue to work on identifying and updating their service line materials to reduce the number of “Unknown” lines within their lead service line inventories. Water systems with many “Unknowns” will be challenged because a higher replacement rate will be needed when the mandated LCRI removal portion of the rule commences.

2025 Annual Service Line Material Notification

All water systems **MUST** individually notify consumers whose service lines have been identified as either Lead, Galvanized Requiring Replacement (GRR) or Lead status “Unknown” by written notice prior to November 15, 2025, **regardless** of whether you have updated your system’s lead service line inventory or not.

- PWS may find copies of the approved service line template notices at the following website: <https://deq.nd.gov/MF/DWP/LCRR/>
- There have been no updates to the templates since last year.
- Notification letters are not required if the entire service line is identified as “non-lead”.
- This service line material type notification must be repeated on an annual basis until all service line material is identified as non-lead for both the public and customer side of the service line.
- New customers must be notified of their line material type at the time-of-service initiation.

The list of addresses/sites that each water system must provide notification of service line material type will be compiled by NDDEQ and sent to the water system by email and hardcopy. This information will be sent after October 16, 2025. If water systems do not provide an updated 2025 LSLI, the NDDEQ, will use the 2024 LSLI to create addresses/sites for the 2025 notification requirements.

What is required to be submitted by November 1, 2027, under the LCRI

Water systems must submit the following information/forms to NDDEQ.

- A Baseline Inventory
- A Lead Service Line Replacement Plan
- Updated Lead & Copper sample site plan based on system’s current Service Line Inventory. Sample sites will be prioritized to service lines identified as Lead and/ or GRR
- A list of all schools and licensed daycares located within your water system’s distribution system

Additional information, guidance, and forms will be provided to the water systems as information becomes available by the U.S. Environmental Protection Agency.

NDDEQ understands that the regulations can be complex, and we are committed to helping you navigate the process within our abilities. Thank you for your continued dedication to maintaining safe, high-quality drinking water for your communities. If you have any questions, please don’t hesitate to call Sandi Washek 701-328-5190 or Mara Vega-Ross 701-328-5298.