THIEF RIVER FALLS CITY COUNCIL
AGENDA
Tuesday, May 6, 2025

COUNCIL CHAMBERS
CITY HALL – 405 3RD STREET EAST
5:30 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC HEARING**
   4.1. TIF District (Rebecca Kurtz)

5. **PUBLIC FORUM -** ***Individuals may address the City Council about any item not included on the regular agenda. A maximum of 5 minutes is allotted for the public forum. The City Council will not take official action on items discussed at this time, with the exception of referral to staff or a committee, board or commission for a future report.***

6. **PRESENTATIONS/PROCLAMATIONS/PUBLIC INFORMATION ANNOUNCEMENTS**
   6.1. Child Care Provider Appreciation Day (PAD) May 9, 2025 Proclamation
   6.2. Nordic Fest 2025 Proclamation

7. **APPROVE AGENDA -** ***Council members may add items to the agenda for discussion purposes or staff direction. The Council will not normally take official action on items added to the agenda.***

8. **CONSENT AGENDA -** ***These items are considered routine in nature and are approved with one motion without discussion/debate. The Mayor will ask if any Council member wishes to remove an item and place it on the regular agenda for discussion and consideration. If no items are to be removed, the Mayor will then ask for a motion to approve the Consent Agenda.***
   8.1. Approval of April 15, 2025 Council Proceedings
   8.2. City of Thief River Falls Bills, Disbursements and Council Per Diem

9. **NEW BUSINESS**
   9.1. First Reading to Amend Comprehensive Plan
   9.2. First Reading to Rezone Edge Parcel from AG to R-4
   9.3. Interfund Loan Resolution

10. **COUNCIL BOARDS AND COMMISSIONS REPORTS -** ***Not all boards or commissions will have met prior to the Council meeting. These reports are intended to keep the other council members informed of actions or proposed actions taken by these boards and commissions. Only those with something to report would be on the agenda.***

11. **UPCOMING MEETINGS**

Public Utilities Committee Meeting - Monday, May 12 at 7 am
Public Safety/Liquor Committee Meeting - Monday, May 12 at 4:30 pm
Administrative Committee Meeting - Tuesday, May 13 at 4:30 pm
Public Works Committee Meeting - Wednesday, May 14 at 4:30 pm
City Council Meeting - Tuesday, May 20 at 5:30 pm

12. **INFORMATIONAL ITEMS**

City Hall Summer Hours: Memorial Day - Labor Day

- M-Th 7am-4:30pm
- F 7am -12 noon-

Walk, Bike, Roll to School Day - May 7, 2025

Mayor Update

13. **ADJOURNMENT**

City of Thief River Falls complies with the ADA. Individuals with disabilities requiring special aids should contact the City Administrator, 405 Third Street East, Thief River Falls, MN 56701, 218-681-2943, 48 hours prior to the scheduled meeting.

Adoption Date: May 6, 2025

City of Thief River Falls

Pennington County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 1

&

Tax Increment Financing (TIF) Plan

Establishment of Tax Increment Financing District No. 1-16: The Edge

(a workforce housing economic development district)

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

TABLE OF CONTENTS

Modification to the Development Program for Development District No. 1

FOREWORD

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 1-16: The Edge.

For further information, a review of the Development Program for Development District No. 1, is recommended. It is available from the Community/Economic Development Director at the City of Thief River Falls. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within Development District No. 1.

Tax Increment Financing Plan for Tax Increment Financing District No. 1-16: The Edge

FOREWORD

The City of Thief River Falls (the "City"), staff and consultants have prepared the following information to expedite the Establishment of Tax Increment Financing District No. 1-16: The Edge (the "District"), an economic development tax increment financing district, located in Development District No. 1.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

STATEMENT OF OBJECTIVES

The District currently consists of a portion of one (1) parcel of land and adjacent roads and internal rights-of-way. The parcel is about 175 acres and is in the process of being subdivided. The parcel included in the District will be 5.07 acres. The District is being created to facilitate the development of 65 units of workforce, rental housing in the City. The City has not entered into an agreement but has designated DW Jones as the developer. Development is anticipated to begin in the Spring of 2025. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing State statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District, including interior and adjacent street rights of way, may be acquired by the City and is further described in this TIF Plan.

2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant State and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

5. The City proposes both public and private infrastructure within the District. The proposed reuse of private property within the District will be for rental housing to address the workforce housing needs in the community, and there will be continued operation of Development District No. 1 after the capital improvements within Development District No. 1 have been completed.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses all property and adjacent roads rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
25.0011.27.51	3001 Sanford Pkwy.	Sanford Medical

The parcel is in the process of being subdivided, and the legal description of the parcel in the District follows:

> That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:
>
> Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree 19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line o Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning. The above-described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

Please also see the map in Appendix A for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan.

The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The City does not currently own the parcel of the property to be included in the District.

DISTRICT CLASSIFICATION

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is an economic development district pursuant to *M.S., Section 469.174, Subd. 12*.

The District is in the public interest because it satisfies the requirements of a workforce housing project under Section 469.176, Subdivision 4c, paragraph (d).

Pursuant to *M.S., Section 469.176, Subd. 4c,* revenue derived from tax increment from an economic development district may not be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if more than 15% of the buildings and facilities (determined on the basis of square footage) are used for a purpose other than:

1. The manufacturing or production of tangible personal property, including processing resulting in the change in condition of the property;

2. Warehousing, storage, and distribution of tangible personal property, excluding retail sales;

3. Research and development related to the activities listed in items (1) or (2);

4. Telemarketing if that activity is the exclusive use of the property; or

5. Tourism facilities;

6. Space necessary for and related to the activities listed in items (1) to (5); or

7. A workforce housing project that satisfies the requirements of *M.S., Section 469.176, Subd. 4c(d)*.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111*, *273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and M.S., Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 8 years after receipt of the first increment by the City (a total of 9 years of tax increment). The date of receipt by the City of the first tax increment is expected to be 2028.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2036, or when the TIF Plan is satisfied. If increment is received in 2027, the term of the District will be 2035. The City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2024 for taxes payable 2025.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2027) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in State law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2025, assuming the request for certification is made before June 30, 2025. The rates for Pay 2025 were not available at the time the District was established. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100% of the available increase in tax capacity be used for repayment of the obligations of the City and current expenditures. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Development estimated Tax Capacity upon completion	119,750	
Original estimated Net Tax Capacity	247	
Fiscal Disparities	0	
Estimated Captured Tax Capacity	**119,503**	
Original Local Tax Rate	136.6800%	Pay 2024
Estimated Annual Tax Increment	**$163,337**	
Percent Retained by the City	100%	

Note: Tax capacity includes a 4% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 9. The tax capacity of the District in year one is estimated to be $87,500.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3.* The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City is reviewing the area to be included in the District to determine if any building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	$ 1,258,069
Interest	125,807
TOTAL	**$ 1,383,876**

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of $1,008,483. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate the development of 65 units of workforce, rental housing in the City. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES	
Land/Building Acquisition	$ -
Site Improvements/Preparation	550,000
Affordable Housing	-
Utilities	-
Other Qualifying Improvements	332,676
Administrative Costs (up to 10%)	125,807
PROJECT COSTS TOTAL	**$ 1,008,483**
Interest	375,393
PROJECT AND INTEREST COSTS TOTAL	**$ 1,383,876**

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed above. Further, the City may spend up to 20% of the tax increment revenues from the District for activities (described in the table above) located outside the boundaries of the District but within the boundaries of the Development District No. 1 (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of this TIF Plan.

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is $0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2023/Pay 2024 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Pennington County	21,675,850	119,503	**0.5513%**
City of Thief River Falls	7,378,648	119,503	**1.6196%**
ISD 564 (Thief River Falls Public Schools)	19,018,609	119,503	**0.6283%**

Impact on Tax Rates				
Entity	Pay 2024 Extension Rate	Percent of Total	CTC	Potential Taxes
Pennington County	57.0330%	41.73%	119,503	**$ 68,156**
City of Thief River Falls	49.6150%	36.30%	119,503	**59,291**
ISD 564 (Thief River Falls Public Schools)	27.6240%	20.21%	119,503	**33,012**
Other	2.4080%	1.76%	119,503	**2,878**
	136.6800%	**100.00%**		**$163,337**

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2024 rate. The total net capacity for the entities listed above are based on Pay 2024 figures. The District will be certified under the Pay 2025 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

(1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is $1,258,069;

(2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings generate few calls, if any, and are of superior construction. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

(3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is $254,265;

(4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is $508,447;

(5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

SUPPORTING DOCUMENTATION

Pursuant to *M.S., Section 469.175, Subd. 1 (a), clause 7* this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S., Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

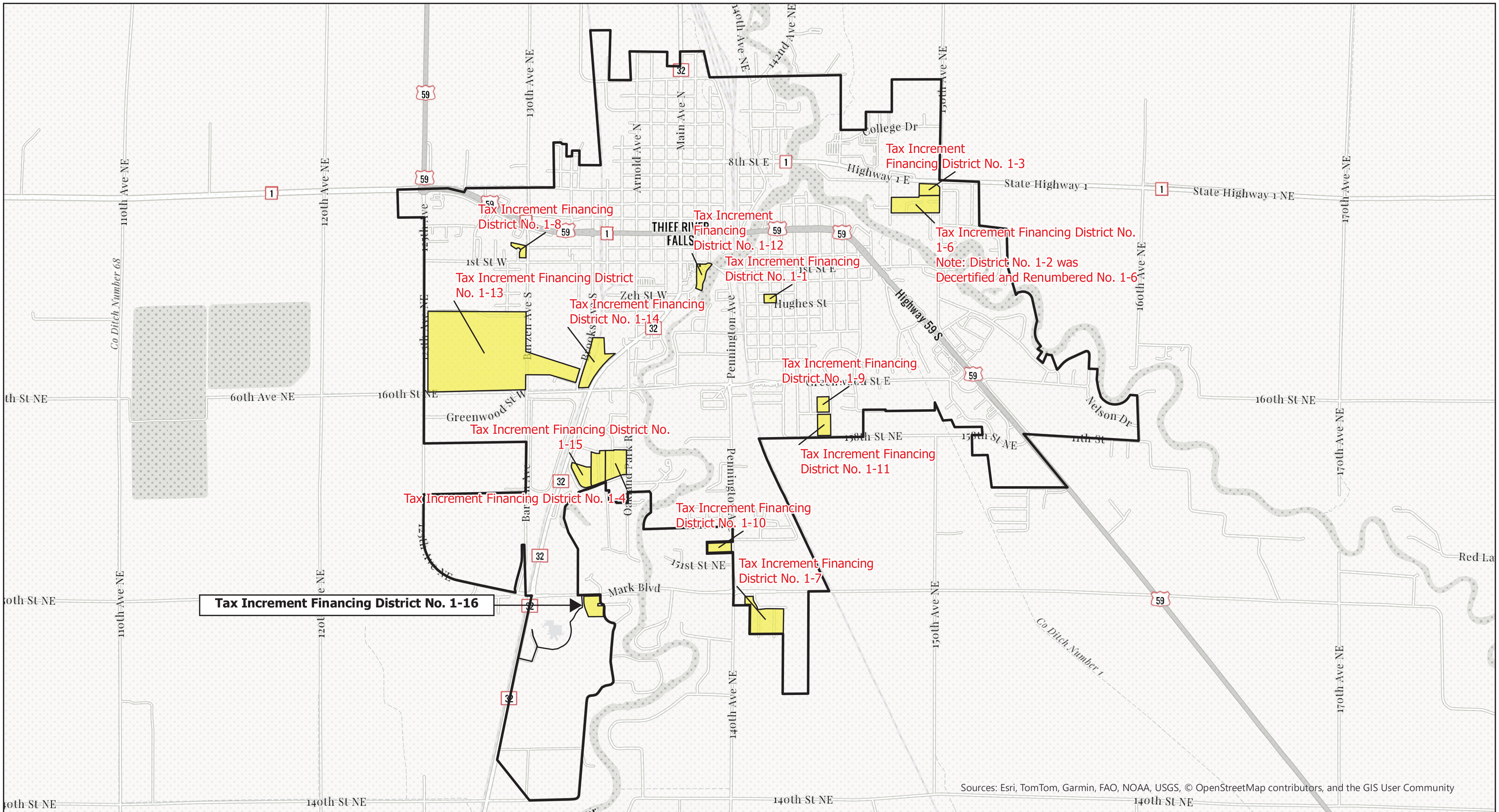
(i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects; and (2) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the city council resolution approving the establishment of the District and Appendix C.

(ii) A comparative analysis of estimated market value both with and without establishment of the District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

DISTRICT ADMINISTRATION

Administration of the District will be handled by the Community/Economic Development Director.

Appendix A: Map of Development District No. 1 and the TIF District



City of Thief River Falls

Tax Increment Financing District No. 1-16
Development District No. 1

The Boundaries of Development District No. 1 are Coterminous Boundaries of the City of Thief River Falls

TIF Financing District

Corporate Limit Boundary

Date: 3/11/2025

018

0.2 0.1 0 0.2 0.4 0.6 Miles

Spatial Reference: NAD 1983 HARN Adj MN Pennington Feet

Folder: F:\Pubworks\155 GIS\2. ArcGIS Project Files\Richard TIF Maps\TIF Maps\

Appendix B: Estimated Cash Flow for the District

The Edge. 4% Inflation

City of Thief River Falls, MN

65 Units of workforce, rental housing

EHLERS PUBLIC FINANCE ADVISORS

ASSUMPTIONS AND RATES

DistrictType:	**Economic Development**	
District Name/Number:	**TBD**	
County District #:	**TBD**	
First Year Construction or Inflation on Value	**2026**	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	**4.00%**	
Interest Rate:	**6.50%**	
Present Value Date:	**1-Aug-26**	
First Period Ending	1-Feb-27	
Tax Year District was Certified:	**Pay 2025**	
Cashflow Assumes First Tax Increment For Development:	2028	
Years of Tax Increment	9	
Assumes Last Year of Tax Increment	2036	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA	
Incremental or Total Fiscal Disparities	NA	
Fiscal Disparities Contribution Ratio	NA	
Fiscal Disparities Metro-Wide Tax Rate	NA	
Maximum/Frozen Local Tax Rate:	136.680%	Pay 2024
Current Local Tax Rate: (Use lesser of Current or Max.)	136.680%	Pay 2024
State-wide Tax Rate (Comm./Ind. only used for total taxes)	29.0000%	Prelim 2025
Market Value Tax Rate (Used for total taxes)	0.12129%	Pay 2024

Tax Rates

Exempt Class Rate (Exempt)			0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)			
	First	$150,000	1.50%
	Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)			2.00%
Rental Housing Class Rate (Rental)			1.25%
Affordable Rental Housing Class Rate (Aff. Rental)			
	First	$100,000	0.25%
	Over	$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)			
	First	$500,000	1.00%
	Over	$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)			
	First	$500,000	1.00%
	Over	$500,000	1.25%
Agricultural Non-Homestead			1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	25.0011.27.51	Sanford Medical	3001 Sanford Pkwy.	681,700	0	681,700	3%	19,737	Pay 2025	Ag Non-Homestead	197	Rental	247	1
				681,700	**0**	**681,700**		**19,737**			**197**		**247**	

Note:

1. **Base values are for preliminary pay 2025 based on review of County website on March 11, 2025. Development will use 5.07 acres.**
2. **Located in SD #564.**

The Edge. 4% Inflation

City of Thief River Falls, MN
65 Units of workforce, rental housing

EHLERS PUBLIC FINANCE ADVISORS

PROJECT INFORMATION (Project Tax Capacity)

Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
	Rental Housing	107,692	107,692	65	7,000,000	Rental	87,500	1,346	100%	100%	100%	100%	2028
TOTAL					7,000,000		87,500						
Subtotal Residential				65	7,000,000		87,500						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based upon estimates from the County Assessor dated March 10, and confirmed with other comparable projects.

TAX CALCULATIONS

New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Rental Housing	87,500	0	87,500	119,595	0	0	8,490	128,085	1,970.54
TOTAL	87,500	0	87,500	119,595	0	0	8,490	128,085	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

2. If tax increment in received in 2026, then the district will be one year shorter.

WHAT IS EXCLUDED FROM TIF?

Total Property Taxes	128,085
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(8,490)
less Base Value Taxes	(337)
Annual Gross TIF	119,258

MARKET VALUE BUT / FOR ANALYSIS

Current Market Value - Est.	19,737
New Market Value - Est.	7,000,000
Difference	6,980,263
Present Value of Tax Increment	844,004
Difference	6,136,259
Value likely to occur without Tax Increment is less than:	**6,136,259**

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The Edge. 4% Inflation

City of Thief River Falls, MN

65 Units of workforce, rental housing

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities NA	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				02/01/27
							-	-	-	-				08/01/27
							-	-	-	-				02/01/28
100%	87,500	(247)	-	87,253	136.680%	119,258	59,629	(215)	(5,941)	53,473	47,051	0.5	2028	08/01/28
							59,629	(215)	(5,941)	53,473	92,622	1	2028	02/01/29
100%	91,000	(247)	-	90,753	136.680%	124,042	62,021	(223)	(6,180)	55,618	138,528	1.5	2029	08/01/29
							62,021	(223)	(6,180)	55,618	182,990	2	2029	02/01/30
100%	94,640	(247)	-	94,393	136.680%	129,017	64,508	(232)	(6,428)	57,849	227,779	2.5	2030	08/01/30
							64,508	(232)	(6,428)	57,849	271,158	3	2030	02/01/31
100%	98,426	(247)	-	98,179	136.680%	134,191	67,095	(242)	(6,685)	60,169	314,857	3.5	2031	08/01/31
							67,095	(242)	(6,685)	60,169	357,180	4	2031	02/01/32
100%	102,363	(247)	-	102,116	136.680%	139,572	69,786	(251)	(6,953)	62,581	399,815	4.5	2032	08/01/32
							69,786	(251)	(6,953)	62,581	441,107	5	2032	02/01/33
100%	106,457	(247)	-	106,210	136.680%	145,168	72,584	(261)	(7,232)	65,091	482,704	5.5	2033	08/01/33
							72,584	(261)	(7,232)	65,091	522,991	6	2033	02/01/34
100%	110,715	(247)	-	110,469	136.680%	150,989	75,494	(272)	(7,522)	67,700	563,575	6.5	2034	08/01/34
							75,494	(272)	(7,522)	67,700	602,881	7	2034	02/01/35
100%	115,144	(247)	-	114,897	136.680%	157,042	78,521	(283)	(7,824)	70,414	642,476	7.5	2035	08/01/35
							78,521	(283)	(7,824)	70,414	680,824	8	2035	02/01/36
100%	119,750	(247)	-	119,503	136.680%	163,337	81,668	(294)	(8,137)	73,237	719,455	8.5	2036	08/01/36
							81,668	(294)	(8,137)	73,237	756,869	9	2036	02/01/37
	Total						**1,262,614**	**(4,545)**	**(125,807)**	**1,132,262**				
		Present Value From 08/01/2026		**Present Value Rate**	**6.50%**		**844,004**	**(3,038)**	**(84,097)**	**756,869**				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 1-16: The Edge as required pursuant to *Minnesota Statutes (M.S.), Section 469.175, Subd. 3* are as follows:

1. *Finding that Tax Increment Financing District No. 1-16: The Edge is an economic development district as defined in M.S., Section 469.174, Subd. 12.*

   Tax Increment Financing District No. 1-16: The Edge is a contiguous geographic area within the City's Development District No. 1, delineated in the TIF Plan, for the purpose of financing economic development in the City through the use of tax increment. The District is in the public interest because it will facilitate the development of 65 units of workforce, rental housing in the City. This project will provide safe, affordable housing for the community, increase employment in the State and preserve and enhance the tax base of the State.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 1-16: The Edge permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan is 65 units of workforce, rental housing, which meets the City's objectives for economic development. The cost of land acquisition, and related site improvements necessary to maximize development potential, makes development of the facility infeasible without City assistance. The Developer was asked for and provided a letter and a proforma as justification that the developer would not have gone forward without tax increment assistance.

   The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed *development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:* The City supported this finding on the grounds that the project includes 65 units of workforce, rental housing. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

b. If the proposed development occurs, the total increase in market value will be $6,980,263 (see Appendix B of the TIF Plan)

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $844,004 (see Appendix B of the TIF Plan).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $6,136,259 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 1-16: The Edge conforms to the general plan for the development or redevelopment of the municipality as a whole.*

   The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the Tax Increment Financing Plan for Tax Increment Financing District No. 1-16: The Edge will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Development District No. 1 by private enterprise.*

   The project to be assisted by the District will result in increased employment in the City and the State, increased tax base of the State, and add a high-quality development to the City.

Appendix D: Letter of Support

Independent School District #564
230 LaBree Avenue South
Thief River Falls, MN 56701
Dr. Christopher E. Mills, Superintendent
(218) 681-8711, ext. 5226

To Whom It May Concern:

I hope this letter finds you well. As you know, Thief River Falls has been facing significant challenges in recruiting and retaining employees, a situation that many of our local businesses are experiencing. One of the critical factors contributing to this challenge is the shortage of available rental housing in our community.

As an educational institution that works closely with local families and staff, we have found that the limited availability of housing options has had a direct impact on our ability to attract qualified professionals to our district. Teachers and staff members who may be interested in relocating to our area often face significant barriers in finding affordable and suitable housing. This has made it difficult for us to fill positions and has led to increased turnover, further straining our resources.

We understand that this issue extends beyond the education sector, affecting businesses across our community. The lack of available rental housing presents a considerable challenge for employers, making it harder to recruit and hire employees who are crucial to the success of our local economy. We are hopeful that, together, we can address this challenge and explore solutions to ensure that Thief River Falls remains an attractive place to live and work.

In light of this, I am writing to request a letter of support from your organization to emphasize how the shortage of rental housing has impacted your ability to recruit and hire employees. A unified statement on this issue will help us advocate for potential solutions and improvements to the housing market in our area.

Thank you for your attention to this matter. I look forward to working together to find ways to support our community and ensure that Thief River Falls continues to thrive.

Sincerely,

Dr. Christopher E. Mills

Superintendent of Schools
Thief River Falls Public Schools

DigiKey

P 218.681.6674
F 218.681.3380
TF 800.344.4539

701 Brooks Ave. South
Thief River Falls, MN 56701
digikey.com

April 30, 2025

Richard Baker
Community/Economic Development Director
City of Thief River Falls

RE: Housing Needs in the City of Thief River Falls

Dear Richard:

On behalf of DigiKey, I am offering support for Tax Increment Financing (TIF) to assist with the development of the Edge multi-family housing project in Thief River Falls.

DigiKey employs approximately 3,800 people in Thief River Falls and with a combination of growth and attrition will hire approximately 300-400 employees every year. This need, along with a housing shortage defined through a housing study completed in 2024, defines the shortage and need for additional housing.

This lack of available rental housing has impeded the ability of DigiKey to recruit and hire employees. This 65-unit housing project will help provide a solution to this critical housing shortage.

Feel free to call with any questions.

Thank you.

Sincerely,

Dave Doherty

Dave Doherty
President

Appendix E: Market Analysis

MEMORANDUM

TO: City Council Members, City of Thief River Falls

FROM: Rebecca Kurtz, Ehlers

DATE: April 29, 2025

SUBJECT: TIF District No. 1-16: The Edge

Background

The City received an application for tax increment assistance from DW Jones to assist with the development of 65 units of workforce, rental housing. The proposed project will be located on approximately 5.07 acres of parcel 25.0011.27.51. The parcel is in the process of being replatted and zoned from agriculture to R-4.

Tax Increment Financing Assistance

An economic development tax increment financing ("TIF") district for workforce housing is being proposed to assist the development and has a maximum term of nine years of TIF assistance. The TIF will be used to assist with the site improvements and preparation and provide for the development of workforce housing.

The proposed project is anticipated to have a completed market value of $7 million or $107,692 per unit. It is estimated to generate about $962,500 in net tax increment over the nine-year term, or about $107,000 annually. Actual annual increment will be based on the annually assessed market value and tax rate. The City will retain 10% for administration of the district.

It is proposed that the City will provide the developer a pay-as-you-go note in the amount of $654,250 with an interest rate of 6.5%. This assistance will be paid over the term of the TIF Districts and will be paid solely from tax increment revenues. If the TIF District is approved, a Contract for Development outlining the terms of the assistance will be brought to the Council at a future date.

Interfund Loan Resolution

While it is anticipated that the developer will pay all costs and a pay-as-you-go note will be provided to the developer, it is recommended that the Council adopt an interfund loan resolution to provide the ability for the City to use tax increment to pay for any expenses that the City incurs. This does not obligate the City to incur expenses; however, it provides the ability to use TIF to pay for expenses, if they are incurred.

Next Steps

The Council will hold the public hearing for the establishment of the TIF District at the May 6 Council meeting. The Council has the option to close the hearing after comments or continue it to a time and date certain. After the public hearing, the Council may consider adoption of the interfund loan resolution.

Consideration of the resolution approving the TIF District is anticipated to occur at the May 20 Council meeting, after the consideration to rezone the development parcel.

I will be at the public hearing on May 6 to address any questions.

Childcare Provider Appreciation Day
PROCLAMATION

WHEREAS, Child Care Aware® of America and other organizations nationwide are recognizing Child Care Providers on this day May 6, 2025; and

WHEREAS, the Child Care System supports children's growth, development, and educational advancement and creates a positive economic impact for families and communities; and

WHEREAS, Child Care Providers are essential to the health of our communities by fostering welcoming spaces, support working families, and creating positive enriching environments where children can develop lifelong skills; and

WHEREAS, Thief River Falls recognizes that childcare has been and continues to be a lifeline for families, communities, and the economy.

WHEREAS, support for affordable, accessible high-~~quality childcare represents a worthy~~ commitment to help families work, support children's healthy development and learning, and keep our economy growing.

ike

Now, therefore, I, Mike Lorenson, Mayor of Thief River Falls, hereby proclaim May 9, 2025, as Provider Appreciation Day in Thief River Falls and urge all citizens to recognize Child Care Providers for their important work, and how valuable they are for our communities.

Lorenson, Mayor

NORDIC FEST PROCLAMATION

WHEREAS, Since Norwegian Heritage Week is now offering more than a week of festivities, and includes all things Scandinavian, the festivities will now be known as Nordic Fest in Thief River Falls.

WHEREAS, many of the Scandinavian people who crossed the wide Atlantic in search of greater opportunities for themselves and their families settled in Minnesota and, specifically, in Thief River Falls; and

WHEREAS, the 2000 U.S. Census found that 49.8% of all Thief River Falls residents were of Norwegian heritage, making this the most ethnically Norwegian city in the United States greater than 5,000 in population; and

WHEREAS, the Sons of Norway organization's mission is to "promote~~ and to preserve the heritage and culture of Norway~~ and to celebrate our relationship with other Nordic Countries"; and

Mi

WHEREAS, in the year 2020, a series of community events are planned from May 7 – 17, which includes Syttende Mai (May 17th Norwegian Independence Day), by the Sons of Norway Snorre Lodge #70 highlighting the strong Scandinavian heritage of this area; and

WHEREAS, the Sons of Norway Lodges are willing and eager to share pride in their heritage and benefits of the organization with all Scandinavian peoples, they extend an invitation to everyone to participate in these festivities.

NOW, THEREFORE, LET IT BE KNOWN, that as Mayor of the City of Thief River Falls, I do hereby proclaim that the days of May 10th through May 16^{th,} 2025 (prior to Syttende Mai, Norwegian Independence Day), shall be declared "Nordic Fest" in the City of Thief River Falls and call upon all residents to participate in the activities planned to highlight our strong Scandinavian roots.

Lorenson, Mayor

Mike Lorenson, Mayor

City Council Meeting Minutes
Tuesday, April 15, 2025

CALL TO ORDER

This meeting is officially called to order at 5:30 pm on April 15, 2025. This meeting is being presided over by Mayor Mike Lorenson.

PLEDGE OF ALLEGIANCE

ROLL CALL

The following Councilmembers were present: Lorenson, McCraw, Arlt, Aarestad, Pream, Bolduc, Langness and Narverud. Mayor Lorenson chaired the meeting.

PUBLIC FORUM

PRESENTATIONS/PROCLAMATIONS/PUBLIC INFORMATION ANNOUNCEMENTS

Zehlians - Flower Baskets Presentation

Members of the Zehlians reviewed their progress of getting floral hanging baskets for the double lanes and downtown Thief River Falls. Notable items included: Honkerflats will be filling the baskets and delivering to the Curling Club when they are completed; the Curling Club will be used as a staging location; Cenex has offered to provide gas for the side-by-side for watering purposes; Huberts checked the side-by-side over and completed necessary repairs; the boy scouts and community members have volunteered to water through out the summer; and the City will help hang the baskets and take then down along with providing water. The Zehlians have reached out to businesses and individuals seeking $75 donations to sponsor a basket. Some additional needs include: watering volunteers, monetary donations, fertilizer donations and basket replacements. The group plans to have the baskets hung by Memorial Day Weekend.

APPROVE AGENDA

Councilmember Scott Pream motioned being seconded by Councilmember Megan Arlt to approve the agenda with the removal of 8.22 and the addition of addendum item 8.26.

On vote being taken, the resolution was unanimously passed.

CONSENT AGENDA

RESOLUTION NO. 04.75.25: Approval of April 1, 2025 Council Proceedings

Presented as part of the Consent Agenda, Councilmember Steve Narverud introduced Resolution No. 04.75.25, being seconded by Councilmember Julie Bolduc, that:

THEREFORE, BE IT RESOLVED, by the City Council, to approve the April 1, 2025 Council Proceedings.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.76.25: City of Thief River Falls Bills and Disbursements

Presented as part of the Consent Agenda, Councilmember Steve Narverud introduced RESOLUTION 04.76.25, being seconded by Councilmember Julie Bolduc, that:

THEREFORE, BE IT RESOLOVED by the City Council, to authorize payment of bills and disbursements in the total amount of $911,290.31. A printout of the approved payments and disbursements are attached hereto and made a part hereof.

On vote being taken, the resolution passed unanimously.

NEW BUSINESS

RESOLUTION NO. 04.77.25: Approve a Commercial Storefront Renovation Loan to PHT Properties

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.77.25, being seconded by Councilmember Michele McCraw, that:

WHEREAS, The Community Development Advisory Board met at noon on Thursday, April 3, 2025, to review and discuss the application request by Patrick Thibert for a Commercial Storefront Renovation Loan through the City of Thief River Falls' Revolving Loan Fund in the amount of $35,000. After reviewing the application and speaking with the owner, the CDAB members voted unanimously to recommend that the City Council approve a Commercial Storefront Renovation Loan in the amount of $35,000 at a 3 percent interest rate for a period not to exceed 60 months. The property is located at 303 Main Ave. N. and will be renovated for office space.

WHEREAS, Estimated improvement costs far exceed the maximum allowable loan amount of $35,000.

THEREFORE, BE IT RESOLVED Approve a Commercial Storefront Renovation Loan in the amount of $35,000 at a 3 percent interest rate for a period not to exceed 60 months from the City's Revolving Loan Fund to PHT Properties, Patrick Thibert, co-owner.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.78.25: Approve a Commercial Energy Renovation Loan to PHT Properties

Following discussion, Councilmember Scott Pream introduced Resolution 04.78.25, being seconded by Councilmember Jason Aarestad, that:

WHEREAS, The Community Development Advisory Board met at noon on Thursday, April 3, 2025, to review and discuss the application request by Patrick Thibert for a

Commercial Energy Renovation Loan through the City of Thief River Falls' Revolving Loan Fund in the amount of $100,000. After reviewing the application and speaking with the owner, the CDAB members voted unanimously to recommend that the City Council approve a Commercial Energy Renovation Loan in the amount of $100,000 at a 2 percent interest rate for a period not to exceed 84 months. The property is located at 303 Main Ave. N. and will be renovated for office space.

WHEREAS, Estimated improvement costs far exceed the maximum allowable loan amount of $100,000.

THEREFORE, BE IT RESOLVED Approve a Commercial Energy Renovation Loan in the amount of $100,000 at a 2 percent interest rate for a period not to exceed 84 months from the City's Revolving Loan Fund to PHT Properties, Patrick Thibert, co-owner.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.79.25: Approval of Variance Request - Steve Westerman

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.79.25, being seconded by Councilmember Scott Pream, that:

WHEREAS, Mr. Westerman would like to install a solar panel system to provide electricity for his home. He lives in the south unit of a twin home and has a very limited back yard. His side yard faces south and provides the ideal location for his proposed solar panel system.

WHEREAS, • Per City Ordinance Sec. 152.056.2.b - Location. Ground-mounted solar energy systems must be located in the rear yard only.
• The residence is a twin home with a very small backyard with little to no space for solar panels. There would be very little yard space left and the chances of damage occurring to the solar arrays from his grandkids' playing in the backyard is most likely to occur.
• A building permit is required and the solar system must meet all building requirements, electrical and state plumbing codes.
• When solar storage batteries are included as part of a solar energy system, they must be placed in a secure container or enclosure meeting the requirements of the Minnesota state building code.

THEREFORE, BE IT RESOLVED Approve a Variance Request Application by Steven Westerman, 904 Alice Drive, Thief River Falls, Minnesota to place two solar panel arrays (6'-6" high by 20' long each) in his side yard. One on the south sidewall of the shed and the other a ground-mounted solar panel between the shed and the 20-foot utility easement.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.80.25: Approval posting for a Full-Time Building Official

Following discussion, Councilmember Steve Narverud tabled Resolution 04.80.25, being seconded by Councilmember Michele McCraw.

On vote being taken, the resolution unanimously passed.

RESOLUTION NO. 04.81.25 : Amend City Ordinance 150.06 – Regulating and Controlling Towers

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.81.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, Wikstrom Telephone Company approached the Planning & Zoning Commission requesting a variance to the maximum height restriction of 200 feet as is currently written in our City Ordinance. They are requesting a tower height of 350 feet. They have been informed that their existing 200' tower base is sinking, and the tower needs to be replaced. They were asking for a variance to install a new self-supporting 350' tower in its place. Currently T-Mobile, Ham Radio, and Wiktel Internet Services are provided on this Tower. The new tower would allow Minnkota Power Company to add Microwave to their power plants in NW Minnesota from Crookston. This amendment failed to receive a motion at the February 18, 2025 council meeting, but was asked to be reconsidered by council person Jason Arestad.

Three criteria must be applied when cities consider granting a variance:
1) Reasonableness – The property owner proposes to use the property in a reasonable manner.
2) Uniqueness – The landowner's problem is due to circumstances unique to the property not caused by the landowner.
3) Essential Character – The variance, if granted, will not alter the essential character of the locality.

In this case, the landowner's problem is not due to circumstances unique to the property but instead caused by the landowner's desire to build a taller tower to accommodate the location of Minnkota Power Company. Therefore, the request does not fit the criteria for requesting a variance and thus the request from Planning and Zoning to amend our City Ordinances to allow for an increase in the maximum tower height allowed to be set at 365 feet.

WHEREAS, • Currently, Per City Ordinance 150.06.15.b, Height Limitations the maximum height allowed is 200 feet.

• City ordinance also states, Tower setbacks shall be setback from all property lines by a minimum distance equal to the height of the tower, plus 10 feet, including all antennas, and attachments. Towers may be located closer to a property line, or public rights-of-way, if the tower is designed and engineered to collapse progressively within the distance between the tower and property line, which design must be documented by and signed by a qualify professional engineer licensed in Minnesota. In all cases, the tower shall meet the setbacks of the underlining Zoning district.

Towers shall be set back from existing public rights-of-way and from the planned public rights-of-way, as shown on the most recently adopted comprehensive plan of the city, by a minimum distance equal to the height of the tower, plus ten feet, including all antennas and attachments. Towers may be located closer to public rights-of-way and to planned public rights-of-way if the tower is designed and engineered to collapse progressively within the distance between the tower and the public rights-of-way, which design must be documented by and signed by a qualified professional engineer licensed in Minnesota.

A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a light standard, power line support device, or similar structure.

Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the federal aviation administration or other federal or state authority for a particular tower. Should strobe lights be required, strobe lights shall be limited to daylight hours and shall switch to red lights during nighttime hours. Any such lighting shall be shaded as required by section 150.06 (5)(e). When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower, subject to the approval of the city zoning administrator.

- If the Ordinance change is approved, Wikstrom Telephone Co, per City Ordinance, would still be required to apply for a Conditional Use Permit and secure a building permit. Before issuing a building permit, proof that the proposed tower complies with regulations administered by the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC), and others; tower setback requirements, aesthetic requirements to blend into the surrounding environment unless color is dictated by federal or state authorities.
- Fewer Towers is the preference in and near airports and within the city limits of Thief River Falls. Minnkota Power Company has indicated that, if need be, they will build their own separate tower to accommodate their Microwave transmission requirements. The additional tower height is needed because of the line-of-sight requirements of Microwave signals and the need to accommodate for the curvature of the earth.
- The requested tower design would be of a tripod design and not a monopole design. Sec. 150.06.6.b of City Code states: Commercial wireless telecommunication service towers shall be of a monopole design unless the city determines that an alternative design would accommodate co-location of additional antennas or would better blend into the surrounding environment.

- Current zoning requirements allow towers to be erected in I-1 Light Industrial Districts and I-2 General Industrial Districts as a conditional use. In the particular instance that is prompting this ordinance change request, the proposed tower is situated on I-2 with R-3 High Density Residential District across the street to the east and north of the property

- Most Cities allow tower heights of 200 feet, some less and others allow taller towers. A few cities have nothing found in their code regulating communication towers.
- The average windspeed in Thief River Falls is 12 mph.
- The highest wind gust ever recorded in Thief River Falls was 48 mph on October 28, 2008, at 8:15 am. Nearby areas have experienced higher wind gusts so significant wind events can occur in the region. The direction of the wind is predominantly from the northly direction during the winter months.
- Ice would fall 82.0 feet from the base of a 350-foot tower in a 12-mph wind. Ice would fall 61.9 feet from the base of a 200-foot tower in a 12-mph wind.

- Ice would fall 328.5 feet from the base of a 350-foot tower in a 48-mph wind. Ice would fall 247.4 feet from the base of a 200-foot tower in a 48-mph wind.

- Ice would fall 409.6 feet from the base of a 350-foot tower in a 60-mph wind. Ice would fall 310.0 feet from the base of a 200-foot tower in a 60-mph wind.

- TRF Ordinance 150.06.16 states:

Factors considered in granting conditional use permits for towers. The city council shall consider the following factors in determining whether to issue a conditional use permit for towers. The city council may evaluate each of these factors on a site-by-site basis with varying levels of preference in determining how the goals of this section are best served:

a. Height of the proposed tower facility.
b. Capacity of the tower structure for additional antenna equipment to accommodate expansion, or to allow for co-location of other provider's equipment.
c. Proximity of the tower to residential structures and residential district boundaries.
d. Nature of uses on adjacent and nearby properties.
e. Surrounding topography.
f. Present and surrounding tree coverage and foliage.
g. Design and sighting of the tower, with particular reference to design characteristics and location that have the effect of reducing or eliminating visual obtrusiveness.
h. Proposed ingress and egress.
i. Availability of suitable existing towers and other structures as discussed in other paragraphs of this section.
j. Such other factors as the planning commission or city council deem appropriate.

- Issues to consider reflecting on in considering public safety concerns regarding the erection of Communication towers include:
  - Structural Safety
  - Electromagnetic Radiation Exposure
  - Aviation Safety
  - Accessibility and Security
  - Environmental Impact
  - Community Concerns
  - Disaster Response and Emergency Services

- o Public engagement and Transparency
- o Regulatory Compliance

THEREFORE, BE IT RESOLVED Amend City Ordinance 150.06.15.b – Height Limitations to read, "The maximum height of towers shall be 365 feet." And adopting by reference City Code Chapter 10, which, among other things, contain penalty provisions.

On vote being taken, the resolution was passed. Roll call vote Aye: Lorenson, Langness, Bolduc, Arlt, McCraw, and Aarestad. Vote Nay: Narverud and Pream.

RESOLUTION NO. 04.82.25 : Conditional Use Permit Request – Wikstrom Telephone Company

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.82.25, being seconded by Councilmember Megan Arlt, that:

WHEREAS, Wikstrom has been informed that the existing 200' tower base is sinking, and the tower needs to be replaced. Per city ordinance, a conditional use permit is required. Currently T-Mobile, Ham Radio, and Wiktel Internet Services are provided on this Tower.

The Property has a PID# of 2500102930 with a property address of 824 1st Street W., Thief River Falls, MN 56701; Latitude N48 06 59.08, Longitude W96 11 35.20 and is legally described as follows:

SECT-33 TWP-154 RANGE-043 UNPLATTED THIEF RIVER FALLS 3.21 AC. 3.21 A. IN SW1/4NW1/4 SITE ID# MN-00820.

WHEREAS, • Per City Ordinance 150.06.5.a.i, It shall be unlawful for any person, firm, or corporation to erect, construct in place, place, or re-erect, replace, or repair any tower without first making application for a conditional use permit and thereafter securing a building permit.

- Per City Ordinance 150.04.15.b, Height Limitations the maximum height allowed is 365 feet.
- City ordinance also states, Tower setbacks shall be setback from all property lines by a minimum distance equal to the height of the tower, plus 10 feet, including all antennas, and attachments. Towers may be located closer to a property line, or public rights-of-way, if the tower is designed and engineered to collapse progressively within the distance between the tower and property line, which design must be documented by and signed by a qualified professional engineer licensed in Minnesota. In all cases, the tower shall meet the setbacks of the underlining Zoning district.
- The tower meets the co-location requirements allowing multiple users on the same tower.

- Per Section 150.06.16 of City Ordinance. Factors considered in granting conditional use permits for towers. The council shall consider the following factors in determining whether to issue a conditional use permit to towers. The City Council may evaluate each of these factors on a site-by-site basis with varying levels of preference in determining

how the goals of this section are best served.
o Height of the proposed tower facility.
o Capacity of the tower structure for additional antenna equipment to accommodate expansion, or to allow for co-location of other provider's equipment.
o Proximity of the tower to residential structures and residential district boundaries.
o Nature of uses on adjacent and nearby properties.
o Surrounding topography.
o Present and surrounding tree coverage and foliage.
o Design and sighting of the tower, with particular reference to design characteristics and location that have the effect of reducing or eliminating visual obtrusiveness.
o Proposed ingress and egress.
o Availability of suitable existing towers and other structures as discussed in other paragraphs of this section.
o Such other factors as the planning commission or city council deem appropriate.

THEREFORE, BE IT RESOLVED Approve a Conditional Use Permit application by Wikstrom Telephone Company to replace their existing 200-foot-tall monopole communication tower with a new 365-foot free-standing lattice tower.

On vote being taken, the resolution was unanimously passed with the changes in the new ordinance to new 365' height in resolution 4.81.25.

<u>RESOLUTION NO. 04.83.25: Approval of Remote Monitoring and Management Support Tool</u>

Following discussion, Councilmember Michele McCraw introduced Resolution 04.82.25, being seconded by Councilmember Julie Bolduc, that:

WHEREAS, The tool currently used has increased in price, and we are limited in its capabilities. The new software has the same cost, with more capabilities, including management, patch, and support for all endpoints. Since it includes inventory and deployment, we would be able to eliminate our inventory and deployment software as well. Thus saving the city money in the future.

WHEREAS, Features
o Remote Monitoring & Management
- Patch Management
- Software Deployment
- Quick Connect
- Hardware and Software Inventory

o Endpoint Management
- Monitoring & Alerting
- Scripting & Automation

THEREFORE, BE IT RESOLVED Approve for the City of Thief River Falls to purchase a tool for remote monitoring and management, endpoint management and remote access.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.84.25 : Approval of POS Registers for Liquor Store

Following discussion, Councilmember Scott Pream introduced Resolution 04.84.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, The present POS Server and POS Computers are 7 years old. These are used every day to conduct business.

WHEREAS, • We have concerns about the server failing with its age
o The new server would be configured with a Raid 1 for redundancy
• The computers have older processors and not as much memory as the new ones
o Will be able to meet now and future needs.
• We have a good relationship with Total Register Systems in the past with our software and hardware needs.

THEREFORE, BE IT RESOLVED Approve for the City of Thief River Falls to purchase a Server, 4 POS Computers and 4 Monitors for the Liquor Store.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.85.25: Approval of Clip Training Subscription

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.85.25, being seconded by Councilmember Steve Narverud, that:

WHEREAS, With technology forever changing, ClipTraining is an inexpensive means at $25 a month for 50 users to provide self-service employee training in Cybersecurity and Microsoft 365. We will pay for one year with one month free for a total of $275.00 plus a one-time setup fee of $235.00.

WHEREAS, Elevate
o Employee Productivity
o Improve Skillsets
o Ensure Organizational Compliance
o Improve Employee Retention

THEREFORE, BE IT RESOLVED Approve for the City of Thief River Falls to purchase a ClipTraining subscription.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.86.25: Statement of Work for Civic Plus

Following discussion, Councilmember Steve Narverud introduced Resolution 04.86.25, being seconded by Councilmember Michele McCraw, that:

WHEREAS, The City is eligible for a new custom website redesign through Civic Plus after four years of service since 2020.

WHEREAS, • Transition to the new platform, Central Starter
- Free custom redesign is available to us this year.
- Future financial considerations:
  - o Next year's premium package is $5,799.00 annually
  - o Additional recurring redesign fee: $2,100.00 per year for a 48-month term.

- Customized Design
- 12 default modules, 1 advanced design component
- Launch timeline of 16-28 weeks.
- Meetings for content, design, and website reveal.
- Migration of all site content verbatim (excluding calendar, news, and time-sensitive items),

THEREFORE, BE IT RESOLVED Authorize the City Administrator to execute a Statement of Work with Civic Plus.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.87.25 : Statement of Work for AudioEye from Civic Plus

Following discussion, Councilmember Scott Pream introduced Resolution 04.87.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, • Civic Plus offers a platform called AudioEye, specifically designed for ADA Compliance Accessibility.
- A one-year free trial has been offered, with the option to cancel at any time.

WHEREAS, • Government websites must comply with accessibility standards to ensure content is accessible and usable for all residents.
- Commitment to ongoing deliverance of accessible content.
- Focus on digital accessibility: Ensure that digital content is designed with accessibility in mind.
- User testing and insights: Provides actionable insights through user testing to improve accessibility.
- Certified accessible by AudioEye: Guarantees certification of accessibility standards through AudioEye.

THEREFORE, BE IT RESOLVED Authorize the City Administrator to execute a Statement of Work for AudioEye.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.88.25: To approve and authorize the City Administrator to sign the Northern Woodwork, Inc proposal

Following discussion, Councilmember Scott Pream introduced Resolution 04.88.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, The City of Thief River Falls has had construction done on City Hall. In the process some existing cabinetry has been moved into conference room 201 upstairs. During the removal and placement, the countertop had been broken in several places and hinges misplaced. The countertop is not a standard size.

THEREFORE, BE IT RESOLVED to authorize the City Administrator to fully execute the proposal with Northern Woodwork, Inc to construct a laminate countertop, provide specialty hinges and mounting plates with jobsite delivery.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.89.25: To approve and authorize the City Administrator and Mayor to sign the revised Memorandum of Understanding with the Pennington County Council on Aging as owner of the Heritage Center.</u>

Following discussion, Councilmember Steve Narverud introduced Resolution 04.89.25, being seconded by Councilmember Megan Arlt, that:

WHEREAS, The City of Thief River Falls and the Pennington County Council on Aging has had a Memorandum of Understanding since 1989. This revised version has cleared up wording on processes.

THEREFORE, BE IT RESOLVED to authorize the City Administrator and Mayor to fully execute the revised Memorandum of understanding with the Pennington County Council on Aging as owner of the Heritage Center.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.90.25: To approve a Mamava XL pod at the Ralph Engelstad Arena</u>

Following discussion, Councilmember Megan Arlt introduced Resolution 04.90.25, being seconded by Councilmember Jason Aarestad, that:

WHEREAS, Local public health agencies conducted a survey across the 5-county area including Kittson, Marshall, Red Lake, Pennington, and Roseau. In 2023 this survey included the Women, Infant, and Children (WIC) program which surveyed nursing mothers regarding their level of comfort when feeding their child while outside the home. The data indicated that spaces would be welcomed.

The Mamava XL pod is spacious and is wheelchair accessible. This size is best for public venues and larger work places.

THEREFORE, BE IT RESOLVED to authorize the City Administrator to fully execute a SHIP Partner Award application for a Mamava XL pod to be placed at the Ralph Engelstad Arena.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.91.25: Authorize City Administrator to sign the VIA Engagement letter – GASB 67/68</u>

Following discussion, Councilmember Scott Pream introduced Resolution 04.91.25, being seconded by Councilmember Michele McCraw, that:

WHEREAS, The GASB 67/68 accounting rules require a "full" actuarial valuation every two years, while a simplified roll-forward report is required in the "off-years". The 2024/2025 Full actuarial report is a fixed fee of $2,600 and the 2025/2026 off-year actuarial report is a fixed fee of $1,000. This engagement letter would be effective as of January 1, 2025 and shall automatically renew on an annual basis

THEREFORE, BE IT RESOLVED Contract with VIA Actuarial services to provide GASB 67/68 actuarial services for the Thief River Falls Fireman's Relief Association. Authorize the City Administrator to sign the letter of engagement with VIA Actuarial Solutions.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.92.25: Approve CDAB appointment renewal and new appointment</u>

Following discussion, Councilmember Jason Aarestad introduced Resolution 04.92.25, being seconded by Councilmember Scott Pream, that:

WHEREAS, Steve Lillistol term renewed 1/31/2025. Tim Hagl is not renewing his term (ending 1/31/2025). Tony McLean has been appointed to replace Hagl. Each seat is a three-year term.

THEREFORE, BE IT RESOLVED Approve the re-appointment of Steve Lillistol and appointment of Tony McLean (Border Bank) to the Community Development and Advisory Board (CDAB).

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.93.25: Approve application for loan/grant for lead service line replacement project</u>

Following discussion, Councilmember Steve Narverud introduced Resolution 04.93.25, being seconded by Councilmember Jason Aarestad, that:

WHEREAS, the City of Thief River Falls is hereby applying to the Minnesota Public Facilities Authority for a loan and/or grant from the Drinking Water Revolving Fund/Drinking Revolving Fund for lead service line replacement project as described in the application.

THEREFORE, BE IT RESOLVED that the City of Thief River Falls has the legal authority to apply for the loan and/or grant, and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation and maintenance of the project for its design life.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.94.25: Approval to appoint Brian Jacobson an as Director and John Kinsman as Advisor to the NMPA Board of Directors.

Following discussion, Councilmember Scott Pream introduced Resolution 04.94.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, The City of Thief River Falls is a member of the Northern Municipal Power Agency. Each of the 12 members of the Agency appoints a Director and Advisor as a member of the NMPA Board of Directors.

THEREFORE, BE IT RESOLVED Re-appoint Brian Jacobson as Director and John Kinsman as Advisor to the Northern Municipal Power Agency Board of Directors. Terms effective May 1, 2025 through April 30 ,2026.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.95.25: Purchase and Installation of New Carpet in City Hall Public Works Director's Office

Following discussion, Councilmember Steve Narverud introduced Resolution 04.95.25, being seconded by Councilmember Kelly Langness , that:

WHEREAS, The existing carpet is approximately 30 years old and shows wearing. With the lobby, PW administrative office, and alcove carpet currently being replaced, now would be the time to replace the carpet in the PW Director’s Office.
WHEREAS, Adjacent carpet is being updated. Replacement would match future wear conditions.

THEREFORE, BE IT RESOLVED Approve the purchase and installation of new carpet in City Hall PW Director’s office from Paint & Glass Interiors, Inc. in the amount of $ $1,678.52.

On vote being taken, the resolution was unanimously passed. Aarestad abstained.

RESOLUTION NO. 04.96.25: Administration fees for executing contracted grass mowing for city code compliance.

Following discussion, Councilmember Julie Bolduc introduced Resolution 04.96.25, being seconded by Councilmember Scott Pream, that:

WHEREAS, The City of Thief River Falls Code requires a property owner to control grass and weeds on their property as the city code follows:
91.37 OWNERS RESPONSIBLE FOR TRIMMING, REMOVAL AND THE LIKE.
All property owners shall be responsible for the removal, cutting, or disposal and elimination of weeds, grass, and rank vegetation or other uncontrolled plant growth on

their property, which at the time of notice, is in excess of six inches in height. Inspections are conducted periodically (typically every other week) during the growing season through the Building Official, with notice sent to noncompliant property owners after each inspection. Property owners are given seven days to mow their grass, or it will be completed by the contractor.

WHEREAS, Public Works Committee was asked to review the administrative costs with comparative municipal data of other cities.

THEREFORE, BE IT RESOLVED Adjust the Administration fees associated with code enforcement mowing contracts to the following 2025 calendar year schedule: $50.00 for first offense, $100.00 for any offenses committed after 1st offense in any one calendar year.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.97.25: New resurfacing of four (4) tennis courts and one (1) basketball court at Englestad Park

Following discussion, Councilmember Julie Bolduc introduced Resolution 04.97.25, being seconded by Councilmember Megan Arlt, that:

WHEREAS, The courts at Englestad Park were previously resurfaced in 2017. New resurfacing was placed into annual budgets to accumulate funds for the next recommended resurfacing of 7 years. The surface has deteriorated and is in need of resurfacing. The local public schools use the courts for organized tennis matches and tournaments.

WHEREAS, The school uses the courts for organized matches in April/May. Construction of the new surface would be mid-June to early August. Color scheme to be inner dark blue/outer light green on tennis courts and inner dark blue/outer light blue on the basketball court.

THEREFORE, BE IT RESOLVED Approve JB Surfaces of Fargo, ND for new Plexipave court resurfacing at Engelstad Park for a total sum of $62,086.00.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 04.98.25: New roof construction for the Municipal Liquor Store and the Public Library

Removed resolution no. 04.98.25 from Agenda replaced and with Addendum 8.26.

RESOLUTION NO. 04.99.25: Approval of the TRF Police Department to purchase a 20 new Glock duty pistols to replace aging duty handguns with sights and holsters.

Following discussion, Councilmember Megan Arlt introduced Resolution 04.99.25, being seconded by Councilmember Julie Bolduc, that:

WHEREAS, The current handguns carried by the TRF Police officers are 10 years old.

Holsters are starting to wear out. The new Gen 5 Glock pistols will not fit in existing duty holsters so replacing existing holsters now will have to be replaced again when we purchase new guns. We respectfully request to purchase new guns and holsters at the same time.

WHEREAS, This is a mandatory piece of equipment.

THEREFORE, BE IT RESOLVED Approval of the TRF Police Department to purchase a 20 new Glock duty pistols, sights and holsters for $18,000. To come out of the Emergency Services account.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.100.25: Approve the Employment of Colin Bruggeman as Patrol Officer</u>

Following discussion, Councilmember Kelly Langness introduced Resolution 04.100.25, being seconded by Councilmember Scott Pream, that:

WHEREAS, Bruggeman will replace Officer Munier on Patrol, Officer Munier resigned in April of 2025.

WHEREAS, This hire will put the Police Department at 16 full-time officers. The Police Department has been approved for 17 full-time officers.

THEREFORE, BE IT RESOLVED To approve the employment of Colin Bruggeman for the position of Patrol Officer. Bruggeman will be hired for the position of Patrol Officer. Bruggeman will be hired at a grade 6 step 1 for $33.38 per hour. This is an LELS Union non-exempt position. Employment is contingent upon successful completion of all pre-employment requirements.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 04.101.25 : Approval of TRF Police Department to purchase 6 additional batteries for the body cameras</u>

Following discussion, Councilmember Megan Arlt introduced Resolution 04.101.25, being seconded by Councilmember Jason Aarestad, that:

WHEREAS, The batteries for the body cameras last on average about 4-5 hours. Officers work 12-hour shifts. Motorola does not offer a longer lasting battery. It is the recommendation of the manufacturer to have spare batteries available to officers that they can keep with them on their shift.

WHEREAS, Public safety consented to the purchase of the batteries.

THEREFORE, BE IT RESOLVED Approval of the TRF Police Department to purchase 6 additional body cam batteries for the price of $1134.00.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO 04.102.25: Approval of new roof construction for the Municipal Liquor Store and Public Library

Following discussion, Councilmember McCraw introduced Resolution 04.102.25, being seconded by Councilmember Steve Narverud that:

WHEREAS, the project is based on an item generated by the City's Building Committee. These are items that have been prioritized for needs and project viability. Both roofs have exceeded previous EOL expectations and have developed leaks.

THEREFORE, Approve Ackerman Construction for the adhered roof system for the Municipal Liquor Store at an amount of $130,000 and Herzog Construction for the new ballast roof system on the Public Library at an amount of $95,000.

On vote being taken, the resolution was unanimously passed.

COUNCIL BOARDS AND COMMISSIONS REPORTS

- Spring leaf pickup beings April 28 by Wards. Map and dates are available on the city website
- The Tourist Park opens May 1
- Lorenson noted he's requested border open and close times to change
- Music in the Park (Floyd B. Olson Park) beings June 3. It has been moved to Tuesday nights. Dates an entertainment schedule available on the city website

UPCOMING MEETINGS

- **State of The City Address** - Council Chambers April 28th at 5:30 pm
- **Mark Bieganek Retirement Party** - Fire Hall April 28th from 2-5 pm
- **Tri-City Meeting** (TRF, Crookston & EGF) - Ralph Engelstad Arena Imperial Room April 29th. Dinner at 5:30 pm Session at 6 pm.
- **Spring Cleanup Day for Pennington County Residents** - Saturday, May 3rd from 8 am - Noon (call Les's Sanitation with questions 681-7312)
- **City Council Meeting** - Council Chambers May 6th at 5:30 pm
- **Public Utilities Committee Meeting** - Room 101 May 12th at 7 am
- **Public Safety/Liquor Committee Meeting** - Room 101 May 12th at 4:30 pm
- **Administrative Services Committee Meeting** - Room 101 May 13th at 4:30 pm
- **Public Works Committee Meeting** - Room 101 May 14th at 4:30 pm
- **City Council Meeting** - Council Chambers May 20th at 5:30 pm

INFORMATIONAL ITEMS

- Investment Summary
- Social Media for government officials letter from Delray
- Lorenson thanked the boy scouts for attending the Council Meeting

ADJOURNMENT

There being no further discussion, Councilmember Scott Pream motioned being seconded by Councilmember Kelly Langness to adjourn at 7:00 pm. On vote being taken, the Chair declared the motion unanimously carried.

____ Mayor Mike Lorenson

Attest: City Administrator Angela Philipp ______________________________________

City of Thief River Falls

#7.02

COUNCIL MEETING BILLS
MAY 6th, 2025

SUMMARY OF DISBURSEMENTS

4/14/2025	AP PKT #1366 - DIRECT PAYABLES	$1,251,741.53
4/15/2025	AP PKT #1368 - DIRECT PAYABLES / LIQUOR	$157,691.40
4/16/2025	AP PKT #1372 - DIRECT PAYABLES / M SWANSON	$200.00
4/17/2025	AP PKT #1369 - DIRECT PAYABLES	$176,903.37
4/17/2025	AP PKT #1362 - #8 PAYROLL	$164,278.34
4/24/2025	AP PKT #1375 - DIRECT PAYABLES / LIQUOR	$128,121.49
4/24/2025	AP PKT #1374 - DIRECT PAYABLES	$137,409.24
4/28/2025	UB PKT #1322 - UTILITY REFUND CHECKS	$1,120.90
4/28/2025	AP PKT #1380 - DIRECT PAYABLES / U S POSTMASTER	$1,962.03
4/30/2025	AP PKT #1373 - WEX & UNEMPLOYMENT PAYABLES	$2,887.98
5/1/2025	AP PKT #1378 - COUNCIL MEETING	$382,505.85
5/1/2025	AP PKT #1376 - #9 PAYROLL	$265,473.25
5/1/2025	AP PKT #1377 - #9 PAYROLL	$403.76
GRAND TOTAL OF DISBURSEMENTS		**$2,670,699.14**

City of Thief River Falls, MN

Refund Check Register

Refund Check Detail

UBPKT03126 - Refunds 01 UBPKT03122 Disconnect

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
02-00180-005	RODRIGUEZ, ALONDRA GONZALEZ	4/28/2025	95200	115.09			115.09	Generated From Billing
11-01358-005	RADER, CHAD R	4/28/2025	95201	113.52			113.52	Generated From Billing
12-01429-007	MOORE, BRENDEN A	4/28/2025	95202	161.74			161.74	Generated From Billing
23-03148-006	JETTY, CARLY S	4/28/2025	95203	179.86			179.86	Generated From Billing
26-05132-006	CHAPMAN, JESSICA C	4/28/2025	95204	136.05			136.05	Generated From Billing
31-04833-003	ZUTZ, MIRANDA C	4/28/2025	95205	185.03			185.03	Generated From Billing
31-05016-004	BERMUDEZ, RUBEN D MENDOZA	4/28/2025	95206	185.53			185.53	Deposit
31-05032-002	MILLER, SHAWN A	4/28/2025	95207	44.08			44.08	Generated From Billing
Total Refunds: 8			**Total Refunded Amount:**	1,120.90				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1120.90
Revenue Total:	1120.90

General Ledger Distribution

Posting Date: 04/25/2025

	Account Number	Account Name	Posting Amount	IFT
Fund: 690 - ELECTRIC UTILITY FUND				
	690-10101	Cash & Investments	-1,120.90	Yes
	690-11530	Accts Receivable - Billing	1,120.90	
		690 Total:	0.00	
Fund: 999 - POOL CASH FUND				
	999-10101	Pooled Cash & Investments	-1,120.90	
	999-20700	Due To Other Funds	1,120.90	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01362 - PYPKT01626 - 2025 04 17 #8 Payroll

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: INTERNAL REVENUE SERVICE							
INTERNAL REVENUE SERVICE	INV0001589	04/17/2025	740-20150	Payroll Taxes Payable	FED W/H		26,230.79
INTERNAL REVENUE SERVICE	INV0001589	04/17/2025	740-20150	Payroll Taxes Payable	SOCIAL SECURITY		23,911.50
INTERNAL REVENUE SERVICE	INV0001589	04/17/2025	740-20150	Payroll Taxes Payable	MEDICARE		8,036.00
					Vendor INTERNAL REVENUE SERVICE Total:		**58,178.29**
Vendor: MINNESOTA STATE RETIREMENT SYS							
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4150-61340	MSRS HCSP	HCSP Retiree		200.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4220-61340	MSRS HCSP	HCSP Retiree		200.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4312-61340	MSRS HCSP	HCSP Retiree		300.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4315-61340	MSRS HCSP	HCSP Retiree		100.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4510-61340	MSRS HCSP	HCSP Retiree		200.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	100-4650-61340	MSRS HCSP	HCSP Retiree		100.00
MINNESOTA STATE RETIRE…	INV0001593	04/17/2025	690-4825-61340	MSRS HCSP	HCSP Retiree		100.00
					Vendor MINNESOTA STATE RETIREMENT SYS Total:		**1,200.00**
Vendor: MINNESOTA TEAMSTERS NO. 320							
MINNESOTA TEAMSTERS N…	INV0001585	04/17/2025	740-24000	Clearing Account	Union Dues		4,305.00
					Vendor MINNESOTA TEAMSTERS NO. 320 Total:		**4,305.00**
Vendor: MN DPT OF REVENUE - GARNISHMENTS							
MN DPT OF REVENUE - GA…	INV0001586	04/17/2025	740-24000	Clearing Account	Garnishment		373.78
					Vendor MN DPT OF REVENUE - GARNISHMENTS Total:		**373.78**
Vendor: MN DPT OF REVENUE - WITHHOLDING							
MN DPT OF REVENUE - WIT…	INV0001588	04/17/2025	740-20160	State Withholding	State W/H Tax		12,708.39
					Vendor MN DPT OF REVENUE - WITHHOLDING Total:		**12,708.39**
Vendor: P E R A OF MN							
P E R A OF MN	INV0001587	04/17/2025	740-20180	PERA Payable	PERA EE/ER COORD		27,384.14
P E R A OF MN	INV0001587	04/17/2025	740-20180	PERA Payable	PERA EE/ER P&F		25,118.87
P E R A OF MN	INV0001587	04/17/2025	740-20180	PERA Payable	PERA EE/ER DEF		182.50
					Vendor P E R A OF MN Total:		**52,685.51**
Vendor: SUN LIFE FINANCIAL - LIFE							
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4150-61330	Life Insurance	Life Ins Premium		66.30
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4194-61330	Life Insurance	Life Ins Premium		9.35
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4210-61330	Life Insurance	Life Ins Premium		175.10
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4220-61330	Life Insurance	Life Ins Premium		68.85
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4312-61330	Life Insurance	Life Ins Premium		51.00
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4315-61330	Life Insurance	Life Ins Premium		51.00
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4510-61330	Life Insurance	Life Ins Premium		9.35

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4650-61330	Life Insurance	Life Ins Premium		60.35
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	100-4660-61330	Life Insurance	Life Ins Premium		12.75
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	610-4825-61330	Life Insurance	Life Ins Premium		69.70
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	620-4825-61330	Life Insurance	Life Ins Premium		43.75
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	680-4825-61330	Life Insurance	Life Ins Premium		34.45
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	690-4825-61330	Life Insurance	Life Ins Premium		171.70
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	740-24000	Clearing Account	Life Ins Premium		701.42
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	740-4870-63640	Life Insurance - COBRA	Life Ins COBRA		48.90
SUN LIFE FINANCIAL - LIFE	INV0001584	04/17/2025	820-4825-61330	Life Insurance	Life Ins Premium		9.35
					Vendor SUN LIFE FINANCIAL - LIFE Total:		**1,583.32**
Vendor: VANTAGEPOINT ICMA							
VANTAGEPOINT ICMA	INV0001581	04/17/2025	740-24000	Clearing Account	Contributions Employee		5,342.94
					Vendor VANTAGEPOINT ICMA Total:		**5,342.94**
Vendor: WEX BANK							
WEX BANK	INV0001583	04/17/2025	740-24000	Clearing Account	HSA		362.50
WEX BANK	INV0001594	04/08/2025	100-4150-61310	Health Insurance	VEBA City Contribution		251.20
WEX BANK	INV0001594	04/08/2025	100-4194-61310	Health Insurance	VEBA Employer Contribution		251.20
WEX BANK	INV0001594	04/08/2025	100-4210-61310	Health Insurance	VEBA City Contribution		3,343.94
WEX BANK	INV0001594	04/08/2025	100-4220-61310	Health Insurance	VEBA City Contribution		1,643.16
WEX BANK	INV0001594	04/08/2025	100-4650-61310	Health Insurance	VEBA City Contribution		3,595.14
WEX BANK	INV0001594	04/08/2025	610-4825-61310	Health Insurance	VEBA City Contributions		251.20
WEX BANK	INV0001594	04/08/2025	680-4825-61310	Health Insurance	VEBA City Contribution		1,391.96
WEX BANK	INV0001594	04/08/2025	690-4825-61310	Health Insurance	VEBA City Contribution		4,735.90
WEX BANK	INV0001595	04/08/2025	100-4150-61310	Health Insurance	HSA City Contribution		2,841.54
WEX BANK	INV0001595	04/08/2025	100-4210-61310	Health Insurance	HSA City Contribution		947.18
WEX BANK	INV0001595	04/08/2025	100-4220-61310	Health Insurance	HSA City Contribution		753.60
WEX BANK	INV0001595	04/08/2025	100-4650-61310	Health Insurance	HSA City Contribution		3,537.52
WEX BANK	INV0001595	04/08/2025	610-4825-61310	Health Insurance	HSA City Contribution		695.98
WEX BANK	INV0001595	04/08/2025	680-4825-61310	Health Insurance	HSA City Contribution		947.18
WEX BANK	INV0001595	04/08/2025	690-4825-61310	Health Insurance	HSA City Contribution		251.20
					Vendor WEX BANK Total:		**25,800.40**
Vendor: WEX HEALTH INC							
WEX HEALTH INC	INV0001590	04/08/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		5.00
WEX HEALTH INC	INV0001591	04/08/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		61.52
WEX HEALTH INC	INV0001592	04/08/2025	100-4670-62990	Misc. Operating Expense	WEX Administrative Fees - ...		134.75
WEX HEALTH INC	INV0001592	04/08/2025	610-4840-62990	Misc. Operating Expense	WEX Administrative Fees - ...		13.75
WEX HEALTH INC	INV0001592	04/08/2025	620-4840-62990	Misc. Operating Expense	WEX Administrative Fees - ...		11.00
WEX HEALTH INC	INV0001592	04/08/2025	690-4840-62990	Misc. Operating Expense	WEX Administrative Fees - ...		52.25
WEX HEALTH INC	INV0001596	04/09/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		21.88
WEX HEALTH INC	INV0001597	04/10/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		50.00
WEX HEALTH INC	INV0001598	04/11/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		327.88
WEX HEALTH INC	INV0001599	04/14/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		37.91
WEX HEALTH INC	INV0001600	04/15/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		272.32

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
WEX HEALTH INC	INV0001601	04/15/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		1,112.45
						Vendor WEX HEALTH INC Total:	**2,100.71**
						Grand Total:	**164,278.34**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		18,903.28
610 - LIQUOR DISPENSARY		1,030.63
620 - WATER UTILITY FUND		54.75
680 - WASTEWATER UTILITY FUND		2,373.59
690 - ELECTRIC UTILITY FUND		5,311.05
740 - TRF HEALTH INSURANCE FUND		136,595.69
820 - GREENWOOD CEMETERY FUND		9.35
	Grand Total:	**164,278.34**

Account Summary

Account Number	Account Name	Expense Amount
100-4150-61310	Health Insurance	3,092.74
100-4150-61330	Life Insurance	66.30
100-4150-61340	MSRS HCSP	200.00
100-4194-61310	Health Insurance	251.20
100-4194-61330	Life Insurance	9.35
100-4210-61310	Health Insurance	4,291.12
100-4210-61330	Life Insurance	175.10
100-4220-61310	Health Insurance	2,396.76
100-4220-61330	Life Insurance	68.85
100-4220-61340	MSRS HCSP	200.00
100-4312-61330	Life Insurance	51.00
100-4312-61340	MSRS HCSP	300.00
100-4315-61330	Life Insurance	51.00
100-4315-61340	MSRS HCSP	100.00
100-4510-61330	Life Insurance	9.35
100-4510-61340	MSRS HCSP	200.00
100-4650-61310	Health Insurance	7,132.66
100-4650-61330	Life Insurance	60.35
100-4650-61340	MSRS HCSP	100.00
100-4660-61330	Life Insurance	12.75
100-4670-62990	Misc. Operating Expense	134.75
610-4825-61310	Health Insurance	947.18
610-4825-61330	Life Insurance	69.70
610-4840-62990	Misc. Operating Expense	13.75
620-4825-61330	Life Insurance	43.75
620-4840-62990	Misc. Operating Expense	11.00
680-4825-61310	Health Insurance	2,339.14
680-4825-61330	Life Insurance	34.45
690-4825-61310	Health Insurance	4,987.10
690-4825-61330	Life Insurance	171.70
690-4825-61340	MSRS HCSP	100.00

Account Summary

Account Number	Account Name	Expense Amount
690-4840-62990	Misc. Operating Expense	52.25
740-20150	Payroll Taxes Payable	58,178.29
740-20160	State Withholding	12,708.39
740-20180	PERA Payable	52,685.51
740-20300	Flex Payroll Deductions	1,888.96
740-24000	Clearing Account	11,085.64
740-4870-63640	Life Insurance - COBRA	48.90
820-4825-61330	Life Insurance	9.35
	Grand Total:	**164,278.34**

Project Account Summary

Project Account Key		Expense Amount
None		164,278.34
	Grand Total:	**164,278.34**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01366 - 04/14/25 DIRECT PAYABLES

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: BANKCARD ELECTRONIC PYMTS INC							
BANKCARD ELECTRONIC P...	MAR 2025	04/14/2025	610-4890-63060	Credit Card Fees	MAR 2025 - CREDIT CARD F...		7,188.07
					Vendor BANKCARD ELECTRONIC PYMTS INC Total:		**7,188.07**
Vendor: CORE & MAIN LP							
CORE & MAIN LP	PNV0000000049	02/27/2025	620-4890-63110	Consulting Fees	AMI - INTEGRATION WITH I...		6,250.00
					Vendor CORE & MAIN LP Total:		**6,250.00**
Vendor: DORSEY AND WHITNEY LLP							
DORSEY AND WHITNEY LLP	4067127	04/08/2025	100-4650-63032	Economic Development Serv..	LEGAL FEES - SANFORD RED...		2,500.00
					Vendor DORSEY AND WHITNEY LLP Total:		**2,500.00**
Vendor: FARMERS UNION OIL COMPANY							
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4194-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHASE		31.81
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4210-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		803.26
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4220-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		108.98
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4312-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		1,520.58
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4315-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		1,283.99
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4510-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		247.71
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	100-4650-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		56.29
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	620-4840-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		444.80
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	680-4840-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		334.17
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	690-4840-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		1,340.04
FARMERS UNION OIL COM...	MAR 2025	04/14/2025	820-4840-62120	Gas-Oil-Lube	MAR 2025 - FUEL PURCHAS...		42.00
					Vendor FARMERS UNION OIL COMPANY Total:		**6,213.63**
Vendor: FLEETPRIDE							
FLEETPRIDE	124298728	03/19/2025	100-4312-62210	Equipment Maint & Repair	MODULATION VALVE - #55...		90.99
					Vendor FLEETPRIDE Total:		**90.99**
Vendor: GARDEN VALLEY TECHNOLOGIES							
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4150-63210	Communication Expense	APR / MAY 2025 - PHONE C...		408.03
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4194-63210	Communication Expense	APR / MAY 2025 - PHONE C...		63.16
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4220-63210	Communication Expense	APR / MAY 2025 - PHONE C...		104.16
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4240-63210	Communication Expense	APR / MAY 2025 - PHONE C...		26.99
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4312-63210	Communication Expense	APR / MAY 2025 - PHONE C...		41.99
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4315-63210	Communication Expense	APR / MAY 2025 - PHONE C...		41.98
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4510-63210	Communication Expense	APR / MAY 2025 - PHONE C...		48.99
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4570-63210	Communication Expense	APR / MAY 2025 - PHONE C...		9.99
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4650-63210	Communication Expense	APR / MAY 2025 - PHONE C...		110.97
GARDEN VALLEY TECHNOL...	101413140	04/10/2025	100-4660-63210	Communication Expense	APR / MAY 2025 - PHONE C...		22.00

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	100-4670-64500	Senior Citizen Programs	APR / MAY 2025 - DDD PH…		2.28
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	100-4670-64500	Senior Citizen Programs	APR / MAY 2025 - PHONE C…		82.32
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	610-4830-63210	Communication Expense	APR / MAY 2025 - PHONE C…		155.40
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	620-4830-63210	Communication Expense	APR / MAY 2025 - PHONE C…		197.89
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	630-4830-63210	Communication Expense	APR / MAY 2025 - PHONE C…		330.02
GARDEN VALLEY TECHNOL…	101413140	04/10/2025	690-4830-63210	Communication Expense	APR / MAY 2025 - PHONE C…		341.90
					Vendor GARDEN VALLEY TECHNOLOGIES Total:		**1,988.07**
Vendor: GUARDIAN PEST SOLUTIONS INC							
GUARDIAN PEST SOLUTIONS..	2643178	02/18/2025	100-4560-63030	Contracts Expense	FEB 2025 - RODENT CONTR…		58.78
					Vendor GUARDIAN PEST SOLUTIONS INC Total:		**58.78**
Vendor: MARCO TECHNOLOGIES LLC							
MARCO TECHNOLOGIES LLC	552931412	04/01/2025	100-4150-63030	Contracts Expense	APR 2025 - COPIER LEASE		565.83
MARCO TECHNOLOGIES LLC	552931412	04/01/2025	100-4650-63030	Contracts Expense	APR 2025 - COPIER LEASE		409.26
MARCO TECHNOLOGIES LLC	552931412	04/01/2025	690-4890-63030	Contracts Expense	APR 2025 - COPIER LEASE		135.35
					Vendor MARCO TECHNOLOGIES LLC Total:		**1,110.44**
Vendor: MN ENERGY RESOURCES #0502295320-00003							
MN ENERGY RESOURCES #0…	5429345644	04/04/2025	100-4220-63890	Utilities Expense	MAR 2025 - GAS METER RE…		255.74
MN ENERGY RESOURCES #0…	5429345644	04/04/2025	100-4550-63890	Utilities Expense	MAR 2025 - GAS METER RE…		464.88
MN ENERGY RESOURCES #0…	5429345644	04/04/2025	100-4560-63890	Utilities Expense	MAR 2025 - GAS METER RE…		305.43
MN ENERGY RESOURCES #0…	5429345644	04/04/2025	100-4570-63890	Utilities Expense	MAR 2025 - GAS METER RE…		364.59
MN ENERGY RESOURCES #0…	5429345644	04/04/2025	680-4830-63890	Utilities Expense	MAR 2025 - GAS METER RE…		21.38
					Vendor MN ENERGY RESOURCES #0502295320-00003 Total:		**1,412.02**
Vendor: MN ENERGY RESOURCES #0503090429-00002							
MN ENERGY RESOURCES #0…	5433050215	04/08/2025	100-4194-63890	Utilities Expense	MAR 2025 - GAS METER RE…		284.25
					Vendor MN ENERGY RESOURCES #0503090429-00002 Total:		**284.25**
Vendor: MN ENERGY RESOURCES #0503307772-00005							
MN ENERGY RESOURCES #0…	5428664076	04/04/2025	690-4830-63890	Utilities Expense	MAR 2025 - GAS METER RE…		3,492.94
					Vendor MN ENERGY RESOURCES #0503307772-00005 Total:		**3,492.94**
Vendor: MN ENERGY RESOURCES #0740731585-00002							
MN ENERGY RESOURCES #0…	5429565891	04/07/2025	100-4670-64500	Senior Citizen Programs	MAR 2025 - GAS METER RE…		156.12
					Vendor MN ENERGY RESOURCES #0740731585-00002 Total:		**156.12**
Vendor: NORTHERN MUNICIPAL POWER AGNCY							
NORTHERN MUNICIPAL PO…	MAR 2025	04/14/2025	690-4810-68400	Purchased Power	MAR 2025 - DE & ENERGY		953,519.65
					Vendor NORTHERN MUNICIPAL POWER AGNCY Total:		**953,519.65**
Vendor: RALPH ENGELSTAD ARENA							
RALPH ENGELSTAD ARENA	INV-THIEF-00007	04/01/2025	630-4930-67200	Operating Transfers	2ND QTR 2025 OPERATING …		20,000.00
RALPH ENGELSTAD ARENA	INV-THIEF-00007	04/01/2025	630-4930-67200	Operating Transfers	2ND QTR 2025 OPERATING …		166,165.75
RALPH ENGELSTAD ARENA	INV-THIEF-00007	04/01/2025	640-4930-67200	Operating Transfers	2ND QTR 2025 OPERATING …		67,540.50
RALPH ENGELSTAD ARENA	INV-THIEF-00007	04/01/2025	650-4930-67200	Operating Transfers	2ND QTR 2025 OPERATING …		12,735.00
					Vendor RALPH ENGELSTAD ARENA Total:		**266,441.25**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: VERIZON WIRELESS #486397938							
VERIZON WIRELESS #48639…	6109893842	04/01/2025	100-4210-63210	Communication Expense	APR 2025 - MONTHLY ACCE…		295.12
					Vendor VERIZON WIRELESS #486397938 Total:		**295.12**
Vendor: VERIZON WIRELESS #742042583							
VERIZON WIRELESS #74204…	6109934753	04/01/2025	100-4220-63210	Communication Expense	APR 2025 - MONTHLY IPAD …		80.02
VERIZON WIRELESS #74204…	6109934753	04/01/2025	100-4240-63210	Communication Expense	APR 2025 - IPAD CHARGES		40.01
VERIZON WIRELESS #74204…	6109934753	04/01/2025	100-4650-63210	Communication Expense	APR 2025 - IPAD CHARGES		80.02
VERIZON WIRELESS #74204…	6109934753	04/01/2025	620-4830-63210	Communication Expense	APR 2025 - IPAD CHARGES		120.03
VERIZON WIRELESS #74204…	6109934753	04/01/2025	680-4830-63210	Communication Expense	APR 2025 - IPAD CHARGES		40.01
VERIZON WIRELESS #74204…	6109934753	04/01/2025	690-4830-63210	Communication Expense	APR 2025 - IPAD CHARGES		380.11
					Vendor VERIZON WIRELESS #742042583 Total:		**740.20**
						Grand Total:	**1,251,741.53**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		10,966.52
610 - LIQUOR DISPENSARY		7,343.47
620 - WATER UTILITY FUND		7,012.72
630 - ARENAS - OAK VIEW GROUP		186,495.77
640 - MEC - OAK VIEW GROUP		67,540.50
650 - TOURIST PARK - OAK VIEW GROUP		12,735.00
680 - WASTEWATER UTILITY FUND		395.56
690 - ELECTRIC UTILITY FUND		959,209.99
820 - GREENWOOD CEMETERY FUND		42.00
	Grand Total:	**1,251,741.53**

Account Summary

Account Number	Account Name	Expense Amount
100-4150-63030	Contracts Expense	565.83
100-4150-63210	Communication Expense	408.03
100-4194-62120	Gas-Oil-Lube	31.81
100-4194-63210	Communication Expense	63.16
100-4194-63890	Utilities Expense	284.25
100-4210-62120	Gas-Oil-Lube	803.26
100-4210-63210	Communication Expense	295.12
100-4220-62120	Gas-Oil-Lube	108.98
100-4220-63210	Communication Expense	184.18
100-4220-63890	Utilities Expense	255.74
100-4240-63210	Communication Expense	67.00
100-4312-62120	Gas-Oil-Lube	1,520.58
100-4312-62210	Equipment Maint & Repa..	90.99
100-4312-63210	Communication Expense	41.99
100-4315-62120	Gas-Oil-Lube	1,283.99
100-4315-63210	Communication Expense	41.98
100-4510-62120	Gas-Oil-Lube	247.71
100-4510-63210	Communication Expense	48.99
100-4550-63890	Utilities Expense	464.88
100-4560-63030	Contracts Expense	58.78
100-4560-63890	Utilities Expense	305.43
100-4570-63210	Communication Expense	9.99
100-4570-63890	Utilities Expense	364.59
100-4650-62120	Gas-Oil-Lube	56.29
100-4650-63030	Contracts Expense	409.26
100-4650-63032	Economic Development ...	2,500.00
100-4650-63210	Communication Expense	190.99
100-4660-63210	Communication Expense	22.00
100-4670-64500	Senior Citizen Programs	240.72

Account Summary

Account Number	Account Name	Expense Amount
610-4830-63210	Communication Expense	155.40
610-4890-63060	Credit Card Fees	7,188.07
620-4830-63210	Communication Expense	317.92
620-4840-62120	Gas-Oil-Lube	444.80
620-4890-63110	Consulting Fees	6,250.00
630-4830-63210	Communication Expense	330.02
630-4930-67200	Operating Transfers	186,165.75
640-4930-67200	Operating Transfers	67,540.50
650-4930-67200	Operating Transfers	12,735.00
680-4830-63210	Communication Expense	40.01
680-4830-63890	Utilities Expense	21.38
680-4840-62120	Gas-Oil-Lube	334.17
690-4810-68400	Purchased Power	953,519.65
690-4830-63210	Communication Expense	722.01
690-4830-63890	Utilities Expense	3,492.94
690-4840-62120	Gas-Oil-Lube	1,340.04
690-4890-63030	Contracts Expense	135.35
820-4840-62120	Gas-Oil-Lube	42.00
	Grand Total:	**1,251,741.53**

Project Account Summary

Project Account Key		Expense Amount
None		1,251,741.53
	Grand Total:	**1,251,741.53**

City of Thief River Falls, MN

Council Approval Register

Packet: APPKT01368 - 04/15/25 DIRECT PAYABLES - LIQUOR

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: ABSOLUTE ICE							
ABSOLUTE ICE	24613	03/31/2025	610-4810-62590	Misc. Mdse for Resale	ICE		456.00
						Vendor ABSOLUTE ICE Total:	**456.00**
Vendor: ARTISAN BEER COMPANY							
ARTISAN BEER COMPANY	3754978	03/24/2025	610-4810-62520	Beer for Resale	BEER		69.20
ARTISAN BEER COMPANY	3758160	04/07/2025	610-4810-62520	Beer for Resale	BEER		1,269.30
						Vendor ARTISAN BEER COMPANY Total:	**1,338.50**
Vendor: BELLBOY CORP - BAR SUPPLY							
BELLBOY CORP - BAR SUPPLY	0109646900	04/01/2025	610-4810-62540	Soft Drinks/Mix for Resale	SHAKERS		24.00
BELLBOY CORP - BAR SUPPLY	0109646900	04/01/2025	610-4810-62540	Soft Drinks/Mix for Resale	PICKLES		35.00
						Vendor BELLBOY CORP - BAR SUPPLY Total:	**59.00**
Vendor: BELLBOY CORP - LIQUOR							
BELLBOY CORP - LIQUOR	0207256400	04/01/2025	610-4810-62510	Liquor for Resale	LIQUOR		3,120.95
						Vendor BELLBOY CORP - LIQUOR Total:	**3,120.95**
Vendor: BEVERAGE WHOLESALERS INC							
BEVERAGE WHOLESALERS I...	373015	03/20/2025	610-4810-62520	Beer for Resale	BEER		1,498.35
						Vendor BEVERAGE WHOLESALERS INC Total:	**1,498.35**
Vendor: BREAKTHRU BEVERAGE							
BREAKTHRU BEVERAGE	120709805	03/28/2025	610-4810-62510	Liquor for Resale	LIQUOR		12,105.23
BREAKTHRU BEVERAGE	120748100	04/01/2025	610-4810-62510	Liquor for Resale	LIQUOR		1,087.05
BREAKTHRU BEVERAGE	120748100	04/01/2025	610-4810-62530	Wine for Resale	WINE		888.00
BREAKTHRU BEVERAGE	120748100	04/01/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		253.38
BREAKTHRU BEVERAGE	120748340	04/01/2025	610-4810-62510	Liquor for Resale	LIQUOR		264.00
BREAKTHRU BEVERAGE	413249816	02/13/2025	610-4810-62510	Liquor for Resale	LIQUOR CREDIT		-234.00
BREAKTHRU BEVERAGE	413249817	02/13/2025	610-4810-62510	Liquor for Resale	LIQUOR CREDIT		-117.00
BREAKTHRU BEVERAGE	413249818	02/13/2025	610-4810-62510	Liquor for Resale	LIQUOR CREDIT		-9.76
BREAKTHRU BEVERAGE	413249819	02/13/2025	610-4810-62530	Wine for Resale	WINE CREDIT		-46.66
BREAKTHRU BEVERAGE	413249820	02/13/2025	610-4810-62510	Liquor for Resale	LIQUOR CREDIT		-200.21
BREAKTHRU BEVERAGE	413249821	02/13/2025	610-4810-62530	Wine for Resale	WINE CREDIT		-22.00
BREAKTHRU BEVERAGE	413249822	02/13/2025	610-4810-62530	Wine for Resale	WINE CREDIT		-14.65
						Vendor BREAKTHRU BEVERAGE Total:	**13,953.38**
Vendor: COCA-COLA BOTTLING COMPANY							
COCA-COLA BOTTLING CO...	5052452	03/06/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		276.50
COCA-COLA BOTTLING CO...	5052499	03/13/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		281.00
COCA-COLA BOTTLING CO...	5052549	03/20/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		322.50

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
COCA-COLA BOTTLING CO...	5052591	03/27/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		223.00
					Vendor COCA-COLA BOTTLING COMPANY Total:		**1,103.00**
Vendor: COLE PAPERS INC							
COLE PAPERS INC	10553434	03/11/2025	610-4840-62140	Off Sale Supplies	PINT & QUART BAGS		97.10
					Vendor COLE PAPERS INC Total:		**97.10**
Vendor: CORE-MARK US LLC							
CORE-MARK US LLC	2079160	04/09/2025	610-4810-62540	Soft Drinks/Mix for Resale	mix		44.66
CORE-MARK US LLC	2079160	04/09/2025	610-4810-62590	Misc. Mdse for Resale	TOBACCO		2,814.84
					Vendor CORE-MARK US LLC Total:		**2,859.50**
Vendor: JIM HIRT TRUCKING INC							
JIM HIRT TRUCKING INC	03 31 25	03/31/2025	610-4810-62610	Freight In (Liquor)	MAR 2025 - FREIGHT CHAR...		2,748.46
					Vendor JIM HIRT TRUCKING INC Total:		**2,748.46**
Vendor: JOHNSON BROTHERS LIQUOR							
JOHNSON BROTHERS LIQU...	2752601	03/24/2025	610-4810-62510	Liquor for Resale	LIQUOR		7,402.65
JOHNSON BROTHERS LIQU...	2752602	03/24/2025	610-4810-62530	Wine for Resale	WINE		756.65
JOHNSON BROTHERS LIQU...	2756331	03/27/2025	610-4810-62510	Liquor for Resale	LIQUOR		4,057.00
JOHNSON BROTHERS LIQU...	2756332	03/27/2025	610-4810-62530	Wine for Resale	WINE		316.76
JOHNSON BROTHERS LIQU...	2756333	03/27/2025	610-4810-62530	Wine for Resale	WINE		720.00
JOHNSON BROTHERS LIQU...	2756334	03/27/2025	610-4810-62530	Wine for Resale	WINE		2,100.00
JOHNSON BROTHERS LIQU...	2756335	03/27/2025	610-4810-62510	Liquor for Resale	LIQUOR		690.00
JOHNSON BROTHERS LIQU...	2756336	03/27/2025	610-4810-62530	Wine for Resale	WINE		450.50
JOHNSON BROTHERS LIQU...	2758050	03/31/2025	610-4810-62510	Liquor for Resale	LIQUOR		2,733.45
JOHNSON BROTHERS LIQU...	2762530	04/07/2025	610-4810-62510	Liquor for Resale	LIQUOR		8,537.00
JOHNSON BROTHERS LIQU...	2762531	04/07/2025	610-4810-62530	Wine for Resale	WINE		3,248.10
					Vendor JOHNSON BROTHERS LIQUOR Total:		**31,012.11**
Vendor: M M B A							
M M B A	04 26 25	04/15/2025	610-4890-64400	Travel, Conference, School	M M B A CONFERENCE REG ...		607.00
					Vendor M M B A Total:		**607.00**
Vendor: MC KINNON COMPANY INC							
MC KINNON COMPANY INC	836759	03/21/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-202.27
MC KINNON COMPANY INC	836760	03/21/2025	610-4810-62510	Liquor for Resale	LIQUOR		400.00
MC KINNON COMPANY INC	836760	03/21/2025	610-4810-62520	Beer for Resale	BEER		8,121.45
MC KINNON COMPANY INC	836955	03/25/2025	610-4810-62520	Beer for Resale	BEER		13,097.75
MC KINNON COMPANY INC	837782	03/28/2025	610-4810-62520	Beer for Resale	BEER		937.50
					Vendor MC KINNON COMPANY INC Total:		**22,354.43**
Vendor: NORTHWEST BEVERAGE INC							
NORTHWEST BEVERAGE INC	155405	03/17/2025	610-4810-62520	Beer for Resale	BEER		8,874.60
NORTHWEST BEVERAGE INC	155514	03/21/2025	610-4810-62510	Liquor for Resale	LIQUOR		122.40
NORTHWEST BEVERAGE INC	155514	03/21/2025	610-4810-62520	Beer for Resale	BEER		5,872.35
NORTHWEST BEVERAGE INC	155515	03/21/2025	610-4810-62520	Beer for Resale	BEER		304.50
NORTHWEST BEVERAGE INC	155517	03/24/2025	610-4810-62510	Liquor for Resale	LIQUOR		956.30

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
NORTHWEST BEVERAGE INC	155517	03/24/2025	610-4810-62520	Beer for Resale	BEER		5,764.10
NORTHWEST BEVERAGE INC	155605	03/25/2025	610-4810-62510	Liquor for Resale	LIQUOR		319.80
NORTHWEST BEVERAGE INC	155624	03/28/2025	610-4810-62510	Liquor for Resale	LIQUOR		163.20
NORTHWEST BEVERAGE INC	155624	03/28/2025	610-4810-62520	Beer for Resale	BEER		11,741.20
NORTHWEST BEVERAGE INC	155629	03/31/2025	610-4810-62510	Liquor for Resale	LIQUOR		462.60
NORTHWEST BEVERAGE INC	155629	03/31/2025	610-4810-62520	Beer for Resale	BEER		2,908.00
						Vendor NORTHWEST BEVERAGE INC Total:	**37,489.05**
Vendor: PHILLIPS WINE & SPIRITS							
PHILLIPS WINE & SPIRITS	6948125	03/24/2025	610-4810-62510	Liquor for Resale	LIQUOR		2,867.02
PHILLIPS WINE & SPIRITS	6948126	03/24/2025	610-4810-62510	Liquor for Resale	LIQUOR		514.50
PHILLIPS WINE & SPIRITS	6948127	03/24/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		207.58
PHILLIPS WINE & SPIRITS	6950091	03/26/2025	610-4810-62510	Liquor for Resale	LIQUOR		540.00
PHILLIPS WINE & SPIRITS	6952146	03/31/2025	610-4810-62510	Liquor for Resale	LIQUOR		15,359.32
PHILLIPS WINE & SPIRITS	6952147	03/31/2025	610-4810-62530	Wine for Resale	WINE		108.00
PHILLIPS WINE & SPIRITS	6955653	04/07/2025	610-4810-62510	Liquor for Resale	LIQUOR		1,554.86
PHILLIPS WINE & SPIRITS	6955654	04/07/2025	610-4810-62510	Liquor for Resale	LIQUOR		268.00
						Vendor PHILLIPS WINE & SPIRITS Total:	**21,419.28**
Vendor: QUILL LLC							
QUILL LLC	43553713	04/02/2025	610-4840-62010	Office Supplies	TONER CARTRIDGE		125.09
						Vendor QUILL LLC Total:	**125.09**
Vendor: SANDAHLS SIGN & CUSTOM GRAPHIC							
SANDAHLS SIGN & CUSTOM...	593816	04/01/2025	100-4315-62010	Office Supplies	VEHICLE UNIT NUMBERS		24.05
SANDAHLS SIGN & CUSTOM...	593816	04/01/2025	100-4510-62020	Computer Supplies	VEHICLE UNIT NUMBERS		24.04
						Vendor SANDAHLS SIGN & CUSTOM GRAPHIC Total:	**48.09**
Vendor: SOUTHERN GLAZERS OF MN							
SOUTHERN GLAZERS OF MN	2606217	04/01/2025	610-4810-62510	Liquor for Resale	LIQUOR		8,753.31
SOUTHERN GLAZERS OF MN	2606217	04/01/2025	610-4810-62530	Wine for Resale	WINE		1,558.16
SOUTHERN GLAZERS OF MN	2608776	04/08/2025	610-4810-62510	Liquor for Resale	LIQUOR		7,090.64
						Vendor SOUTHERN GLAZERS OF MN Total:	**17,402.11**
						Grand Total:	**157,691.40**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		48.09
610 - LIQUOR DISPENSARY		157,643.31
	Grand Total:	**157,691.40**

Account Summary

Account Number	Account Name	Expense Amount
100-4315-62010	Office Supplies	24.05
100-4510-62020	Computer Supplies	24.04
610-4810-62510	Liquor for Resale	78,808.31
610-4810-62520	Beer for Resale	60,256.03
610-4810-62530	Wine for Resale	10,062.86
610-4810-62540	Soft Drinks/Mix for Resa…	1,667.62
610-4810-62590	Misc. Mdse for Resale	3,270.84
610-4810-62610	Freight In (Liquor)	2,748.46
610-4840-62010	Office Supplies	125.09
610-4840-62140	Off Sale Supplies	97.10
610-4890-64400	Travel, Conference, Sch…	607.00
	Grand Total:	**157,691.40**

Project Account Summary

Project Account Key		Expense Amount
None		157,691.40
	Grand Total:	**157,691.40**

Council Approval Register

Packet: APPKT01369 - 04/17/25 DIRECT PAYABLES

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: AMAZON CAPITAL SERVICES INC							
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	100-4192-63020	Computer Maintenance & li...	1ST HALF APR 2025 - CELL P...		33.45
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	100-4210-63034	SRT Expense	1ST HALF APR 2025 - CHAR...		196.95
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	620-4840-62010	Office Supplies	1ST HALF APR 2025 - COPIER..		217.48
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	620-4840-62170	Field Supplies	1ST HALF APR 2025 - LAB S...		35.49
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	690-4840-62020	Computer Supplies	1ST HALF APR 2025 - CELL P...		41.97
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	690-4840-62990	Misc. Operating Expense	1ST HALF APR 2025 - IPAD ...		25.49
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	690-4840-62990	Misc. Operating Expense	1ST HALF APR 2025 - KLEIN ...		70.71
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	690-4850-62350	Power Plant/Dam Maint	1ST HALF APR 2025 - FLASHL..		112.72
AMAZON CAPITAL SERVICES ..	1ST HALF APR 2025	04/17/2025	690-4850-62350	Power Plant/Dam Maint	1ST HALF APR 2025 - ABSO...		169.98
					Vendor AMAZON CAPITAL SERVICES INC Total:		**904.24**
Vendor: DAVIDSON CONSTRUCTION INC							
DAVIDSON CONSTRUCTION ...	PAY RQST #2 - 2023	04/16/2025	505-4680-65900	Work in Process-Constructi...	2024 ST & UTIL IMP PRJ - F...		149,262.96
					Vendor DAVIDSON CONSTRUCTION INC Total:		**149,262.96**
Vendor: L & M SUPPLY INC							
L & M SUPPLY INC	TRF-02-10008444	03/19/2025	100-4315-62990	Misc. Operating Expense	ARMORALL CLEANING WIPES		23.96
L & M SUPPLY INC	TRF-02-10009501	03/26/2025	620-4840-62990	Misc. Operating Expense	OIL CHANGE PUMP		7.99
L & M SUPPLY INC	TRF-02-10009577	03/27/2025	690-4840-62990	Misc. Operating Expense	DOOR STOP		7.99
L & M SUPPLY INC	TRF-02-10009724	03/28/2025	100-4315-62990	Misc. Operating Expense	GLOVES		83.94
L & M SUPPLY INC	TRF-03-10004776	03/06/2025	690-4850-62210	Equipment Maint & Repair	WIPERS - #115		31.98
L & M SUPPLY INC	TRF-03-10006462	03/18/2025	100-4510-62210	Equipment Maint & Repair	HELMET		71.99
L & M SUPPLY INC	TRF-03-10006659	03/19/2025	690-4840-62990	Misc. Operating Expense	STREET LIGHT WASHERS		22.32
L & M SUPPLY INC	TRF-03-10007339	03/25/2025	690-4850-62350	Power Plant/Dam Maint	BATTERY / PUMP		20.98
L & M SUPPLY INC	TRF-12-10006311	03/07/2025	100-4312-62990	Misc. Operating Expense	GLOVES		46.95
L & M SUPPLY INC	TRF-12-10006861	03/11/2025	100-4312-62210	Equipment Maint & Repair	PARTS		36.48
L & M SUPPLY INC	TRF-12-10006870	03/11/2025	100-4210-63034	SRT Expense	SAFETY GLASSES		41.93
L & M SUPPLY INC	TRF-12-10007155	03/14/2025	690-4850-62350	Power Plant/Dam Maint	CLEANING SUPPLIES / FAST...		16.36
L & M SUPPLY INC	TRF-12-10009042	03/26/2025	690-4850-62350	Power Plant/Dam Maint	FUNNEL / STRAINER PAPER		18.48
					Vendor L & M SUPPLY INC Total:		**431.35**
Vendor: MN DPT OF LABOR & INDUSTRY							
MN DPT OF LABOR & INDUS...	1ST QTR 2025	03/31/2025	100-4240-64390	Building Permit Surcharge	1ST QTR 2025 BUILDING PE...		630.87
					Vendor MN DPT OF LABOR & INDUSTRY Total:		**630.87**
Vendor: MN POLLUTION CONTROL AGENCY							
MN POLLUTION CONTROL ...	10000200444	04/08/2025	690-4850-62350	Power Plant/Dam Maint	WATER PERMIT FEE		345.00
					Vendor MN POLLUTION CONTROL AGENCY Total:		**345.00**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: NORTHDALE OIL INC							
NORTHDALE OIL INC	MAR 2025	03/27/2025	100-4210-62120	Gas-Oil-Lube	FUEL PURCHASES - MAR 20...		2,465.98
NORTHDALE OIL INC	MAR 2025	03/27/2025	620-4840-62120	Gas-Oil-Lube	FUEL PURCHASES - MAR 20...		52.31
						Vendor NORTHDALE OIL INC Total:	**2,518.29**
Vendor: T R F HARDWARE							
T R F HARDWARE	22268964	03/03/2025	620-4840-62990	Misc. Operating Expense	SANDING DISCS		6.99
T R F HARDWARE	22269057	03/04/2025	100-4210-63034	SRT Expense	HAMMER DRILL / HARDWA...		153.83
T R F HARDWARE	22269061	03/04/2025	690-4840-62990	Misc. Operating Expense	NUTS / BOLTS / SCREWS		6.99
T R F HARDWARE	22269168	03/06/2025	690-4840-62990	Misc. Operating Expense	NUTS / BOLTS / SCREWS		9.99
T R F HARDWARE	22269300	03/07/2025	690-4840-62990	Misc. Operating Expense	DRILL BIT / NUTS / BOLTS / ...		14.37
T R F HARDWARE	22269588	03/11/2025	100-4671-62200	System Expense	MISC SUPPLIES - CITY HALL ...		34.92
T R F HARDWARE	22269767	03/13/2025	100-4671-62200	System Expense	SPRAY PAINT / DRILL BIT - C...		17.90
T R F HARDWARE	22269795	03/13/2025	630-4840-62990	Misc. Operating Expense	MATERIALS - OVEN INSTALL...		36.97
T R F HARDWARE	22270062	03/17/2025	690-4840-62400	Small Tools and Minor Equip	WET / DRY VAC - #105		119.00
T R F HARDWARE	22270092	03/18/2025	100-4312-62210	Equipment Maint & Repair	PARTS - SINGLE AXLE PLOW...		15.73
T R F HARDWARE	22270181	03/19/2025	100-4510-62210	Equipment Maint & Repair	BOLTS		12.42
T R F HARDWARE	22270182	03/19/2025	100-4671-62200	System Expense	MATERIALS - BULLETIN BOA...		46.44
T R F HARDWARE	22270277	03/20/2025	100-4210-63034	SRT Expense	HAMMER DRILL BIT / EXTN ...		74.94
T R F HARDWARE	22270315	03/20/2025	100-4220-62210	Equipment Maint & Repair	LF VALVE / BALL VALVE - SK...		146.96
T R F HARDWARE	22270699	03/25/2025	630-4840-62990	Misc. Operating Expense	MATERIALS - HOMCC OUTS...		18.99
T R F HARDWARE	22270876	03/27/2025	100-4210-62990	Misc. Operating Expense	AMMUNITION		1,133.00
T R F HARDWARE	22270876	03/27/2025	100-4210-63034	SRT Expense	AMMO - SRT		2,265.00
T R F HARDWARE	22270877	03/27/2025	100-4210-62990	Misc. Operating Expense	RETURN CREDIT - AMMUNIT..		-467.00
T R F HARDWARE	22270877	03/27/2025	100-4210-63034	SRT Expense	AMMUNITION - SRT		-933.00
						Vendor T R F HARDWARE Total:	**2,714.44**
Vendor: TK ELEVATOR CORP							
TK ELEVATOR CORP	1000687792	04/10/2025	100-4194-65200	Buildings and Structures	ELEVATOR UPGRADE INSTA...		20,096.22
						Vendor TK ELEVATOR CORP Total:	**20,096.22**
						Grand Total:	**176,903.37**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		26,229.86
505 - 2024 ST AND UTILITY PROJECT		149,262.96
620 - WATER UTILITY FUND		320.26
630 - ARENAS - OAK VIEW GROUP		55.96
690 - ELECTRIC UTILITY FUND		1,034.33
	Grand Total:	**176,903.37**

Account Summary

Account Number	Account Name	Expense Amount
100-4192-63020	Computer Maintenance…	33.45
100-4194-65200	Buildings and Structures	20,096.22
100-4210-62120	Gas-Oil-Lube	2,465.98
100-4210-62990	Misc. Operating Expense	666.00
100-4210-63034	SRT Expense	1,799.65
100-4220-62210	Equipment Maint & Repa..	146.96
100-4240-64390	Building Permit Surcharge	630.87
100-4312-62210	Equipment Maint & Repa..	52.21
100-4312-62990	Misc. Operating Expense	46.95
100-4315-62990	Misc. Operating Expense	107.90
100-4510-62210	Equipment Maint & Repa..	84.41
100-4671-62200	System Expense	99.26
505-4680-65900	Work in Process-Constru…	149,262.96
620-4840-62010	Office Supplies	217.48
620-4840-62120	Gas-Oil-Lube	52.31
620-4840-62170	Field Supplies	35.49
620-4840-62990	Misc. Operating Expense	14.98
630-4840-62990	Misc. Operating Expense	55.96
690-4840-62020	Computer Supplies	41.97
690-4840-62400	Small Tools and Minor E…	119.00
690-4840-62990	Misc. Operating Expense	157.86
690-4850-62210	Equipment Maint & Repa..	31.98
690-4850-62350	Power Plant/Dam Maint	683.52
	Grand Total:	**176,903.37**

Project Account Summary

Project Account Key		Expense Amount
None		176,903.37
	Grand Total:	**176,903.37**

City of Thief River Falls, MN

Council Approval Register

Packet: APPKT01372 - 04/16/25 DIRECT PAYABLES - M SWANSON

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: IHLE & SPARBY TRUST ACCOUNT							
IHLE & SPARBY TRUST ACC...	04/15/25 INV	04/15/2025	680-4840-62990	Misc. Operating Expense	REIMBURSEMENT - MELISSA..		200.00
					Vendor IHLE & SPARBY TRUST ACCOUNT Total:		**200.00**
						Grand Total:	**200.00**

Fund Summary

Fund		Expense Amount
680 - WASTEWATER UTILITY FUND		200.00
	Grand Total:	**200.00**

Account Summary

Account Number	Account Name	Expense Amount
680-4840-62990	Misc. Operating Expense	200.00
	Grand Total:	**200.00**

Project Account Summary

Project Account Key		Expense Amount
None		200.00
	Grand Total:	**200.00**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01373 - 4/30/25 WEX & UNEMPLOYMENT PAYABLES

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: MINNESOTA U I FUND							
MINNESOTA U I FUND	INV0001605	04/22/2025	100-4510-61410	Unemployment Compensat…	2025 1st QTR		311.96
MINNESOTA U I FUND	INV0001605	04/22/2025	610-4825-61410	Unemployment Compensat…	2025 1st QTR		119.10
						Vendor MINNESOTA U I FUND Total:	**431.06**
Vendor: WEX HEALTH INC							
WEX HEALTH INC	INV0001602	04/21/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		5.80
WEX HEALTH INC	INV0001603	04/22/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		12.47
WEX HEALTH INC	INV0001604	04/22/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		657.76
WEX HEALTH INC	INV0001618	04/24/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		39.00
WEX HEALTH INC	INV0001619	04/25/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		10.00
WEX HEALTH INC	INV0001620	04/29/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		908.45
WEX HEALTH INC	INV0001621	04/29/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		215.00
WEX HEALTH INC	INV0001622	04/29/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		564.41
WEX HEALTH INC	INV0001623	04/30/2025	740-20300	Flex Payroll Deductions	FSA Flex Reimbursement		44.03
						Vendor WEX HEALTH INC Total:	**2,456.92**
						Grand Total:	**2,887.98**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		311.96
610 - LIQUOR DISPENSARY		119.10
740 - TRF HEALTH INSURANCE FUND		2,456.92
	Grand Total:	**2,887.98**

Account Summary

Account Number	Account Name	Expense Amount
100-4510-61410	Unemployment Compen...	311.96
610-4825-61410	Unemployment Compen...	119.10
740-20300	Flex Payroll Deductions	2,456.92
	Grand Total:	**2,887.98**

Project Account Summary

Project Account Key		Expense Amount
None		2,887.98
	Grand Total:	**2,887.98**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01374 - 04/24/25 DIRECT PAYABLES

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: BENJAMIN TURESON							
BENJAMIN TURESON	REIMB 04 15 25	04/15/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / …		41.99
BENJAMIN TURESON	REIMB 04 22 25 - 1	04/22/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / …		47.85
BENJAMIN TURESON	REIMB 04 22 25 - 2	04/22/2025	100-4210-62120	Gas-Oil-Lube	REIMB - GASOLINE / BACKG…		49.18
					Vendor BENJAMIN TURESON Total:		**139.02**
Vendor: JAMES NELSON							
JAMES NELSON	REIMB 04 17 25 - 2	04/17/2025	690-4890-64400	Travel, Conference, School	REIMBURSE - MEALS EXP / …		37.78
JAMES NELSON	REIMB 04 17 25	04/17/2025	690-4890-64400	Travel, Conference, School	REIMBURSE - GASOLINE EXP…		75.10
					Vendor JAMES NELSON Total:		**112.88**
Vendor: MN DPT OF REVENUE - SALES/USE TAX							
MN DPT OF REVENUE - SAL…	MAR 2025 - GEN	04/22/2025	100-20220	Sales Tax Payable	MAR 2025 - SALES TAX - GE…		1.00
MN DPT OF REVENUE - SAL…	MAR 2025 - LQR	04/22/2025	610-20220	Sales Tax Payable	MAR 2025 - SALES TAX - LI…		32,039.00
MN DPT OF REVENUE - SAL…	MAR 2025 - MISC	04/22/2025	100-20220	Sales Tax Payable	MAR 2025 - SALES TAX - MI…		12,206.80
MN DPT OF REVENUE - SAL…	MAR 2025 - MISC	04/22/2025	620-20220	Sales Tax Payable	MAR 2025 - SALES TAX		2,462.69
MN DPT OF REVENUE - SAL…	MAR 2025 - MISC	04/22/2025	690-20220	Sales Tax Payable	MAR 2025 - SALES TAX		72,723.51
					Vendor MN DPT OF REVENUE - SALES/USE TAX Total:		**119,433.00**
Vendor: MN ENERGY RESOURCES #0503090429-00002							
MN ENERGY RESOURCES #0…	5442725641	04/16/2025	100-4312-63890	Utilities Expense	MAR 2025 - GAS METER RE…		402.27
MN ENERGY RESOURCES #0…	5442725641	04/16/2025	100-4315-63890	Utilities Expense	MAR 2025 - GAS METER RE…		263.95
MN ENERGY RESOURCES #0…	5442725641	04/16/2025	100-4510-63890	Utilities Expense	MAR 2025 - GAS METER RE…		27.16
MN ENERGY RESOURCES #0…	5442725641	04/16/2025	100-4510-63890	Utilities Expense	MAR 2025 - GAS METER RE…		113.12
					Vendor MN ENERGY RESOURCES #0503090429-00002 Total:		**806.50**
Vendor: PENNINGTON CO HUMANE SOCIETY							
PENNINGTON CO HUMANE …	APR 2025	04/22/2025	100-4210-63100	Animal Control	APR 2025 - ANIMAL CONTR…		1,400.00
					Vendor PENNINGTON CO HUMANE SOCIETY Total:		**1,400.00**
Vendor: PENNINGTON CO TREASURER							
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	100-4560-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		783.00
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	100-4670-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		1,862.36
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	610-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		25.36
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	620-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		1,165.00
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	630-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		590.70
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	670-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		3,645.99
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	680-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		1,986.28
PENNINGTON CO TREASUR…	2025 - 05/15/25	04/24/2025	690-4890-64370	Taxes and Licenses	2025 REAL ESTATE TAXES D…		3,970.50
					Vendor PENNINGTON CO TREASURER Total:		**14,029.19**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: PEPSI BEVERAGES COMPANY							
PEPSI BEVERAGES COMPANY	50461005	04/10/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		136.60
					Vendor PEPSI BEVERAGES COMPANY Total:		**136.60**
Vendor: PITNEY BOWES BANK INC PURCHASE POWER							
PITNEY BOWES BANK INC P...	1ST QTR 2025	04/24/2025	100-4670-62010	Office Supplies	POSTAGE METER REFILL		214.99
					Vendor PITNEY BOWES BANK INC PURCHASE POWER Total:		**214.99**
Vendor: YVONNE PEDERSON							
YVONNE PEDERSON	MAY 2025	04/22/2025	810-4820-61500	Annuity Payments	MAY 2025 - POLICE PENSION		1,137.06
					Vendor YVONNE PEDERSON Total:		**1,137.06**
					Grand Total:		**137,409.24**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		17,413.67
610 - LIQUOR DISPENSARY		32,200.96
620 - WATER UTILITY FUND		3,627.69
630 - ARENAS - OAK VIEW GROUP		590.70
670 - STORM WATER UTILITY FUND		3,645.99
680 - WASTEWATER UTILITY FUND		1,986.28
690 - ELECTRIC UTILITY FUND		76,806.89
810 - POLICE RELIEF ASSOCIATION		1,137.06
	Grand Total:	**137,409.24**

Account Summary

Account Number	Account Name	Expense Amount
100-20220	Sales Tax Payable	12,207.80
100-4210-62120	Gas-Oil-Lube	49.18
100-4210-63100	Animal Control	1,400.00
100-4210-63320	Training Expense	89.84
100-4312-63890	Utilities Expense	402.27
100-4315-63890	Utilities Expense	263.95
100-4510-63890	Utilities Expense	140.28
100-4560-64370	Taxes and Licenses	783.00
100-4670-62010	Office Supplies	214.99
100-4670-64370	Taxes and Licenses	1,862.36
610-20220	Sales Tax Payable	32,039.00
610-4810-62540	Soft Drinks/Mix for Resa…	136.60
610-4890-64370	Taxes and Licenses	25.36
620-20220	Sales Tax Payable	2,462.69
620-4890-64370	Taxes and Licenses	1,165.00
630-4890-64370	Taxes and Licenses	590.70
670-4890-64370	Taxes and Licenses	3,645.99
680-4890-64370	Taxes and Licenses	1,986.28
690-20220	Sales Tax Payable	72,723.51
690-4890-64370	Taxes and Licenses	3,970.50
690-4890-64400	Travel, Conference, Sch…	112.88
810-4820-61500	Annuity Payments	1,137.06
	Grand Total:	**137,409.24**

Project Account Summary

Project Account Key		Expense Amount
None		137,409.24
	Grand Total:	**137,409.24**

City of Thief River Falls, MN

Council Approval Register

Packet: APPKT01375 - 05/02/25 DIRECT PAYABLES / LIQUOR

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: ALL AMERICAN ADVERTISING							
ALL AMERICAN ADVERTISING	032025	03/31/2025	610-4880-63490	Advertising	VFW SPONSORSHIP		100.00
					Vendor ALL AMERICAN ADVERTISING Total:		**100.00**
Vendor: ARTISAN BEER COMPANY							
ARTISAN BEER COMPANY	3761442	04/21/2025	610-4810-62520	Beer for Resale	BEER		110.80
					Vendor ARTISAN BEER COMPANY Total:		**110.80**
Vendor: BELLBOY CORP - BAR SUPPLY							
BELLBOY CORP - BAR SUPPLY	0109695600	04/15/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		59.00
BELLBOY CORP - BAR SUPPLY	0109695600	04/15/2025	610-4810-62590	Misc. Mdse for Resale	BAR SUPPLIES		169.80
BELLBOY CORP - BAR SUPPLY	0109696400	04/15/2025	610-4840-62140	Off Sale Supplies	SHELF NUMBERS		22.50
					Vendor BELLBOY CORP - BAR SUPPLY Total:		**251.30**
Vendor: BELLBOY CORP - LIQUOR							
BELLBOY CORP - LIQUOR	0207405300	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		3,035.00
BELLBOY CORP - LIQUOR	0207405700	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		1,562.00
					Vendor BELLBOY CORP - LIQUOR Total:		**4,597.00**
Vendor: BERNICK'S							
BERNICK'S	20091589	04/11/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		670.20
BERNICK'S	20091590	04/11/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX CREDIT		-119.80
					Vendor BERNICK'S Total:		**550.40**
Vendor: BEVERAGE WHOLESALERS INC							
BEVERAGE WHOLESALERS I...	319678 - CR	04/23/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-25.20
BEVERAGE WHOLESALERS I...	361683	04/23/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-175.00
BEVERAGE WHOLESALERS I...	375003	04/03/2025	610-4810-62520	Beer for Resale	BEER		629.90
BEVERAGE WHOLESALERS I...	377029	04/17/2025	610-4810-62520	Beer for Resale	BEER		1,330.90
					Vendor BEVERAGE WHOLESALERS INC Total:		**1,760.60**
Vendor: BREAKTHRU BEVERAGE							
BREAKTHRU BEVERAGE	120958342	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		6,322.70
BREAKTHRU BEVERAGE	120958342	04/15/2025	610-4810-62530	Wine for Resale	WINE		972.00
BREAKTHRU BEVERAGE	120958342	04/15/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		289.92
					Vendor BREAKTHRU BEVERAGE Total:		**7,584.62**
Vendor: C & L DISTRIBUTING							
C & L DISTRIBUTING	2085009	04/10/2025	610-4810-62520	Beer for Resale	beer		173.00
C & L DISTRIBUTING	2085009	04/10/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		45.00
					Vendor C & L DISTRIBUTING Total:		**218.00**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: DWIGHT TANGQUIST							
DWIGHT TANGQUIST	04 11 25	04/11/2025	610-4840-62140	Off Sale Supplies	HIPPO BAGS		1,250.00
					Vendor DWIGHT TANGQUIST Total:		**1,250.00**
Vendor: GRAINGER INC							
GRAINGER INC	9458444636	04/01/2025	610-4850-62230	Building Maint & Repair	FILTERS - AIR HANDLING SYS		250.80
					Vendor GRAINGER INC Total:		**250.80**
Vendor: IHEARTMEDIA							
IHEARTMEDIA	8822553020	03/31/2025	610-4880-63490	Advertising	MAR 2025 - RADIO ADVERTI…		663.94
					Vendor IHEARTMEDIA Total:		**663.94**
Vendor: JOHNSON BROTHERS LIQUOR							
JOHNSON BROTHERS LIQU…	2769606	04/16/2025	610-4810-62510	Liquor for Resale	LIQUOR		270.96
JOHNSON BROTHERS LIQU…	2769607	04/16/2025	610-4810-62530	Wine for Resale	MIX PURCHASE		2,097.98
JOHNSON BROTHERS LIQU…	2772031	04/24/2025	610-4810-62510	Liquor for Resale	LIQUOR		3,681.39
JOHNSON BROTHERS LIQU…	2772032	04/21/2025	610-4810-62530	Wine for Resale	WINE		1,118.50
JOHNSON BROTHERS LIQU…	2772033	04/24/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		48.00
					Vendor JOHNSON BROTHERS LIQUOR Total:		**7,216.83**
Vendor: MC KINNON COMPANY INC							
MC KINNON COMPANY INC	1032000091	04/18/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-14.70
MC KINNON COMPANY INC	838204	04/01/2025	610-4810-62510	Liquor for Resale	LIQUOR		2,612.80
MC KINNON COMPANY INC	838204	04/01/2025	610-4810-62520	Beer for Resale	BEER		5,943.90
MC KINNON COMPANY INC	839257	04/04/2025	610-4810-62520	Beer for Resale	BEER		4,314.05
MC KINNON COMPANY INC	839257	04/04/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		138.70
MC KINNON COMPANY INC	839582	04/08/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-468.46
MC KINNON COMPANY INC	839657	04/08/2025	610-4810-62520	Beer for Resale	BEER		11,558.05
MC KINNON COMPANY INC	839657	04/08/2025	610-4810-62530	Wine for Resale	WINE		65.40
MC KINNON COMPANY INC	839771	04/08/2025	610-4810-62520	Beer for Resale	BEER		637.50
MC KINNON COMPANY INC	840616	04/11/2025	610-4810-62510	Liquor for Resale	LIQUOR		400.00
MC KINNON COMPANY INC	840616	04/11/2025	610-4810-62520	Beer for Resale	BEER		3,476.00
MC KINNON COMPANY INC	840857	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		1,525.40
MC KINNON COMPANY INC	840857	04/15/2025	610-4810-62520	Beer for Resale	BEER		6,745.55
MC KINNON COMPANY INC	840857	04/15/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		54.70
MC KINNON COMPANY INC	841205	04/15/2025	610-4810-62520	Beer for Resale	BEER CREDIT		-439.05
MC KINNON COMPANY INC	841863	04/18/2025	610-4810-62520	Beer for Resale	BEER		7,083.95
					Vendor MC KINNON COMPANY INC Total:		**43,633.79**
Vendor: NORTHWEST BEVERAGE INC							
NORTHWEST BEVERAGE INC	154103 - 2	04/24/2025	610-4810-62520	Beer for Resale	BEER PRICE ADJUSTMENT		162.50
NORTHWEST BEVERAGE INC	155736	04/04/2025	610-4810-62510	Liquor for Resale	LIQUOR		143.40
NORTHWEST BEVERAGE INC	155736	04/04/2025	610-4810-62520	Beer for Resale	BEER		14,041.85
NORTHWEST BEVERAGE INC	155736	04/04/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		190.00
NORTHWEST BEVERAGE INC	155739	04/07/2025	610-4810-62510	Liquor for Resale	LIQUOR		346.95
NORTHWEST BEVERAGE INC	155739	04/07/2025	610-4810-62520	Beer for Resale	BEER		5,449.45
NORTHWEST BEVERAGE INC	155850	04/11/2025	610-4810-62510	Liquor for Resale	LIQUOR PURCHASE		33.30

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
NORTHWEST BEVERAGE INC	155850	04/11/2025	610-4810-62510	Liquor for Resale	BEER		16,070.45
NORTHWEST BEVERAGE INC	155851	04/11/2025	610-4810-62510	Liquor for Resale	LIQUOR		2,286.75
NORTHWEST BEVERAGE INC	155861	04/14/2025	610-4810-62510	Liquor for Resale	LIQUOR		-33.30
NORTHWEST BEVERAGE INC	155861	04/14/2025	610-4810-62520	Beer for Resale	BEER		9,038.45
						Vendor NORTHWEST BEVERAGE INC Total:	**47,729.80**
Vendor: PAPER ROLL SUPPLIES							
PAPER ROLL SUPPLIES	667121	04/03/2025	610-4840-62140	Off Sale Supplies	CREDIT CARD & TILL PAPER		309.94
						Vendor PAPER ROLL SUPPLIES Total:	**309.94**
Vendor: PHILLIPS WINE & SPIRITS							
PHILLIPS WINE & SPIRITS	541724	01/27/2025	610-4810-62530	Wine for Resale	WINE CREDIT		-66.15
PHILLIPS WINE & SPIRITS	544826	03/07/2025	610-4810-62510	Liquor for Resale	LIQUOR CREDIT		-965.00
PHILLIPS WINE & SPIRITS	6963214	04/21/2025	610-4810-62510	Liquor for Resale	LIQUOR		2,047.72
PHILLIPS WINE & SPIRITS	6963215	04/21/2025	610-4810-62530	Wine for Resale	WINE		340.35
PHILLIPS WINE & SPIRITS	6963216	04/21/2025	610-4810-62530	Wine for Resale	WINE		88.00
PHILLIPS WINE & SPIRITS	6963216	04/21/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		37.80
						Vendor PHILLIPS WINE & SPIRITS Total:	**1,482.72**
Vendor: SMALL LOT COOP LLC							
SMALL LOT COOP LLC	MN92560	04/11/2025	610-4810-62530	Wine for Resale	WINE		822.96
						Vendor SMALL LOT COOP LLC Total:	**822.96**
Vendor: SOUTHERN GLAZERS OF MN							
SOUTHERN GLAZERS OF MN	2611542	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		5,036.39
SOUTHERN GLAZERS OF MN	2611542	04/15/2025	610-4810-62530	Wine for Resale	WINE		84.00
SOUTHERN GLAZERS OF MN	2611542	04/15/2025	610-4810-62540	Soft Drinks/Mix for Resale	MIX		55.00
SOUTHERN GLAZERS OF MN	2611543	04/15/2025	610-4810-62530	Wine for Resale	WINE		1,112.20
SOUTHERN GLAZERS OF MN	2611544	04/15/2025	610-4810-62510	Liquor for Resale	LIQUOR		3,225.40
						Vendor SOUTHERN GLAZERS OF MN Total:	**9,512.99**
Vendor: T R F ZEHLIANS							
T R F ZEHLIANS	2025 BASKETS	04/22/2025	610-4890-64900	Civic Events	2025 SPONSORSHIP - HANG...		75.00
						Vendor T R F ZEHLIANS Total:	**75.00**
						Grand Total:	**128,121.49**

Fund Summary

Fund		Expense Amount
610 - LIQUOR DISPENSARY		128,121.49
	Grand Total:	**128,121.49**

Account Summary

Account Number	Account Name	Expense Amount
610-4810-62510	Liquor for Resale	47,602.31
610-4810-62520	Beer for Resale	69,573.44
610-4810-62530	Wine for Resale	6,635.24
610-4810-62540	Soft Drinks/Mix for Resa…	1,468.52
610-4810-62590	Misc. Mdse for Resale	169.80
610-4840-62140	Off Sale Supplies	1,582.44
610-4850-62230	Building Maint & Repair	250.80
610-4880-63490	Advertising	763.94
610-4890-64900	Civic Events	75.00
	Grand Total:	**128,121.49**

Project Account Summary

Project Account Key		Expense Amount
None		128,121.49
	Grand Total:	**128,121.49**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01376 - PYPKT01632 - 2025 05 01 #9 Payroll

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: DELTA DENTAL OF MINNESOTA							
DELTA DENTAL OF MINNES...	INV0001613	05/01/2025	740-24000	Clearing Account	Dental Premium		1,567.82
					Vendor DELTA DENTAL OF MINNESOTA Total:		**1,567.82**
Vendor: INTERNAL REVENUE SERVICE							
INTERNAL REVENUE SERVICE	INV0001616	05/01/2025	740-20150	Payroll Taxes Payable	SOCIAL SECURITY		23,417.78
INTERNAL REVENUE SERVICE	INV0001616	05/01/2025	740-20150	Payroll Taxes Payable	FED W/H		26,258.23
INTERNAL REVENUE SERVICE	INV0001616	05/01/2025	740-20150	Payroll Taxes Payable	MEDICARE		7,898.42
					Vendor INTERNAL REVENUE SERVICE Total:		**57,574.43**
Vendor: LAW ENFORCEMENT LABOR SERVICES							
LAW ENFORCEMENT LABOR...	INV0001609	05/01/2025	740-24000	Clearing Account	LELS Dues		949.00
					Vendor LAW ENFORCEMENT LABOR SERVICES Total:		**949.00**
Vendor: MN DPT OF REVENUE - GARNISHMENTS							
MN DPT OF REVENUE - GA...	INV0001611	05/01/2025	740-24000	Clearing Account	Garnishment		389.47
					Vendor MN DPT OF REVENUE - GARNISHMENTS Total:		**389.47**
Vendor: MN DPT OF REVENUE - WITHHOLDING							
MN DPT OF REVENUE - WIT...	INV0001615	05/01/2025	740-20160	State Withholding	State W/H Tax		12,730.90
					Vendor MN DPT OF REVENUE - WITHHOLDING Total:		**12,730.90**
Vendor: NCPERS GROUP LIFE INSURANCE							
NCPERS GROUP LIFE INSUR...	INV0001610	05/01/2025	740-24000	Clearing Account	PLIFE		656.00
					Vendor NCPERS GROUP LIFE INSURANCE Total:		**656.00**
Vendor: NORTHWEST SERVICE COOPERATIVE							
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4150-61310	Health Insurance	Health Insurance Premium		5,402.61
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4210-61310	Health Insurance	Health Insurance Premium		23,025.03
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4220-61310	Health Insurance	Health Insurance Premium		7,259.34
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4312-61310	Health Insurance	Health Insurance Premium		5,402.61
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4315-61310	Health Insurance	Health Insurance Premium		9,367.27
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4510-61310	Health Insurance	Health Insurance Premium		2,868.80
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4650-61310	Health Insurance	Health Insurance Premium		4,976.73
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	100-4660-61310	Health Insurance	Health Insurance Premium		1,772.94
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	610-4825-61310	Health Insurance	Health Insurance Premium		16,108.58
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	620-4825-61310	Health Insurance	Health Insurance Premium		5,840.12
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	680-4825-61310	Health Insurance	Health Insurance Premium		7,084.66
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	690-4825-61310	Health Insurance	Health Insurance Premium		23,117.81
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	740-4870-63620	Employee BC/BS Monthly Bil..	Health Insurance Premium		151.20
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	740-4870-63620	Employee BC/BS Monthly Bil..	Health Insurance Employee ...		15,704.06

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
NORTHWEST SERVICE COO...	INV0001617	05/01/2025	740-4870-63660	Retiree BC/BS Monthly billi...	Health Insurance Retiree		4,269.02
						Vendor NORTHWEST SERVICE COOPERATIVE Total:	**132,350.78**
Vendor: P E R A OF MN							
P E R A OF MN	INV0001614	05/01/2025	740-20180	PERA Payable	PERA EE/ER COORD		27,423.48
P E R A OF MN	INV0001614	05/01/2025	740-20180	PERA Payable	PERA EE/ER P&F		25,375.49
						Vendor P E R A OF MN Total:	**52,798.97**
Vendor: SUN LIFE FINANCIAL (LTD)							
SUN LIFE FINANCIAL (LTD)	INV0001612	05/01/2025	740-24000	Clearing Account	LTD Premium		688.23
						Vendor SUN LIFE FINANCIAL (LTD) Total:	**688.23**
Vendor: VANTAGEPOINT ICMA							
VANTAGEPOINT ICMA	INV0001606	05/01/2025	740-24000	Clearing Account	Contributions Employee		5,405.15
						Vendor VANTAGEPOINT ICMA Total:	**5,405.15**
Vendor: WEX BANK							
WEX BANK	INV0001608	05/01/2025	740-24000	Clearing Account	HSA		362.50
						Vendor WEX BANK Total:	**362.50**
						Grand Total:	**265,473.25**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		60,075.33
610 - LIQUOR DISPENSARY		16,108.58
620 - WATER UTILITY FUND		5,840.12
680 - WASTEWATER UTILITY FUND		7,084.66
690 - ELECTRIC UTILITY FUND		23,117.81
740 - TRF HEALTH INSURANCE FUND		153,246.75
	Grand Total:	**265,473.25**

Account Summary

Account Number	Account Name	Expense Amount
100-4150-61310	Health Insurance	5,402.61
100-4210-61310	Health Insurance	23,025.03
100-4220-61310	Health Insurance	7,259.34
100-4312-61310	Health Insurance	5,402.61
100-4315-61310	Health Insurance	9,367.27
100-4510-61310	Health Insurance	2,868.80
100-4650-61310	Health Insurance	4,976.73
100-4660-61310	Health Insurance	1,772.94
610-4825-61310	Health Insurance	16,108.58
620-4825-61310	Health Insurance	5,840.12
680-4825-61310	Health Insurance	7,084.66
690-4825-61310	Health Insurance	23,117.81
740-20150	Payroll Taxes Payable	57,574.43
740-20160	State Withholding	12,730.90
740-20180	PERA Payable	52,798.97
740-24000	Clearing Account	10,018.17
740-4870-63620	Employee BC/BS Monthl…	15,855.26
740-4870-63660	Retiree BC/BS Monthly bi..	4,269.02
	Grand Total:	**265,473.25**

Project Account Summary

Project Account Key		Expense Amount
None		265,473.25
	Grand Total:	**265,473.25**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01377 - PYPKT01632 - 2025 05 01 #9 Payroll

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: VSP INSURANCE CO							
VSP INSURANCE CO	INV0001607	05/01/2025	740-24000	Clearing Account	FLEX VISION		403.76
						Vendor VSP INSURANCE CO Total:	**403.76**
						Grand Total:	**403.76**

Fund Summary

Fund		Expense Amount
740 - TRF HEALTH INSURANCE FUND		403.76
	Grand Total:	**403.76**

Account Summary

Account Number	Account Name	Expense Amount
740-24000	Clearing Account	403.76
	Grand Total:	**403.76**

Project Account Summary

Project Account Key		Expense Amount
None		403.76
	Grand Total:	**403.76**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: ACME ELECTRIC COMPANIES							
ACME ELECTRIC COMPANIES	14181522	04/01/2025	100-4312-62400	Small Tools and Minor Equip	CAPACITOR - DRILL PRESS		28.95
ACME ELECTRIC COMPANIES	14230000	04/11/2025	620-4850-62210	Equipment Maint & Repair	PARTS - PRESSURE WASHER…		573.67
					Vendor ACME ELECTRIC COMPANIES Total:		**602.62**
Vendor: ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES LLC (AE2S)							
ADVANCED ENGINEERING …	101971	04/08/2025	620-4890-63110	Consulting Fees	PROF SRVCS - LEAD & COPP…		2,297.25
ADVANCED ENGINEERING …	101997	04/08/2025	620-4890-63110	Consulting Fees	PROF SRVCS - 2025 RMP UP…		18,955.00
ADVANCED ENGINEERING …	101998	04/08/2025	550-4680-65920	Work in Process - Eng/Archt…	PROF SRVCS - WTP CO2 REP…		4,806.00
ADVANCED ENGINEERING …	102024	04/08/2025	680-4890-63110	Consulting Fees	PROF SRVCS - MPCA GRANT…		7,008.10
					Vendor ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES LLC (AE2S) Total:		**33,066.35**
Vendor: ALEX AIR APPARATUS 2 LLC							
ALEX AIR APPARATUS 2 LLC	INV-52136	04/21/2025	100-4220-62210	Equipment Maint & Repair	SCBA COMPRESSOR		89.81
					Vendor ALEX AIR APPARATUS 2 LLC Total:		**89.81**
Vendor: AMARIL UNIFORM COMPANY							
AMARIL UNIFORM COMPA…	IV276905	04/09/2025	690-4840-62880	Personal Protective Equipm…	PPE - M NELSON		104.40
AMARIL UNIFORM COMPA…	IV276905	04/09/2025	690-4840-62880	Personal Protective Equipm…	PPE - J STEINBRINK		463.85
AMARIL UNIFORM COMPA…	IV276905	04/09/2025	690-4840-62880	Personal Protective Equipm…	PPE - J KINSMAN		104.43
AMARIL UNIFORM COMPA…	IV276905	04/09/2025	690-4840-62880	Personal Protective Equipm…	PPE - R LUND		282.00
AMARIL UNIFORM COMPA…	IV276905	04/09/2025	690-4840-62880	Personal Protective Equipm…	PPE - J NELSON		230.55
					Vendor AMARIL UNIFORM COMPANY Total:		**1,185.23**
Vendor: AMERICAN SOLUTIONS FOR BUSINESS							
AMERICAN SOLUTIONS FOR…	INV08061355	04/23/2025	100-4210-62990	Misc. Operating Expense	STRESS BALLS		422.97
					Vendor AMERICAN SOLUTIONS FOR BUSINESS Total:		**422.97**
Vendor: ANDREW J HART							
ANDREW J HART	REIMB 04 18 25	04/21/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / …		65.96
					Vendor ANDREW J HART Total:		**65.96**
Vendor: AQUA PURE INC							
AQUA PURE INC	TRFMN032525	04/07/2025	620-4840-62160	Chemicals	CHEMICALS		40,986.00
					Vendor AQUA PURE INC Total:		**40,986.00**
Vendor: BARR ENGINEERING CO							
BARR ENGINEERING CO	23571015.03-1	04/21/2025	690-4890-63110	Consulting Fees	PROF SRVCS - 2025 HYDRO …		3,538.50
					Vendor BARR ENGINEERING CO Total:		**3,538.50**
Vendor: BREDESON OFFICE SUPPLY							
BREDESON OFFICE SUPPLY	0214072	04/23/2025	100-4210-62010	Office Supplies	BINDER / MEMO PADS / PE…		25.25
					Vendor BREDESON OFFICE SUPPLY Total:		**25.25**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: CITY OF T R F - GENERAL CITY							
CITY OF T R F - GENERAL CITY	11 20 24-03 06 25	03/06/2025	100-4150-62010	Office Supplies	POSTAGE METER USAGE 11...		115.71
CITY OF T R F - GENERAL CITY	11 20 24-03 06 25	03/06/2025	100-4650-62010	Office Supplies	POSTAGE METER USAGE 11...		82.73
					Vendor CITY OF T R F - GENERAL CITY Total:		**198.44**
Vendor: CITY OF T R F - POLICE DPT PETTY CASH							
CITY OF T R F - POLICE DPT ...	043025	04/30/2025	100-4210-62010	Office Supplies	REIMBURSE PETTY CASH - P...		58.58
CITY OF T R F - POLICE DPT ...	043025	04/30/2025	100-4210-64440	DWI Enforcement & Equip...	REIMBURSE PETTY CASH - R...		29.00
					Vendor CITY OF T R F - POLICE DPT PETTY CASH Total:		**87.58**
Vendor: CORE & MAIN LP							
CORE & MAIN LP	CNV1000001257	04/17/2025	620-4850-62200	System Expense	SERVICE LINE SEALING		55.52
					Vendor CORE & MAIN LP Total:		**55.52**
Vendor: DDA HUMAN RESOURCES INC							
DDA HUMAN RESOURCES I...	00000968	04/22/2025	100-4670-63030	Contracts Expense	PROF SRVCS - CONSULTING ...		200.00
					Vendor DDA HUMAN RESOURCES INC Total:		**200.00**
Vendor: DR JAY PHILLIPPI							
DR JAY PHILLIPPI	25-139	04/18/2025	100-4210-62990	Misc. Operating Expense	PSYCHOLOGICAL ASSESSME...		475.00
DR JAY PHILLIPPI	25-145	04/28/2025	100-4210-62990	Misc. Operating Expense	PSYCH ASSESSMENT - ANDE...		475.00
					Vendor DR JAY PHILLIPPI Total:		**950.00**
Vendor: DWIGHT TANGQUIST							
DWIGHT TANGQUIST	APR 2025	04/08/2025	100-4110-64400	Travel, Conference, School	KITCHEN / MEETING SUPPLI...		86.55
					Vendor DWIGHT TANGQUIST Total:		**86.55**
Vendor: ELECTRIC PUMP INC (MN)							
ELECTRIC PUMP INC (MN)	030804	04/17/2025	680-4850-62230	Building Maint & Repair	SAFETY HATCH - LIFT #2		3,339.96
					Vendor ELECTRIC PUMP INC (MN) Total:		**3,339.96**
Vendor: FALLS TOWING LLC							
FALLS TOWING LLC	26013	04/16/2025	100-4210-62990	Misc. Operating Expense	TOWING CHARGES		125.00
FALLS TOWING LLC	26074	04/09/2025	100-4650-62210	Equipment Maint & Repair	TOWING CHARGES		70.00
					Vendor FALLS TOWING LLC Total:		**195.00**
Vendor: FASTENAL COMPANY							
FASTENAL COMPANY	mnros135344	03/05/2025	630-4840-62990	Misc. Operating Expense	MATERIALS - OVEN INSTALL...		76.08
FASTENAL COMPANY	MNROS135748	04/08/2025	100-4312-62210	Equipment Maint & Repair	RESTOCK PARTS		112.70
					Vendor FASTENAL COMPANY Total:		**188.78**
Vendor: GRAINGER INC							
GRAINGER INC	9469318951	04/10/2025	620-4840-62120	Gas-Oil-Lube	GEAR OIL - WTP		469.30
					Vendor GRAINGER INC Total:		**469.30**
Vendor: GRAND FORKS FIRE EQUIPMENT LLC							
GRAND FORKS FIRE EQUIP...	43391	04/29/2025	100-4220-62880	Personal Protective Equipm...	HELMET - A HORACHEK		330.00
					Vendor GRAND FORKS FIRE EQUIPMENT LLC Total:		**330.00**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: GUARDIAN PEST SOLUTIONS INC							
GUARDIAN PEST SOLUTIONS..	2646547	03/19/2025	690-4890-63030	Contracts Expense	MAR 2025 - RODENT CONT...		55.00
					Vendor GUARDIAN PEST SOLUTIONS INC Total:		**55.00**
Vendor: HACH COMPANY							
HACH COMPANY	14469388	04/23/2025	620-4850-62220	Plant Equip Maint & Repair	SECONDARY BASIN / PH PR...		3,236.10
					Vendor HACH COMPANY Total:		**3,236.10**
Vendor: HDR ENGINEERING INC - CHICAGO							
HDR ENGINEERING INC - CH...	1200712563	04/11/2025	515-4680-65900	Work in Process-Constructi...	PROF SRVCS - CHIEFS COUL...		2,938.00
HDR ENGINEERING INC - CH...	1200713186	04/11/2025	100-4650-64481	FEMA	PROF SRVCS - BOY SCOUT P...		1,593.75
HDR ENGINEERING INC - CH...	1200713187	04/11/2025	690-4890-64370	Taxes and Licenses	PROF SRVCS - DAM RELICEN...		4,755.59
					Vendor HDR ENGINEERING INC - CHICAGO Total:		**9,287.34**
Vendor: IMGRAIL CONSULTING INC							
IMGRAIL CONSULTING INC	MNN CR 970602612025	04/14/2025	670-4890-64370	Taxes and Licenses	STORM WATER PIPELINE		2,036.00
					Vendor IMGRAIL CONSULTING INC Total:		**2,036.00**
Vendor: INNOVATIVE OFFICE SOLUTIONS LL							
INNOVATIVE OFFICE SOLUT...	CIN128154	04/16/2025	100-4194-65600	Office Furniture/Equipment	LEG SUPPORTS - COUNTER...		622.16
					Vendor INNOVATIVE OFFICE SOLUTIONS LL Total:		**622.16**
Vendor: INTERSTATE BILLING SERVICE							
INTERSTATE BILLING SERVICE	33663G	04/11/2025	100-4510-62210	Equipment Maint & Repair	LATCH - TOOLCAT		104.35
					Vendor INTERSTATE BILLING SERVICE Total:		**104.35**
Vendor: KJELL JOHNSRUD							
KJELL JOHNSRUD	REIMB 04 15 25	04/15/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / ...		33.56
					Vendor KJELL JOHNSRUD Total:		**33.56**
Vendor: LINDE GAS & EQUIPMENT INC							
LINDE GAS & EQUIPMENT I...	48945351	03/31/2025	690-4890-63030	Contracts Expense	CYLINDER LEASE		398.20
					Vendor LINDE GAS & EQUIPMENT INC Total:		**398.20**
Vendor: LOESS HILLS HOLDINGS INC DBA							
LOESS HILLS HOLDINGS INC...	445743	04/11/2025	680-4850-62220	Lift Station and Pond Maint...	LIFT STATION PUMP CONT...		1,313.32
					Vendor LOESS HILLS HOLDINGS INC DBA Total:		**1,313.32**
Vendor: M M U A							
M M U A	66186	04/22/2025	100-4240-62990	Misc. Operating Expense	PRE-EMPLOYMENT SCREEN...		50.00
					Vendor M M U A Total:		**50.00**
Vendor: MARISSA L ADAM							
MARISSA L ADAM	REIMB 04 10 25	04/10/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / ...		88.27
					Vendor MARISSA L ADAM Total:		**88.27**
Vendor: MICHAEL J ROFF							
MICHAEL J ROFF	REIMB 04 15 25	04/15/2025	100-4210-62120	Gas-Oil-Lube	REIMBURSE - GASOLINE EXP...		20.02
					Vendor MICHAEL J ROFF Total:		**20.02**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: MINNKOTA POWER COOPERATIVE INC							
MINNKOTA POWER COOPE…	1ST QTR 2025	04/16/2025	690-4890-68880	Conservation Program	1ST QTR 2025 CIP		25,338.63
					Vendor MINNKOTA POWER COOPERATIVE INC Total:		**25,338.63**
Vendor: MN POLLUTION CONTROL AGENCY							
MN POLLUTION CONTROL …	10000203802	04/10/2025	690-4890-64330	Dues and Subscriptions	ANNUAL AIR EMISSIONS FEE		25.00
					Vendor MN POLLUTION CONTROL AGENCY Total:		**25.00**
Vendor: MORRIS ELECTRONICS INC							
MORRIS ELECTRONICS INC	12973	03/31/2025	100-4192-63020	Computer Maintenance & li…	MISC LABOR		281.25
MORRIS ELECTRONICS INC	12974	03/31/2025	100-4192-63020	Computer Maintenance & li…	VPN REBUILD - LICENSING		156.25
MORRIS ELECTRONICS INC	13052	03/31/2025	100-4192-63020	Computer Maintenance & li…	BACKUP RENEWAL		2,106.04
MORRIS ELECTRONICS INC	13178	04/18/2025	100-4192-63020	Computer Maintenance & li…	SERVICE DAY		1,885.00
					Vendor MORRIS ELECTRONICS INC Total:		**4,428.54**
Vendor: NATHAN WILLIAM DYKES							
NATHAN WILLIAM DYKES	12732	04/29/2025	680-4850-62200	System Expense	CALIBRATE - LIFTS # 7, 9, 15		1,336.14
					Vendor NATHAN WILLIAM DYKES Total:		**1,336.14**
Vendor: NORTHERN MUNICIPAL POWER AGNCY							
NORTHERN MUNICIPAL PO…	APPA-TRF 25	04/14/2025	690-4890-64330	Dues and Subscriptions	APPA MEMBERSHIP DUES		9,677.66
					Vendor NORTHERN MUNICIPAL POWER AGNCY Total:		**9,677.66**
Vendor: NORTHWEST SERVICE COOPERATIVE							
NORTHWEST SERVICE COO…	11135	04/01/2025	550-4680-65920	Work in Process - Eng/Archt…	CO2 TANK REPLACEMENT P…		196.50
					Vendor NORTHWEST SERVICE COOPERATIVE Total:		**196.50**
Vendor: PENNINGTON CO AUDITOR							
PENNINGTON CO AUDITOR	1ST QTR 2025	03/31/2025	100-4210-63030	Contracts Expense	1ST QTR 2025 LEC BILLING		125,874.65
					Vendor PENNINGTON CO AUDITOR Total:		**125,874.65**
Vendor: PENNINGTON FAST LUBE INC							
PENNINGTON FAST LUBE INC	83457	04/09/2025	690-4840-62120	Gas-Oil-Lube	OIL CHANGE - #113		86.00
					Vendor PENNINGTON FAST LUBE INC Total:		**86.00**
Vendor: PERSONNEL EVALUATION INC							
PERSONNEL EVALUATION I…	54484	03/31/2025	100-4210-62990	Misc. Operating Expense	PEP TEST		75.00
					Vendor PERSONNEL EVALUATION INC Total:		**75.00**
Vendor: QUALITY SPRAY FOAM LLC							
QUALITY SPRAY FOAM LLC	1870	04/21/2025	100-4670-63090	Vacant Home Demolition	TOPSOIL / GRADING / SEED…		1,087.50
					Vendor QUALITY SPRAY FOAM LLC Total:		**1,087.50**
Vendor: QUILL LLC							
QUILL LLC	43699550	04/11/2025	100-4670-62010	Office Supplies	GENERAL SUPPLIES		11.90
QUILL LLC	43756800	04/16/2025	100-4670-62010	Office Supplies	GENERAL SUPPLIES		33.87
QUILL LLC	43757329	04/16/2025	100-4670-62010	Office Supplies	GENERAL SUPPLIES		17.50
					Vendor QUILL LLC Total:		**63.27**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: RAILROAD MANAGEMENT CO III LLC							
RAILROAD MANAGEMENT ...	525896	04/25/2025	620-4890-64370	Taxes and Licenses	ANNUAL LICENSE FEE - 08/1...		417.05
					Vendor RAILROAD MANAGEMENT CO III LLC Total:		**417.05**
Vendor: RED LAKE ELECTRIC COOP INC							
RED LAKE ELECTRIC COOP I...	22640	04/22/2025	690-4890-68860	Service Territory Compensat..	2024 BAREGROUND ANNEX...		91,797.10
					Vendor RED LAKE ELECTRIC COOP INC Total:		**91,797.10**
Vendor: RIVERVIEW HEALTH							
RIVERVIEW HEALTH	30028679	04/21/2025	100-4210-62990	Misc. Operating Expense	PHYSICAL EXAM - C BRUGG...		191.00
					Vendor RIVERVIEW HEALTH Total:		**191.00**
Vendor: SHOAN J NELSON							
SHOAN J NELSON	614362	04/21/2025	100-4315-62990	Misc. Operating Expense	7 KEYS - SANITATION POND		52.50
SHOAN J NELSON	614366	04/21/2025	620-4850-62230	Building Maint & Repair	LOCK REPAIR / REPLACEME...		722.00
					Vendor SHOAN J NELSON Total:		**774.50**
Vendor: SJOBERG'S CABLE TV							
SJOBERG'S CABLE TV	6925	04/08/2025	690-4890-63590	Printing & Publications	CITY SHARE - CALL BEFORE ...		118.20
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4192-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		81.90
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4192-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		225.00
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4220-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		49.95
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4312-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		56.95
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4510-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		104.50
SJOBERG'S CABLE TV	MAY 25	04/30/2025	100-4560-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		40.39
SJOBERG'S CABLE TV	MAY 25	04/30/2025	610-4890-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		56.95
SJOBERG'S CABLE TV	MAY 25	04/30/2025	620-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		25.84
SJOBERG'S CABLE TV	MAY 25	04/30/2025	620-4890-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		49.95
SJOBERG'S CABLE TV	MAY 25	04/30/2025	680-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		85.50
SJOBERG'S CABLE TV	MAY 25	04/30/2025	680-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		475.00
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		142.50
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		142.50
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4830-63210	Communication Expense	MAY 2025 - MONTHLY CHA...		34.90
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4890-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		225.00
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4890-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		49.95
SJOBERG'S CABLE TV	MAY 25	04/30/2025	690-4890-63020	Computer Maintenance & li...	MAY 2025 - MONTHLY CHA...		42.95
					Vendor SJOBERG'S CABLE TV Total:		**2,007.93**
Vendor: STATION 59							
STATION 59	1017929	03/28/2025	100-4210-62990	Misc. Operating Expense	CAR WASHES		220.00
					Vendor STATION 59 Total:		**220.00**
Vendor: STEVEN O KVASAGER							
STEVEN O KVASAGER	002662	04/22/2025	690-4890-63030	Contracts Expense	MAY 2025 - ALARM MONIT...		19.50
STEVEN O KVASAGER	002663	04/22/2025	690-4850-62360	Distribution Maint	MAY 2025 - ALARM MONIT...		19.50
					Vendor STEVEN O KVASAGER Total:		**39.00**

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: STOP STICK LTD							
STOP STICK LTD	0037764-IN	04/04/2025	100-4210-62990	Misc. Operating Expense	STOP STICK		155.00
						Vendor STOP STICK LTD Total:	**155.00**
Vendor: STREICHERS							
STREICHERS	I1755530	04/08/2025	100-4210-62880	Personal Protective Equipm…	BALLISTIC VEST - C LINDGR…		1,524.90
						Vendor STREICHERS Total:	**1,524.90**
Vendor: STUART C IRBY CO							
STUART C IRBY CO	S014200999.001	04/14/2025	690-4840-62880	Personal Protective Equipm…	PPE GLOVE TESTING		1,764.73
						Vendor STUART C IRBY CO Total:	**1,764.73**
Vendor: TEAM LABORATORY CHEMICAL LLC							
TEAM LABORATORY CHEMI…	INV0045901	04/15/2025	680-4840-62160	Chemicals	TREATMENT		2,496.50
						Vendor TEAM LABORATORY CHEMICAL LLC Total:	**2,496.50**
Vendor: THIEF RIVER AUTOMOTIVE LLC							
THIEF RIVER AUTOMOTIVE L…	INV# TR13903	04/02/2025	690-4850-62210	Equipment Maint & Repair	REPAIRS - UNIT #111		253.09
THIEF RIVER AUTOMOTIVE L…	SO# TR114968	03/26/2025	100-4210-62120	Gas-Oil-Lube	OIL CHANGE		67.58
THIEF RIVER AUTOMOTIVE L…	SO# TR115096	04/25/2025	100-4210-62210	Equipment Maint & Repair	COIL ASSEMBLY		347.98
THIEF RIVER AUTOMOTIVE L…	SO# TR115232	04/09/2025	100-4210-62120	Gas-Oil-Lube	OIL CHANGE		57.50
THIEF RIVER AUTOMOTIVE L…	SO# TR115445	04/21/2025	690-4850-62210	Equipment Maint & Repair	OIL CHANGE / FLUIDS / DEF …		620.62
						Vendor THIEF RIVER AUTOMOTIVE LLC Total:	**1,346.77**
Vendor: TRAVIS GIFFEN							
TRAVIS GIFFEN	REIMB 04 10 25	04/10/2025	100-4650-64400	Travel, Conference, School	REIMBURSE - MILEAGE / 20…		128.80
						Vendor TRAVIS GIFFEN Total:	**128.80**
Vendor: TRENTYN GROSLIE							
TRENTYN GROSLIE	REIMB 04 25 24	04/25/2024	620-4890-64400	Travel, Conference, School	REIMBURSE MEALS EXP / 2…		113.61
						Vendor TRENTYN GROSLIE Total:	**113.61**
Vendor: TROY MERCIL CONSTRUCTION LLC							
TROY MERCIL CONSTRUCTI…	884	04/14/2025	820-4890-63030	Contracts Expense	OPEN/CLOSE FEE - JANICE O…		1,200.00
TROY MERCIL CONSTRUCTI…	885	04/14/2025	820-4890-63030	Contracts Expense	OPEN/CLOSE FEE - KARRY K…		800.00
						Vendor TROY MERCIL CONSTRUCTION LLC Total:	**2,000.00**
Vendor: ULINE							
ULINE	191558399	04/11/2025	690-4840-62990	Misc. Operating Expense	CLEANING SUPPLIES		413.13
						Vendor ULINE Total:	**413.13**
Vendor: VESTIS							
VESTIS	2630412658	04/15/2025	620-4890-63030	Contracts Expense	LAUNDRY SERVICE - 04/15/…		86.75
						Vendor VESTIS Total:	**86.75**
Vendor: WADE WALLACE							
WADE WALLACE	REIMB 04 24 25	04/24/2025	620-4890-64400	Travel, Conference, School	REIMBURSE - MEAL EXP / 2…		96.09
						Vendor WADE WALLACE Total:	**96.09**
Vendor: WAYDE JENSEN							
WAYDE JENSEN	REIMB 04 10 25	04/10/2025	100-4210-63320	Training Expense	REIMBURSE - LODGING EXP …		243.92

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
WAYDE JENSEN	REIMB 04 10 25-2	04/10/2025	100-4210-63320	Training Expense	REIMBURSE - MEALS EXP / I...		36.00
						Vendor WAYDE JENSEN Total:	**279.92**
Vendor: WESTSIDE MOTORS OF TRF INC							
WESTSIDE MOTORS OF TRF ...	30540	04/09/2025	620-4840-62120	Gas-Oil-Lube	OIL CHANGE - '21 DODGE R...		86.04
						Vendor WESTSIDE MOTORS OF TRF INC Total:	**86.04**
Vendor: WIDSETH SMITH NOLTING ASC INC							
WIDSETH SMITH NOLTING ...	0236858	03/24/2025	820-4890-63030	Contracts Expense	PROF SRVCS - BABYLAND R...		480.00
WIDSETH SMITH NOLTING ...	237099	03/26/2025	100-4671-62200	System Expense	PROF SRVCS - GENERAL		400.00
WIDSETH SMITH NOLTING ...	237099	03/26/2025	505-4680-65920	Work in Process - Eng/Archt...	PROF SRVCS - GENERAL		250.00
WIDSETH SMITH NOLTING ...	237099	03/26/2025	530-4680-65920	Work in Process - Eng/Archt...	PROF SRVCS - GENERAL		400.00
WIDSETH SMITH NOLTING ...	237100	03/26/2025	505-4680-65920	Work in Process - Eng/Archt...	PROF SRVCS - 2024 STREET ...		3,400.00
WIDSETH SMITH NOLTING ...	237100	03/26/2025	506-4680-65920	Work in Process - Eng/Archt...	PROF SRVCS - 6TH STREET S...		120.00
						Vendor WIDSETH SMITH NOLTING ASC INC Total:	**5,050.00**
						Grand Total:	**382,505.85**

Fund Summary

Fund	Expense Amount
100 - GENERAL FUND	140,818.15
505 - 2024 ST AND UTILITY PROJECT	3,650.00
506 - 2026 ST AND UTILITY PROJECT	120.00
515 - CHIEFS COULEE	2,938.00
530 - ARENA RAMP PROJECT	400.00
550 - 2025 CO2 TANK REPLACMENT	5,002.50
610 - LIQUOR DISPENSARY	56.95
620 - WATER UTILITY FUND	68,170.17
630 - ARENAS - OAK VIEW GROUP	76.08
670 - STORM WATER UTILITY FUND	2,036.00
680 - WASTEWATER UTILITY FUND	16,054.52
690 - ELECTRIC UTILITY FUND	140,703.48
820 - GREENWOOD CEMETERY FUND	2,480.00
Grand Total:	**382,505.85**

Account Summary

Account Number	Account Name	Expense Amount
100-4110-64400	Travel, Conference, Sch…	86.55
100-4150-62010	Office Supplies	115.71
100-4192-63020	Computer Maintenance…	4,735.44
100-4194-65600	Office Furniture/Equipm…	622.16
100-4210-62010	Office Supplies	83.83
100-4210-62120	Gas-Oil-Lube	145.10
100-4210-62210	Equipment Maint & Repa..	347.98
100-4210-62880	Personal Protective Equi…	1,524.90
100-4210-62990	Misc. Operating Expense	2,138.97
100-4210-63030	Contracts Expense	125,874.65
100-4210-63320	Training Expense	467.71
100-4210-64440	DWI Enforcement & Equ…	29.00
100-4220-62210	Equipment Maint & Repa..	89.81
100-4220-62880	Personal Protective Equi…	330.00
100-4220-63020	Computer Maintenance…	49.95
100-4240-62990	Misc. Operating Expense	50.00
100-4312-62210	Equipment Maint & Repa..	112.70
100-4312-62400	Small Tools and Minor E…	28.95
100-4312-63020	Computer Maintenance…	56.95
100-4315-62990	Misc. Operating Expense	52.50
100-4510-62210	Equipment Maint & Repa..	104.35
100-4510-63210	Communication Expense	104.50
100-4560-63210	Communication Expense	40.39
100-4650-62010	Office Supplies	82.73
100-4650-62210	Equipment Maint & Repa..	70.00

Account Summary

Account Number	Account Name	Expense Amount
100-4650-64400	Travel, Conference, Sch…	128.80
100-4650-64481	FEMA	1,593.75
100-4670-62010	Office Supplies	63.27
100-4670-63030	Contracts Expense	200.00
100-4670-63090	Vacant Home Demolition	1,087.50
100-4671-62200	System Expense	400.00
505-4680-65920	Work in Process - Eng/Ar…	3,650.00
506-4680-65920	Work in Process - Eng/Ar…	120.00
515-4680-65900	Work in Process-Constru…	2,938.00
530-4680-65920	Work in Process - Eng/Ar…	400.00
550-4680-65920	Work in Process - Eng/Ar…	5,002.50
610-4890-63020	Computer Maintenance…	56.95
620-4830-63210	Communication Expense	25.84
620-4840-62120	Gas-Oil-Lube	555.34
620-4840-62160	Chemicals	40,986.00
620-4850-62200	System Expense	55.52
620-4850-62210	Equipment Maint & Repa..	573.67
620-4850-62220	Plant Equip Maint & Rep…	3,236.10
620-4850-62230	Building Maint & Repair	722.00
620-4890-63020	Computer Maintenance…	49.95
620-4890-63030	Contracts Expense	86.75
620-4890-63110	Consulting Fees	21,252.25
620-4890-64370	Taxes and Licenses	417.05
620-4890-64400	Travel, Conference, Sch…	209.70
630-4840-62990	Misc. Operating Expense	76.08
670-4890-64370	Taxes and Licenses	2,036.00
680-4830-63210	Communication Expense	560.50
680-4840-62160	Chemicals	2,496.50
680-4850-62200	System Expense	1,336.14
680-4850-62220	Lift Station and Pond Ma…	1,313.32
680-4850-62230	Building Maint & Repair	3,339.96
680-4890-63110	Consulting Fees	7,008.10
690-4830-63210	Communication Expense	319.90
690-4840-62120	Gas-Oil-Lube	86.00
690-4840-62880	Personal Protective Equi…	2,949.96
690-4840-62990	Misc. Operating Expense	413.13
690-4850-62210	Equipment Maint & Repa..	873.71
690-4850-62360	Distribution Maint	19.50
690-4890-63020	Computer Maintenance…	317.90
690-4890-63030	Contracts Expense	472.70
690-4890-63110	Consulting Fees	3,538.50
690-4890-63590	Printing & Publications	118.20

Account Summary

Account Number	Account Name	Expense Amount
690-4890-64330	Dues and Subscriptions	9,702.66
690-4890-64370	Taxes and Licenses	4,755.59
690-4890-68860	Service Territory Compe...	91,797.10
690-4890-68880	Conservation Program	25,338.63
820-4890-63030	Contracts Expense	2,480.00
	Grand Total:	**382,505.85**

Project Account Summary

Project Account Key		Expense Amount
None		382,505.85
	Grand Total:	**382,505.85**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01380 - 04/28/25 DIRECT PAYABLES / U S POSTMASTER

Vendor Name	Payable Number	Post Date	Account Number	Account Name	Description (Item)	(None)	Amount
Vendor: U S POSTMASTER							
U S POSTMASTER	MAY 2025	04/28/2025	100-4315-62010	Office Supplies	MAY 2025 - POSTAGE UTILI…		294.30
U S POSTMASTER	MAY 2025	04/28/2025	620-4840-62010	Office Supplies	MAY 2025 - POSTAGE UTILI…		686.72
U S POSTMASTER	MAY 2025	04/28/2025	680-4840-62010	Office Supplies	MAY 2025 - POSTAGE UTILI…		196.20
U S POSTMASTER	MAY 2025	04/28/2025	690-4840-62010	Office Supplies	MAY 2025 - POSTAGE UTILI…		784.81
						Vendor U S POSTMASTER Total:	**1,962.03**
						Grand Total:	**1,962.03**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		294.30
620 - WATER UTILITY FUND		686.72
680 - WASTEWATER UTILITY FUND		196.20
690 - ELECTRIC UTILITY FUND		784.81
	Grand Total:	**1,962.03**

Account Summary

Account Number	Account Name	Expense Amount
100-4315-62010	Office Supplies	294.30
620-4840-62010	Office Supplies	686.72
680-4840-62010	Office Supplies	196.20
690-4840-62010	Office Supplies	784.81
	Grand Total:	**1,962.03**

Project Account Summary

Project Account Key		Expense Amount
None		1,962.03
	Grand Total:	**1,962.03**

COUNCIL PER DIEM TO BE PAID ON 05/15/2025 PAYROLL
Presented 05/06/2025 Council Meeting

J Scott Pream - March/April 2025

3/4/2025	Committee of the Whole	City Hall	$32.50	
3/10/2025	Utilities Committee	City Hall	$32.50	
3/11/2025	Bike Walk TRF	City Hall	$32.50	
3/11/2025	CVB	Carnegie	$32.50	
3/11/2025	NWRL	HQ	$32.50	
3/12/2025	Public Works	City Hall	$32.50	
3/26/2025	PCHS	Govt Center	$32.50	
4/7/2025	Utilities Committee	City Hall	$32.50	
4/8/2025	Bike Walk TRF	City Hall	$32.50	
4/8/2025	CVB	Carnegie	$32.50	
4/8/2025	NWRL	HQ	$32.50	
4/9/2025	MEC	City Hall	$32.50	
4/9/2025	Public Works	City Hall	$32.50	
4/11/2025	Bike Walk TRF	City Hall	$32.50	
4/17/2025	Open Line	KTRF	$32.50	
4/17/2025	TRF Library	Lirary	$32.50	
4/28/2025	PCHS	Govt Center	$32.50	
4/29/2025	Tri City Meeting	Ralph	$32.50	
				$585.00

Kelly Langass - April 2025

4/7/2025	Public Utility	City Hall	$32.50	
4/7/2025	Know B4	Home	$75.00	
4/8/2025	Administrative Meeting	City Hall	$32.50	
4/16/2025	Airport Committee	Justice Center	$32.50	
4/28/2025	State of City	City Hall	$32.50	
4/29/2025	Tri City Meeting	Ralph	$32.50	
				$237.50

Mike Lorenson -April 2025

4/1/2025	Building Committee	City Hall	$32.50	
4/3/2025	TAC Quarterly Meeting	MS Teams	$32.50	
4/3/2025	CDAB Meeting	City Hall	$32.50	
4/7/2025	Public Utility	City Hall	$32.50	
4/8/2025	Admin Services	City Hall	$32.50	
4/10/2025	MN DEED	MS Teams	$32.50	
4/16/2025	Airport Authority	County Govt Building	$32.50	
4/17/2025	Open Line	Radio Station	$32.50	
4/25/2025	Sanford Meeting	Sanford	$32.50	
4/28/2025	State of the City	City Hall	$32.50	
4/28/2025	Honor Students	LHS	$32.50	
4/29/2025	Rotary Guest Speaker	Aemrican Legion	$32.50	
				$390.00

City of Thief River Falls

405 Third Street East • PO Box 528
Thief River Falls MN 56701-0528

PHONE: 218-681-2943
FAX: 218-681-6223
email: @citytrf.net
www.citytrf.net

Request for Council Action

DATE: 5/6/2025

SUBJECT: First Reading for Amendment to the Comprehensive Plan

RECOMMENDATION: It is respectfully requested that the Council consider the following Planning Commission recommendation:

MOTION TO: Approve the first reading to amend the Comprehensive Plan for the 5.07 acres, more or less, that is being proposed for the Edge multi-family housing development from a Medium-High Density Residential designation to a High-Density Residential designation. This action will be contingent upon the rezoning approval.

BACKGROUND: Per State Statute 462.355, Subd. 2 Procedure to adopt, amend. "… Before adopting the comprehensive municipal plan or any section or amendment of the plan, the planning agency shall hold at least one public hearing thereon. A notice of the time, place and purpose of the hearing shall be published once in the official newspaper of the municipality at least ten days before the day of the hearing."

A Public Hearing to amend the Comprehensive Plan was held at a Special Meeting of the Planning Commission on April 30, 2025, at 5:00 pm.

This is a required procedural process to ensure that the proposed zoning change for this parcel matches with the City's Land Use Plan. The Proposed Land Use Plan adopted in 2019 shows the proposed use of the parcel as Medium-High Density Residential. Amending this Land Use Plan in the 2019 Comp Plan to High Density Residential would allow for the rezoning of the parcel to an (R-4) Multi-family Residential District. For the property to be rezoned, the proposed zoning classification must match the proposed land use designated in the comprehensive plan. The city's zoning regulations reference certain aspects of the comprehensive plan for compatibility.

The legal description of this parcel is as follows:

CERTIFICATE OF SURVEY
PART OF LOTS 18, 19, & 20, BLOCK 3, OAK HAVEN SUBDIVISION;
PART OF THE NW1/4 OF SEC. 9, T. 153 N., R. 43 W. OF THE
5TH PRINCIPAL MERIDIAN, PENNINGTON COUNTY, MN

PROPOSED LEGAL DESCRIPTION
That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree 19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line o Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning. The above-described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

KEY ISSUES: • The City may not rezone the subject property without first amending its comprehensive plan.

• Except for amendments to permit affordable housing development, a resolution to amend or adopt a comprehensive plan must be approved by a two-thirds vote of all of the members. Amendments to permit an affordable housing development are approved by a simple majority of all of the members. For purposes of this subdivision, "affordable housing development" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.

FINANCIAL CONSIDERATIONS:

LEGAL CONSIDERATION: This action will be contingent upon the rezoning approval.

DEPARTMENT/RESPONSIBLE PERSON: Richard Baker, Economic/ Community Development Director

ATTACHMENTS:

1.	The Edge Comp Plan Amendment Public Hearing Notice
2.	Comp Plan Maps
3.	State Statute 462-355 Highlighted

NOTICE OF HEARING
PLANNING COMMISSION
CITY OF THIEF RIVER FALLS

Notice is hereby given that the City of Thief River Falls, Minnesota, is considering amending the Comprehensive Plan regarding parts of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree 19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line of Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning.

The above-described parcel contains 5.07 acres, more or less.

The amendment to the Comprehensive Plan concerns changing the above-described parcel from Medium-High Density Residential to High Density Residential.

Notice is further given that the Planning Commission will conduct a hearing on the amendment to the Comprehensive Plan at 5:00 p.m. on Wednesday, April 30, 2025, at a special meeting of the Planning Commission in the City Council Chambers, 405 3rd Street East, Thief River Falls, MN. All persons wishing to comment on the amendments will have the option to be heard at that time. Persons who wish to submit written comments prior to the Hearing or who have questions should address them to the office of the Economic & Community Development Director, City Hall, P.O. Box 528, Thief River Falls, MN 56701, or telephone 218-681-8506.

If you have a disability and need accommodation in order to attend this hearing, please contact the Economic & Community Development Director at the above address or phone number.

Dated this 11th day of April 2025

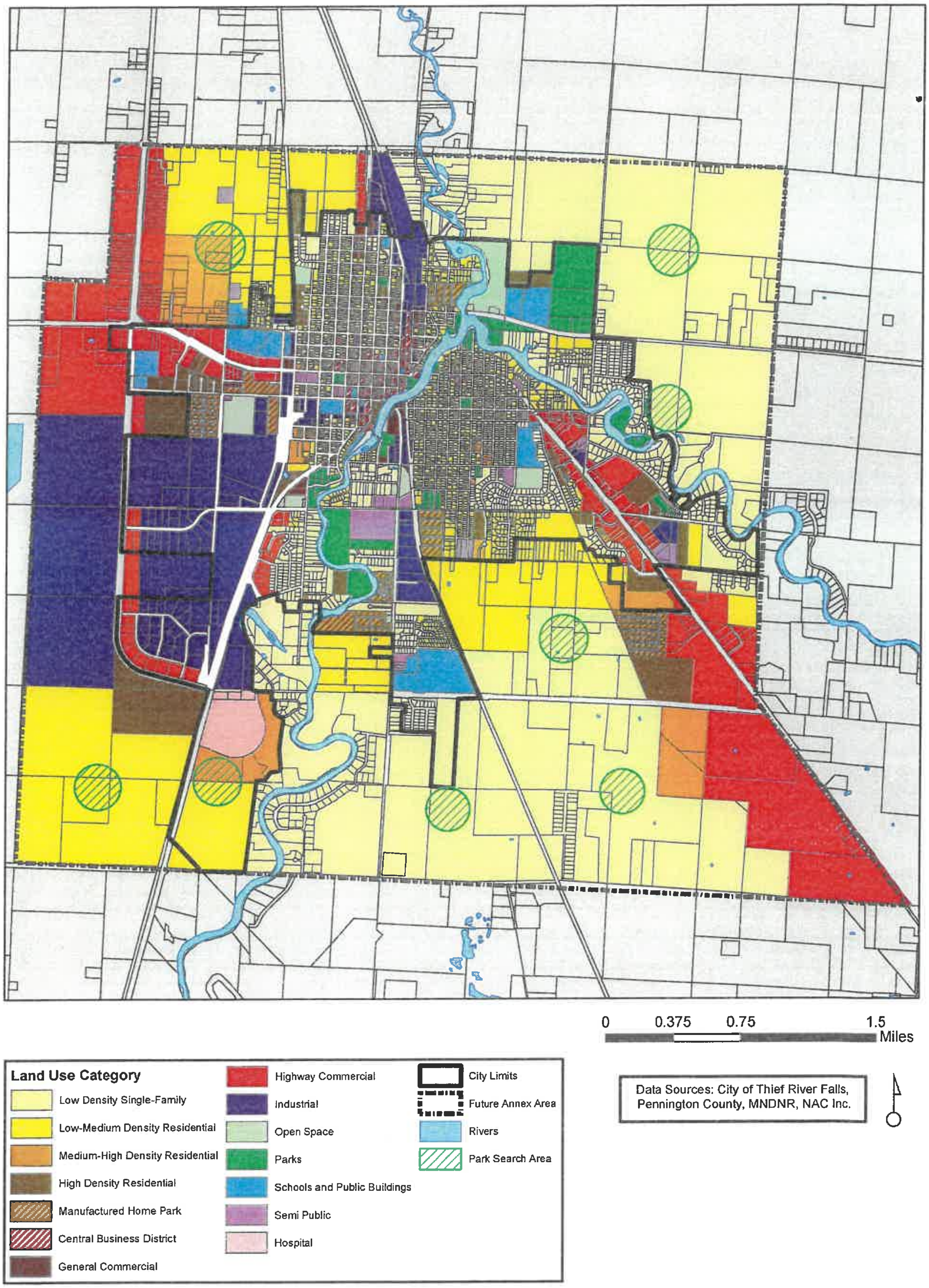
CITY OF THIEF RIVER FALLS

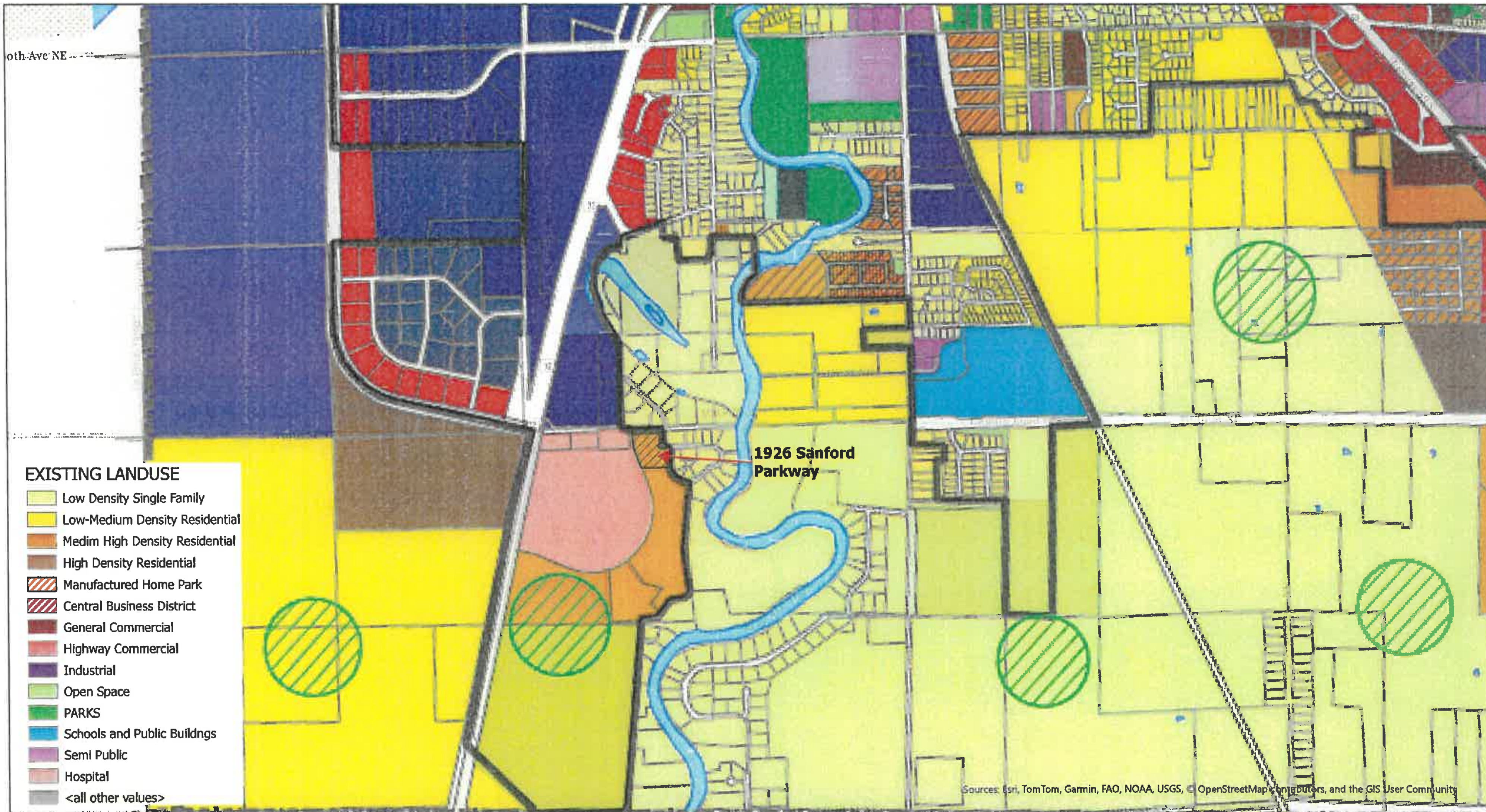
/s/ Richard Baker__________________
Economic/Community Development Director

Published in the Wednesday, April 16, 2025, edition of The Times.

Proposed Land Use - Thief River Falls

September 20, 2019





City of Thief River Falls

Date: 4/23/2025

PROPOSED DEVELOPMENT EXISTINF LAND USE MAP

Corporate Limit Boundary

Proposed Edge Development

027

0.1 0.05 0 0.1 0.2 0.3 Miles

N

Spatial Reference: NAD 1983 HARN Adj MN Pennington Feet

Folder: F:\Pubworks\155 GIS\2. ArcGIS Project Files\Richard TIF Maps\TIF Maps\

462.355 ADOPT, AMEND COMPREHENSIVE PLAN; INTERIM ORDINANCE.

Subdivision 1. **Preparation and review.** The planning agency shall prepare the comprehensive municipal plan. In discharging this duty the planning agency shall consult with and coordinate the planning activities of other departments and agencies of the municipality to insure conformity with and to assist in the development of the comprehensive municipal plan. In its planning activities the planning agency shall take due cognizance of the planning activities of adjacent units of government and other affected public agencies. The planning agency shall periodically review the plan and recommend amendments whenever necessary. When preparing or recommending amendments to the comprehensive plan, the planning agency of a municipality located within a county that is not a greater than 80 percent area, as defined in section 103G.005, subdivision 10b, must consider adopting goals and objectives that will protect open space and the environment. When preparing or recommending amendments to the comprehensive plan, the planning agency must consider (1) the location and dimensions of airport safety zones in any portion of the municipality, and (2) any airport improvements identified in the airport's most recent approved airport layout plan.

Subd. 1a. **Update by metropolitan municipalities.** Each municipality in the metropolitan area, as defined in section 473.121, subdivision 2, shall review and update its comprehensive plan and fiscal devices and official controls as provided in section 473.864, subdivision 2.

Subd. 2. **Procedure to adopt, amend.** The planning agency may, unless otherwise provided by charter or ordinance consistent with the municipal charter, recommend to the governing body the adoption and amendment from time to time of a comprehensive municipal plan. The plan may be prepared and adopted in sections, each of which relates to a major subject of the plan or to a major geographical section of the municipality. The governing body may propose the comprehensive municipal plan and amendments to it by resolution submitted to the planning agency. Before adopting the comprehensive municipal plan or any section or amendment of the plan, the planning agency shall hold at least one public hearing thereon. A notice of the time, place and purpose of the hearing shall be published once in the official newspaper of the municipality at least ten days before the day of the hearing.

Subd. 3. **Adoption by governing body.** A proposed comprehensive plan or an amendment to it may not be acted upon by the governing body until it has received the recommendation of the planning agency or until 60 days have elapsed from the date an amendment proposed by the governing body has been submitted to the planning agency for its recommendation. Unless otherwise provided by charter, the governing body may by resolution adopt and amend the comprehensive plan or portion thereof as the official municipal plan upon such notice and hearing as may be prescribed by ordinance. Except for amendments to permit affordable housing development, a resolution to amend or adopt a comprehensive plan must be approved by a two-thirds vote of all of the members. Amendments to permit an affordable housing development are approved by a simple majority of all of the members. For purposes of this subdivision, "affordable housing development" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.

Subd. 4. **Interim ordinance.** (a) If a municipality is conducting studies or has authorized a study to be conducted or has held or has scheduled a hearing for the purpose of considering adoption or amendment of a comprehensive plan or official controls as defined in section 462.352, subdivision 15, or if new territory for which plans or controls have not been adopted is annexed to a municipality, the governing body of the municipality may adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use, development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective.

(b) If a proposed interim ordinance purports to regulate, restrict, or prohibit activities relating to livestock production, a public hearing must be held following a ten-day notice given by publication in a newspaper of general circulation in the municipality before the interim ordinance takes effect.

(c)(1) A statutory or home rule charter city may adopt an interim ordinance that regulates, restricts, or prohibits a housing proposal only if the ordinance is approved by majority vote of all members of the city council.

(2) Before adopting the interim ordinance, the city council must hold a public hearing after providing written notice to any person who has submitted a housing proposal, has a pending housing proposal, or has provided a written request to be notified of interim ordinances related to housing proposals. The written notice must be provided at least three business days before the public hearing. Notice also must be posted on the city's official website, if the city has an official website.

(3) The date of the public hearing shall be the earlier of the next regularly scheduled city council meeting after the notice period or within ten days of the notice.

(4) The activities proposed to be restricted by the proposed interim ordinance may not be undertaken before the public hearing.

(5) For the purposes of this paragraph, "housing proposal" means a written request for city approval of a project intended primarily to provide residential dwellings, either single family or multi-family, and involves the subdivision or development of land or the demolition, construction, reconstruction, alteration, repair, or occupancy of residential dwellings.

(d) The period of an interim ordinance applicable to an area that is affected by a city's master plan for a municipal airport may be extended for such additional periods as the municipality may deem appropriate, not exceeding a total additional period of 18 months. In all other cases, no interim ordinance may halt, delay, or impede a subdivision that has been given preliminary approval, nor may any interim ordinance extend the time deadline for agency action set forth in section 15.99 with respect to any application filed prior to the effective date of the interim ordinance. The governing body of the municipality may extend the interim ordinance after a public hearing and written findings have been adopted based upon one or more of the conditions in clause (1), (2), or (3). The public hearing must be held at least 15 days but not more than 30 days before the expiration of the interim ordinance, and notice of the hearing must be published at least ten days before the hearing. The interim ordinance may be extended for the following conditions and durations, but, except as provided in clause (3), an interim ordinance may not be extended more than an additional 18 months:

(1) up to an additional 120 days following the receipt of the final approval or review by a federal, state, or metropolitan agency when the approval is required by law and the review or approval has not been completed and received by the municipality at least 30 days before the expiration of the interim ordinance;

(2) up to an additional 120 days following the completion of any other process required by a state statute, federal law, or court order, when the process is not completed at least 30 days before the expiration of the interim ordinance; or

(3) up to an additional one year if the municipality has not adopted a comprehensive plan under this section at the time the interim ordinance is enacted.

History: *1965 c 670 s 5; 1976 c 127 s 21; 1977 c 347 s 68; 1980 c 566 s 24; 1983 c 216 art 1 s 67; 1985 c 62 s 1,2; 1995 c 176 s 4; 2004 c 258 s 1; 2005 c 41 s 17; 1Sp2005 c 1 art 1 s 91; 2008 c 297 art 1 s 59; 2010 c 347 art 1 s 24; 2017 c 94 art 11 s 3; 1Sp2019 c 3 art 3 s 109*

City of Thief River Falls

405 Third Street East • PO Box 528
Thief River Falls MN 56701-0528

PHONE: 218-681-2943
FAX: 218-681-6223
email: @citytrf.net
www.citytrf.net

Request for Council Action

DATE: 5/6/2025

SUBJECT: First Reading to Rezone Edge Parcel from AG to R-4

RECOMMENDATION: It is respectfully requested that the Council consider the following Planning Commission recommendation:

MOTION TO: approve the first reading for the rezoning application from Edge Housing, LLC, 7539 Front Street NW, Walker, MN 58484, for the rezoning of Part of lots 18, 19, & 20, Block 3, Oak Haven Subdivision, Part of the NW1/4 of Sec. 9. T. 153 N., R. 43 W. of the 5th Principal Meridian, Pennington County, MN. Said parcel, currently owned by Sanford Medical Center, consists of approximately 5.07 acres, and has been assigned a postal address of 1926 Sanford Parkway. Edge Housing LLC is requesting that the property be rezoned from Agricultural District (AG) to (R-4) Multi-family Residential District for the purpose of constructing a three-story 65-unit apartment building.

BACKGROUND: The City of Thief River Falls' 2024 Housing Study showed a housing need for 110 to 121 housing units per year; 26 to 30 of those units each year being market rate and affordable rental housing. The proposed 65-unit apartment building would be market rate. This is a private development with corporate sponsorship and a request for tax increment financing. The 2019 update to the Comp. Plan calls for medium-high density residential in that area. But, with the building of the bridge across the river on Mark Blvd. and the designation as a truck bypass route for Hwy. 59, the character of the area has changed, and it is less desirable to locate lower density housing along Mark Blvd. Also, with commercial property directly across Sanford Parkway to the west, multi-family housing is traditionally used as a buffer between commercial and low-density single-family homes.

The legal description of this parcel is as follows:

CERTIFICATE OF SURVEY
PART OF LOTS 18, 19, & 20, BLOCK 3, OAK HAVEN SUBDIVISION;
PART OF THE NW1/4 OF SEC. 9, T. 153 N., R. 43 W. OF THE
5TH PRINCIPAL MERIDIAN, PENNINGTON COUNTY, MN

PROPOSED LEGAL DESCRIPTION
That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:
Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree

19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line o Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning. The above-described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

KEY ISSUES: • Thief River Falls needs housing. Our 0.3% vacancy rate is well below a normal rate of 5 percent.

• Our Housing Study shows a need of 26-30 market rate and affordable rental housing per year until 2035 and an overall housing need of 110 to 121 housing units per year.

• Without housing, we cannot continue to grow our population. We need continued population growth to supply the much-needed workforce to our employers.

• The lack of workforce is hampering the continued growth of our local businesses and stifling any expansion plans.

• Growth in population to a minimum of 10,000 population is needed for many potential national retailers/restaurants to consider a location in Thief River Falls; amenities that many residents are asking for.

• The new bridge on Mark Blvd across the river allowing Mark Blvd to connect to the east side and the designation of that road as the Hwy. 59 bypass road has changed the character of the area making that location along Mark Blvd less desirable for single family housing.

• There are C-2 Commercial zoned properties across Sanford Parkway to the west. Multi-family housing is a good transition to use as a buffer between commercial and single-family homes.

FINANCIAL CONSIDERATIONS:

LEGAL CONSIDERATION: Update to Land Use plan is needed.

DEPARTMENT/RESPONSIBLE PERSON: Richard Baker, Economic/ Community Development Director

ATTACHMENTS:

1.	MEMO to Council on Edge Housing Project
2.	Rezoning For Edge Parcel - Sanford Parkway
3.	Rezoning Application - The Edge
4.	Site Map w-trees
5.	Maps for Rezoning
6.	letter to Edge
7.	Complaint Letters
8.	Darby Barron Booklet

City of Thief River Falls

ECONOMIC / COMMUNITY DEVELOPMENT

405 Third Street East • PO Box 528
Thief River Falls MN 56701-0528

PHONE: 218-681-8506
FAX: 218-681-8507
email: rbaker@trfmn.gov
www.trfmn.gov

MEMORANDUM

TO: P&Z and City Council members

FROM: Richard Baker
Economic & Community Development Director

DATE: April 30, 2025

SUBJECT: Edge Housing Comp Plan Amendment and Rezoning

ISSUE: D.W. Jones is proposing to build a 65-unit market rate apartment building on 5.07 acres of land in the SE corner of Mark Blvd and Sanford Parkway that they will purchase from Sanford Health. The project has private investment from Digi-Key through the use of the Minnesota Housing Tax Credit Program. Per Program guidelines, 3.03 Occupancy Requirements. Recipients must use the funds to serve households that: For Rental housing projects, must not have incomes at the time of initial occupancy that exceeds 80% of the greater of state or area median incomes, as determined by HUD. Since approximately 25% of the monies to build this apartment complex will be Minnesota Housing Tax Credit Program funds, approximately 25% of the units must be rented at 80% of the State, or Pennington County AMI, whichever is greater. According to the Minnesota Housing Finance Agency, as of Apri1, 2025, 80% of AMI for Pennington County was:

1-person household: $59,520
2-person household: $68,000
3-person household: $76,480
4-person household: $84,960

The AMI is adjusted each spring/summer, so I would expect an increase in the AMI in 2026 before these apartments become available for rent.

Comprehensive Plan Amendment. Per State Statute, we must amend our Comprehensive Plan prior to rezoning the parcel as the rezoning must match the intended use per the Comp. Plan. The 2040 Comprehensive Plan indicates the use of this parcel to be Medium-High Density Residential. The recommendation is to amend the Comprehensive Plan to change the use to High Density Residential. Medium-High Density Residential corresponds to a zoning classification of R-2, which is five to eight units per acre with a broad range of housing types. High Density Residential would correspond to our zoning classification of R-4 Multi-family Residential District which allows areas of multi-family use at higher densities of nine to 19 dwelling units per acre for both permanent and transient families. It is appropriate only in areas served by adequate public utilities, immediate accessibility to arterial or collector streets, and public services, which this parcel meets those criteria.

Rezoning: The parcel needs to be rezoned from AG – Agriculture to R-4 Multi-family Residential District. The concept plan in March of 2011 was for that parcel to be zoned R-1 Suburban Residential. With the construction of the bridge on Mark Blvd (CSAH 8) across the river linking both the east and west portions of the road, and designating it as the Hwy 59 Truck Bypass, the character of that area changed. It is no longer a dead-end road, but a minor arterial road that serves not only as a truck bypass, but as a key connectivity from the east side of the city to Sanford Hospital and Clinic. Besides Sanford Hospital being zoned C-2, there are two vacant parcels of approximately 1.8 acres each along Mark Blvd, between Sanford Parkway and Brodin Comfort Systems; PID# 2511700310 is owned by SS Properties of TRF LLC and 2500112751 is owned by Sanford Medical Center. Across Mark Blvd and slightly to the NW is zoned Light Industrial (TRF Pallet, Inc.) and approximately two blocks to the west you have I-2 General Industrial District and more C-2 General Business District and R-4 Multi-family Residential District.

ACTION: Both the Comp Plan Amendment and Rezoning must be approved for this project to move forward.

COMMENTS: Our Housing Study shows the dire need for housing, Muti-family being one type of housing needed. The infrastructure was put in when Sanford Health Center was built. It was sized to be added on there at Sanford Parkway and Mark Blvd and has the capacity to serve up to 500 acres in the future. Infrastructure is too costly to leapfrog past this parcel, development needs to start here where the infrastructure is in place and expand from here as the city develops the 200 acres owned by Sanford Health.

The use of R-4 multi-family housing is a planning industry standard to buffer single family homes from commercial and industrial developments.

Buffering between commercial properties and single-family residential areas is a key aspect of urban planning to reduce potential conflicts and ensure a smooth transition between land uses. Common practices include a combination of **physical**, **landscape**, and **design** buffers. Here are the most widely used methods:

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1. Landscaping Buffers

- **Dense Vegetation**: Trees, shrubs, and hedges that reduce noise, visual impact, and light spillover.
- **Greenbelts**: Wider vegetated zones, sometimes with walking trails or water features.
- **Berms**: Raised earth mounds planted with greenery for added height and sound attenuation.

🧱 2. Fencing and Walls

- **Privacy Fences**: 6–8 ft tall wood or vinyl fences.
- **Masonry Walls**: Brick or concrete walls that are more durable and better at blocking sound and light.
- Often combined with landscaping for aesthetic appeal.

🏢 3. Transitional Zoning or Uses

- **Office or Low-Intensity Commercial**: Zoning a less intensive commercial use (like office space) as a buffer before more intense uses (like retail or industrial).
- **Townhomes or Multi-Family Residential**: As an in-between land use to transition gradually into single-family.

🏘 4. Setbacks

- **Building Setbacks**: Requiring commercial buildings to be set back a certain distance from residential lots.
- **Parking Setbacks**: Keeping parking areas away from residential edges and buffering them with landscaping.

💡 5. Lighting & Noise Controls

- **Shielded Lighting**: Directs light away from homes.
- **Noise Ordinances**: Time limits and decibel caps for commercial operations.
- **HVAC Equipment Screening**: Enclosures or noise-reducing walls around noisy mechanicals.

📏 Typical Buffer Widths

- **Landscaped buffer**: 10–50 feet depending on intensity of use.
- **Wall + landscape combo**: Often 6–10 feet minimum.

TRF Ordinances

Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

Multiple-family standards (apartments, condominiums, cooperatives, and townhouses).

a. Shall be located on arterial or collector streets or in areas specifically designed for high density development.

b. May be placed as buffers in appropriate zoning districts between less dense residential uses and nonresidential uses.

c. Each multiple-family development containing four or more dwelling units shall have a recreation area. The size and equipment provided shall be determined with the assistance of the parks and recreation division.
d. Sidewalks shall be provided from parking areas, trash collection areas, and recreation areas to a principal building.
e. A multiple-family development shall have a front yard setback on any abutting street.

Sec. 152.147. - Zoning amendments.

1. *Criteria for granting zoning amendments.* In granting a request for a rezoning, the council shall consider the effect of the proposed zoning amendment upon the health, safety, morals and general welfare of the occupants of surrounding lands. Among other things, the council shall make the following findings where applicable:

a. That the rezoning conforms to the comprehensive plan for the city, as well as present land uses;
b. That the rezoning will not impede the normal and orderly development and improvement of surrounding property for uses predominant in the area;
c. That the rezoning will not adversely affect property values of adjacent landowners;
d. That the rezoning will not impose other undue hardship on adjacent landowners such as noise, electrical display signs, odors, or other nuisances;
e. That necessary utilities be available to serve the use intended;
f. That additional public services needed by the rezoning be considered;
g. That alternate areas previously zoned for the intended use be considered; and,
h. That there is a public need for the proposed land use.

Sincerely,

Richard

NOTICE OF HEARING
PLANNING COMMISSION
CITY OF THIEF RIVER FALLS

Notice is hereby given, pursuant to Chapter 152 of the Thief River Falls City Code, that Edge Housing, LLC, 7539 Front Street NW, Walker, MN 58484, has applied for the rezoning of Part of lots 18, 19, & 20, Block 3, Oak Haven Subdivision, Part of the NW1/4 of Sec. 9. T. 153 N., R. 43 W. of the 5th Principal Meridian, Pennington County, MN. Said parcel, currently owned by Sanford Medical Center, consists of approximately 5.07 acres, and has been assigned a postal address of 1926 Sanford Parkway. Edge Housing, LLC is requesting that the property be rezoned from Agricultural District (AG) to (R-4) Multi-family Residential District for the purpose of constructing a three-story 65-unit apartment building.

The Property is legally described as follows:

That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree 19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line of Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning.

The above described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

Notice is further given that the Planning Commission will conduct a hearing on the rezoning request at 5:00 p.m. on Tuesday, April 8, 2025, in the City Council Chambers, 405 3rd Street East, Thief River Falls, MN. All persons wishing to comment on the amendments will have the option to be heard at that time. Persons who wish to submit written comments prior to the Hearing or who have questions should address them to the office of the Zoning Administrator, City Hall, P.O. Box 528, Thief River Falls, MN 56701, or telephone 218-681-8506.

If you have a disability and need accommodation in order to attend this hearing, please contact the Zoning Administrator at the above address or phone number.

Dated this 21st day of March 2025

CITY OF THIEF RIVER FALLS

/s/ Richard L. Baker___________________
Zoning Administrator

Published in the Wednesday, March 26, 2025 edition of The Times.

Application To Planning Commission/BOZA

City of Thief River Falls
Community Services
405 3rd Street East – P.O. Box 528
Thief River Falls, MN 56701
218-681-8506

- ■ **REZONING** (Fee $150.00)
- ☐ **APPEALS** (Fee $50.00)
- ☐ **VARIANCE** (Fee $150.00)
- ☐ **LAND SUBDIVISION** (Fee $300.00)
- ☐ **CONDITIONAL USE PERMIT** (Fee $150.00)

Applicant

Name Edge Housing LLC		Phone # 218-547-3307	
Address 7539 Front St NW	City Walker	State MN	Zip 56484

Property Owner *(if different from Applicant)*

Name Sanford Medical Center		Phone #	
Address 120 Labree Ave S	City Thief River Falls	State MN	Zip 56701

Approximate Location of Property

Address 1926 ~~TBD~~ Sanford Pkwy	Legal Description See attached Exhibit A
Present Zoning Classification C-2 General Business District	Present Use Vacant Land

Description of Request Agriculture

Our request is to have this property rezoned from a ~~C-2 General Business~~ Ag District to a R-4 Multi-Family Residential District for the purpose of constructing a three-story 65 unit apartment building.

Property Owner Signature (required) Sanford Health	Date 2-13-25
Applicant Signature Chief Manager	Date 2-13-25

Review (For office use only)

Date of Publication 3/26/2025 | Date on Planning Commission Agenda 4/8/2025

Action Taken By Commission:

Action Taken By City Council:

City Council Resolution / Ordinance Number

Fee Paid $150 ck# 028434

EXHIBIT A

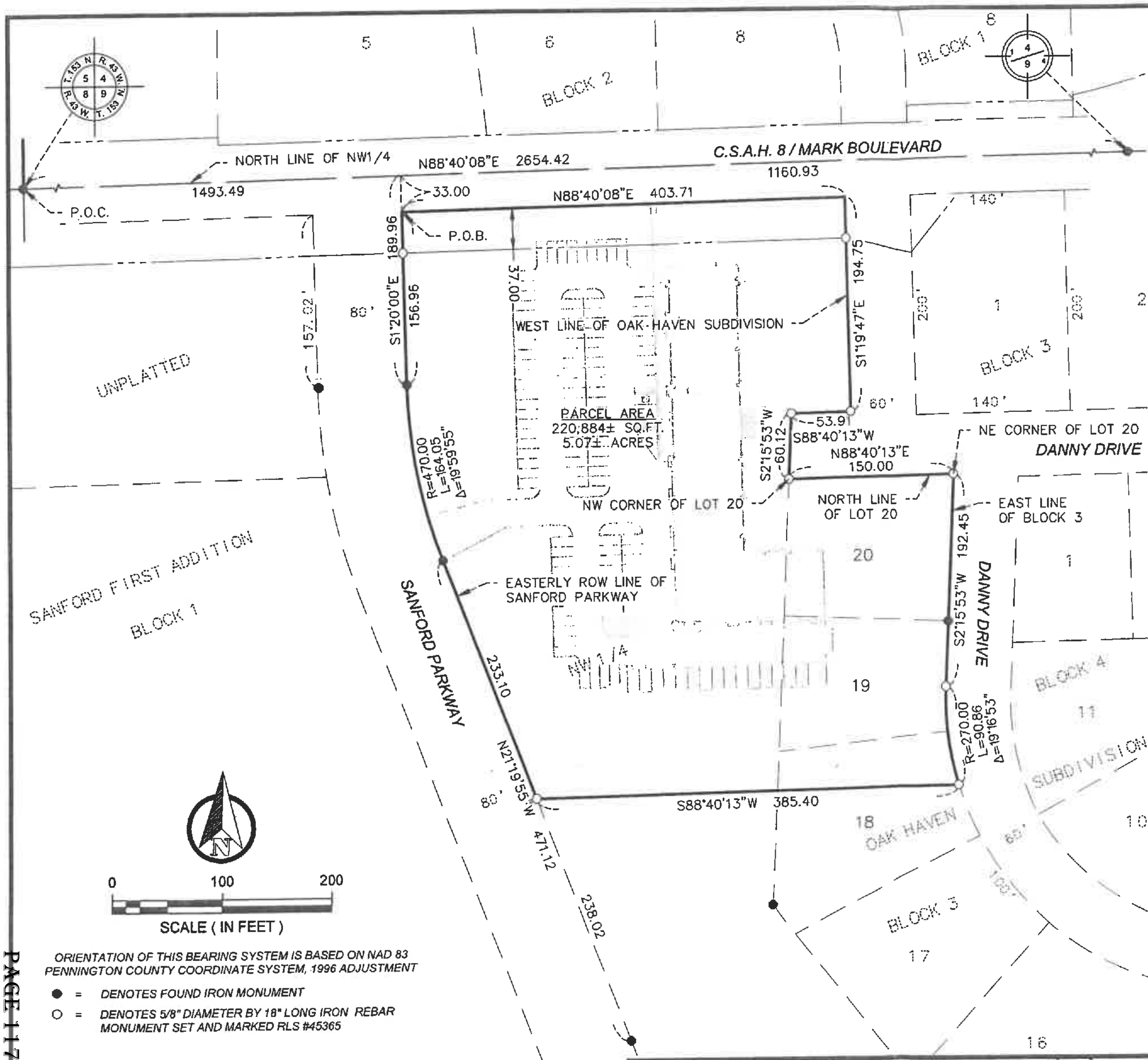
That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 40 minutes 08 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 1493.49 feet, more or less, to the northerly extension of the easterly right of way line of Sanford Parkway; thence South 01 degree 20 minutes 00 seconds East 33.00 feet to the point of beginning; thence North 88 degrees 40 minutes 08 seconds East 403.71 feet, more or less, to the west line of said Oak Haven Subdivision; thence South 01 degree 19 minutes 47 seconds East, along said west line, a distance of 194.75 feet; thence South 88 degrees 40 minutes 13 seconds West, along said west line, a distance of 53.91 feet; thence South 02 degrees 15 minutes 53 seconds West, along said west line, a distance of 60.12 feet, more or less, to the northwest corner of said Lot 20; thence North 88 degrees 40 minutes 13 seconds East, along the north line of said Lot 20, a distance of 150.00 feet, more or less, to the northeast corner of said Lot 20; thence South 02 degrees 15 minutes 53 seconds West, along the east line of said Block 3, a distance of 192.45 feet; thence on a tangential curve, along the east line of said Block 3, being concave to the east and having a radius of 270.00 feet, a delta of 19 degrees 16 minutes 53 seconds, and an arc length of 90.86 feet; thence South 88 degrees 40 minutes 13 seconds West 385.40 feet, more or less, to the easterly right of way line of Sanford Parkway; thence North 21 degrees 19 minutes 55 seconds West, along the easterly right of way line of Sanford Parkway, a distance of 233.10 feet; thence on a tangential curve, along the easterly right of way line of Sanford Parkway, being concave to the northeast and having a radius of 470.00 feet, a delta of 19 degrees 59 minutes 55 seconds, and an arc length of 164.05 feet; thence North 01 degree 20 minutes 00 seconds, along the easterly right of way line of Sanford Parkway, a distance of 156.96 feet, more or less, to the point of beginning.

The above described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

CERTIFICATE OF SURVEY

PART OF LOTS 18, 19, & 20, BLOCK 3, OAK HAVEN SUBDIVISION; PART OF THE NW1/4 OF SEC. 9, T. 153 N., R. 43 W. OF THE 5TH PRINCIPAL MERIDIAN, PENNINGTON COUNTY, MN



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NAD 83 PENNINGTON COUNTY COORDINATE SYSTEM, 1996 ADJUSTMENT

- ● = *DENOTES FOUND IRON MONUMENT*
- ○ = *DENOTES 5/8" DIAMETER BY 18" LONG IRON REBAR MONUMENT SET AND MARKED RLS #45365*

PROPOSED LEGAL DESCRIPTION

That part of Lots 18, 19, and 20, Block 3, Oak Haven Subdivision; and that part of the Northwest Quarter of Section 9, Township 153 North, Range 43 West of the Fifth Principal Meridian, all in Pennington County, Minnesota, described as follows:

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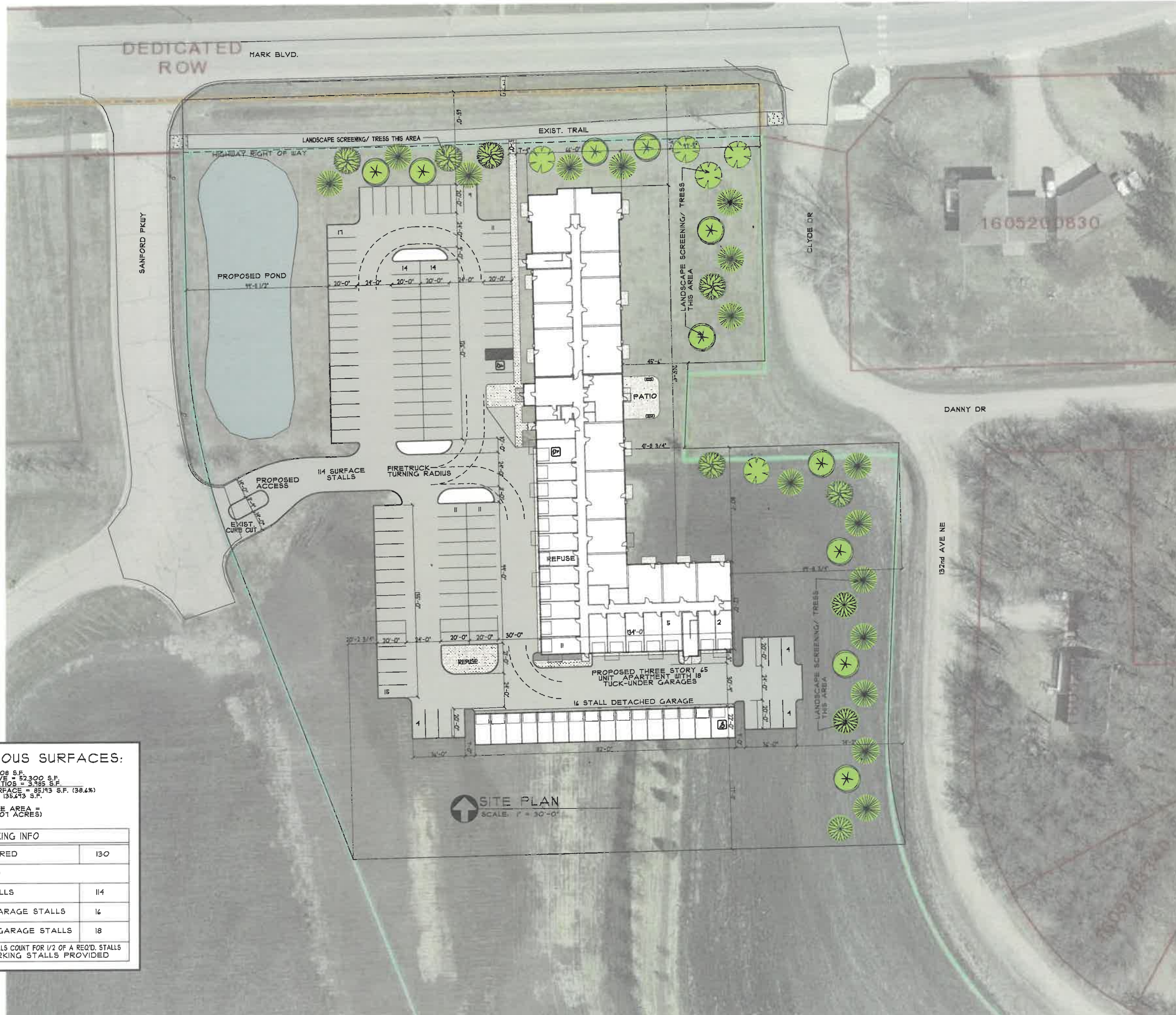
The above described parcel contains 5.07 acres, more or less, and is subject to any easements, restrictions, or reservations of record, if any.

LEGEND

———————	*BOUNDARY LINE*
——— ———	*SECTION LINE*
— — — —	*PLAT LINE*
———— - - - ———	*ROAD RIGHT OF WAY LINE*

DATE:	FEBRUARY 12, 2025	DATE	AMENDMENTS	BY	PREPARED FOR: D.W. JONES MANAGEMENT, INC.
SCALE:	AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	D.D.M.				
CHECKED BY:	G.R.B.				GARRETT R. BOROWICZ DATE: 2/13/2025 LIC. NO. 45365
FILE NUMBER:	2025-10221				

WiDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



IMPERVIOUS SURFACES:

BUILDING = 28,908 S.F.
PARKING & DRIVE = 52,300 S.F.
SIDEWALK / PATIOS = 3,985 S.F.
IMPERVIOUS SURFACE = 85,193 S.F. (38.6%)
OPEN SPACE = 135,693 S.F.

PROPOSED SITE AREA =
220,886 S.F. (5.07 ACRES)

PARKING INFO	
STALLS REQUIRED	130
STALLS PROVIDED	
SURFACE STALLS	114
DETACHED GARAGE STALLS	16
TUCK UNDER GARAGE STALLS	18
NOTE: GARAGE STALLS COUNT FOR 1/2 OF A REQ'D. STALLS 131 TOTAL PARKING STALLS PROVIDED	

COLE GROUP ARCHITECTS LLC

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Name DAVID MAJCHRZAK

PROPOSED PROJECT:
THE EDGE APARTMENTS
THIEF RIVER FALLS, MN

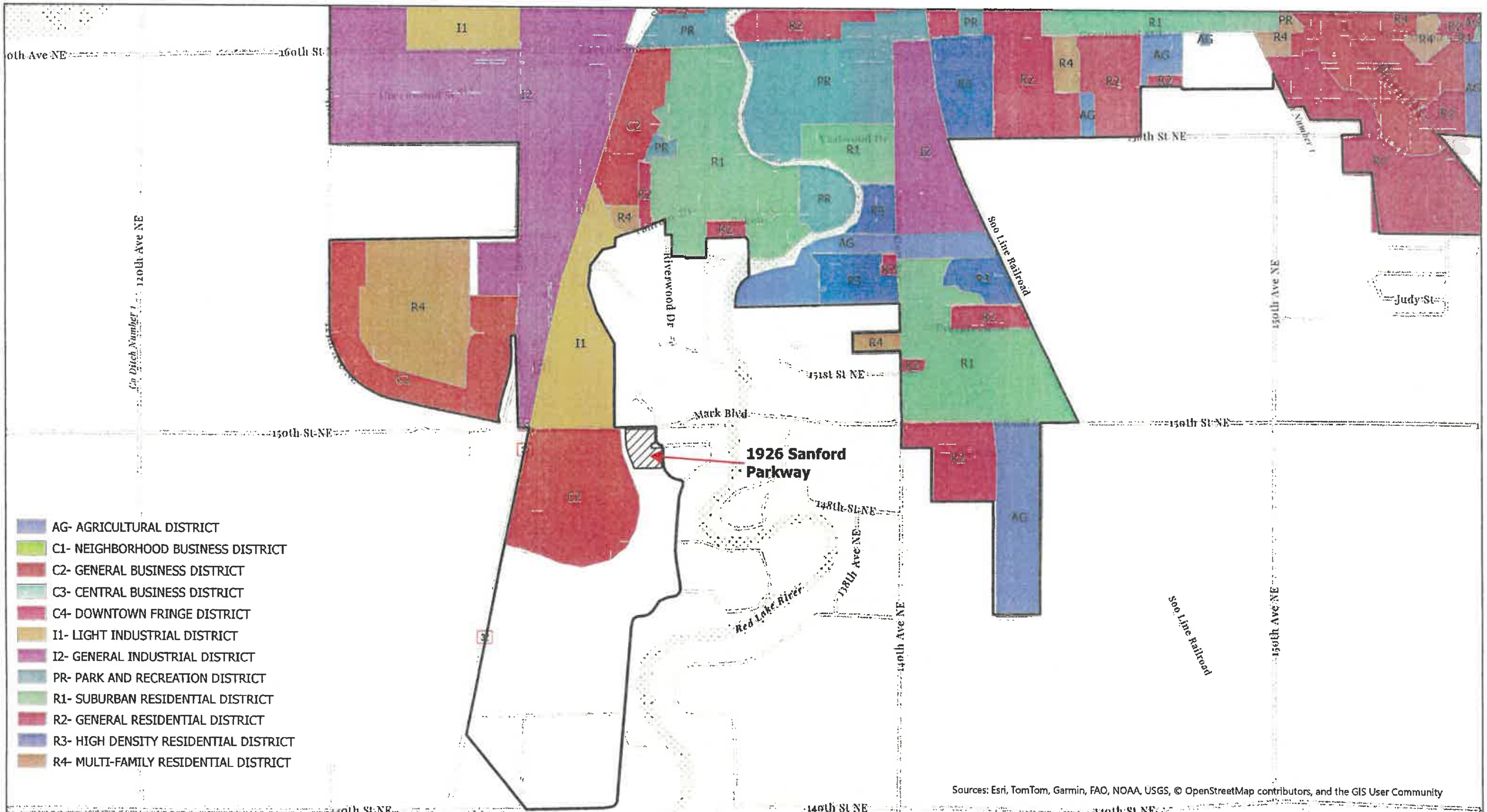
DEVELOPER:

REVISIONS COMMENTS

PLOTTED: 04-28-25 FILE: 24052S COM: 5

Project No. 24052
Issue Date
Document Set: PRELIMINARY

A011



THIEF RIVER FALLS Inc. 1896 MINNESOTA

City of Thief River Falls

PROPOSED DEVELOPMENT ZONING MAP

Corporate Limit Boundary

Proposed Edge Development

Date: 4/23/2025

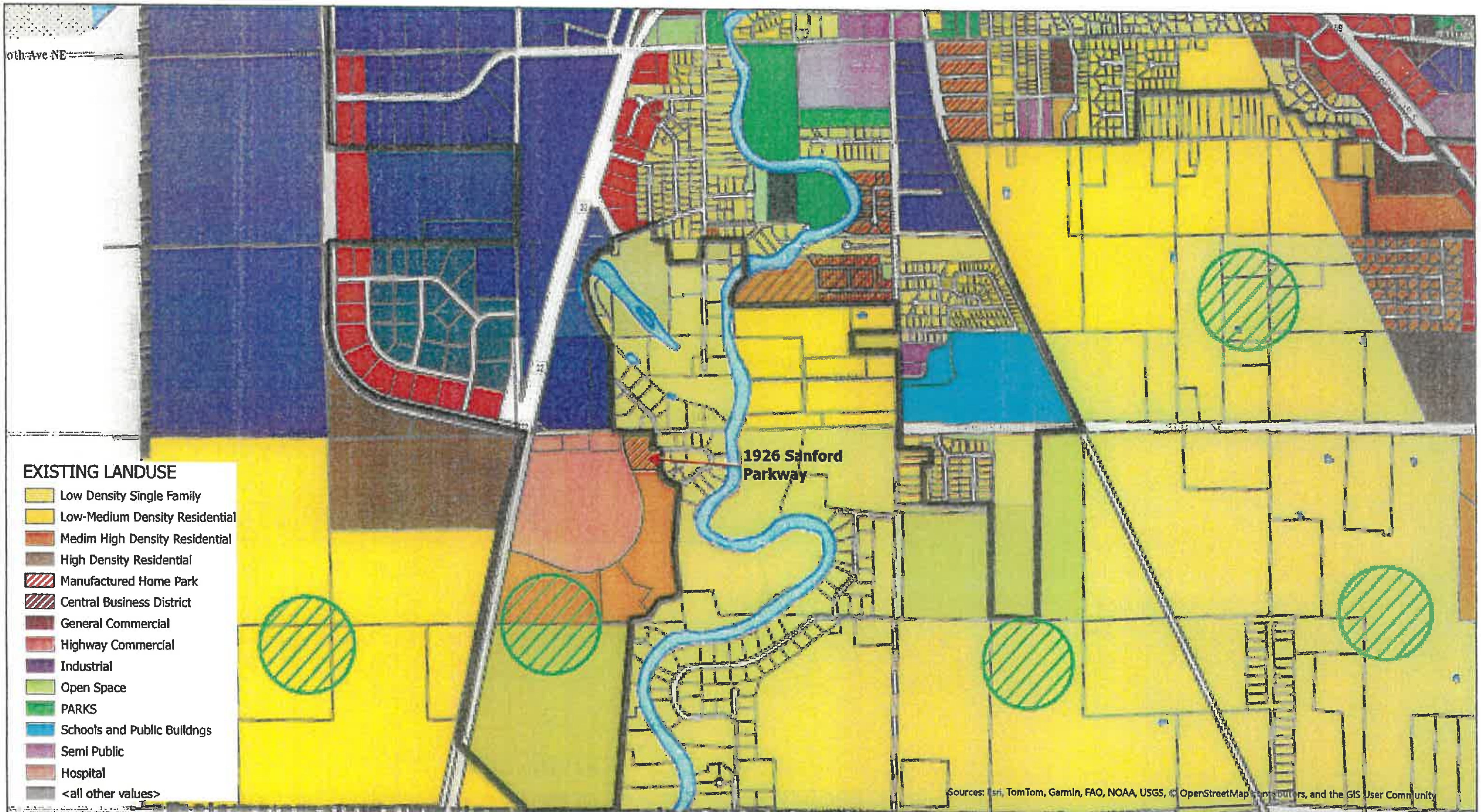
026

0.1 0.05 0 0.1 0.2 0.3 Miles

Spatial Reference: NAD 1983 HARN Adj MN Pennington Feet

N

Folder: F:\Pubworks\155 GIS\2. ArcGIS Project Files\Richard TIF Maps\TIF Maps\



City of Thief River Falls

PROPOSED DEVELOPMENT EXISTINF LAND USE MAP

Corporate Limit Boundary

Proposed Edge Development

Date: 4/23/2025

027

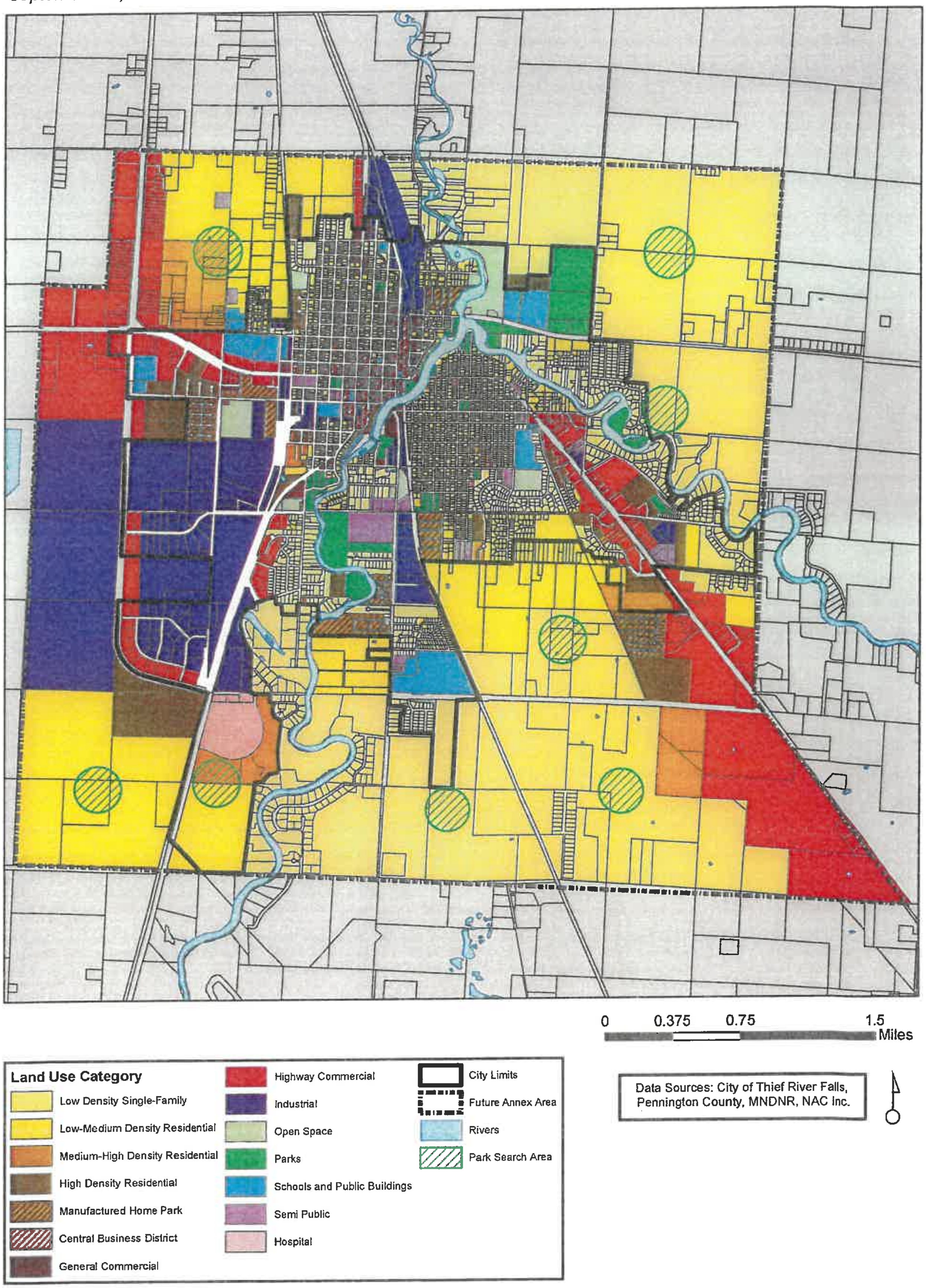
0.1 0.05 0 0.1 0.2 0.3 Miles

Spatial Reference: NAD 1983 HARN Adj MN Pennington Feet

Folder: F:\Pubworks\155 GIS\2. ArcGIS Project Files\Richard TIF Maps\TIF Maps\

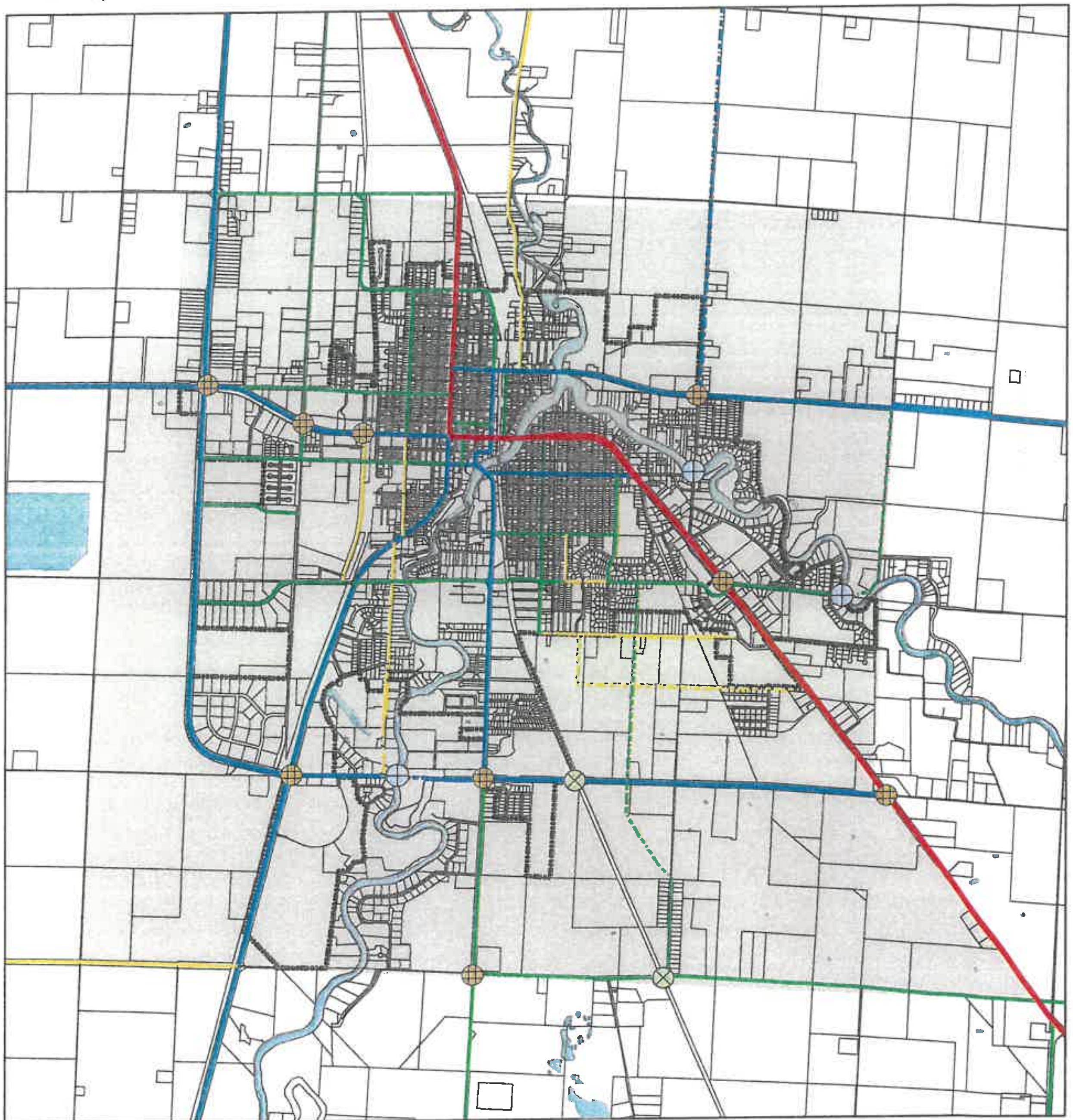
Proposed Land Use - Thief River Falls

September 20, 2019



2040 Transportation Plan

October 2, 2019



0.9 0.45 0 0.9 Miles

1 inch = 0.54 miles

Legend

- City Limits
- Annex Area
- Rivers
- Proposed River Crossing
- Proposed Rail Crossing
- Proposed Intersection Improvement

Functional Class

- Local
- Minor Collector
- Major Collector
- Minor Arterial
- Principal Arterial

*Dashed lines indicate proposed roads

Data Sources: City of Thief River Falls, Pennington County, MNDOT, NAC Inc.

NORTHWEST ASSOCIATED CONSULTANTS, INC.
4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.231.2555 Website: www.nacplanning.com

500.20 DEFEASIBLE ESTATES.

Subdivision 1. Nominal conditions and limitations. When any covenants, conditions, restrictions or extensions thereof annexed to a grant, devise or conveyance of land are, or shall become, merely nominal, and of no actual and substantial benefit to the party or parties to whom or in whose favor they are to be performed, they may be wholly disregarded; and a failure to perform the same shall in no case operate as a basis of forfeiture of the lands subject thereto.

Subd. 2. MS 1980 [Repealed, 1982 c 500 s 5]

Subd. 2a. Restriction of duration of condition. Except for any right to reenter or to repossess as provided in subdivision 3, all private covenants, conditions, or restrictions created by which the title or use of real property is affected, cease to be valid and operative 30 years after the date of the deed, or other instrument, or the date of the probate of the will, creating them, and may be disregarded.

This subdivision does not apply to covenants, conditions, or restrictions:

(1) that were created before August 1, 1959, under which a person who owns or has an interest in real property against which the covenants, conditions, or restrictions have been filed claims a benefit of the covenant, condition, or restriction if the person records in the office of the county recorder or files in the office of the registrar of titles in the county in which the real estate affected is located, on or before March 30, 1989, a notice sworn to by the claimant or the claimant's agent or attorney: setting forth the name of the claimant; describing the real estate affected; describing the deed, instrument, or will creating the covenant, condition, or restriction; and stating that the covenant, condition, or restriction is not nominal and may not be disregarded under subdivision 1;

(2) that are created by the declaration, bylaws, floor plans, or condominium plat of a condominium created before August 1, 1980, under chapter 515, or created on or after August 1, 1980, under chapter 515A or 515B, or by any amendments of the declaration, bylaws, floor plans, or condominium plat;

(3) that are created by the articles of incorporation, bylaws, or proprietary leases of a cooperative association formed under chapter 308A;

(4) that are created by a declaration or other instrument that authorizes and empowers a corporation of which the qualification for being a stockholder or member is ownership of certain parcels of real estate, to hold title to common real estate for the benefit of the parcels;

(5) that are created by a deed, declaration, reservation, or other instrument by which one or more portions of a building, set of connecting or adjacent buildings, or complex or project of related buildings and structures share support, structural components, ingress and egress, or utility access with another portion or portions;

(6) that were created after July 31, 1959, under which a person who owns or has an interest in real estate against which covenants, conditions, or restrictions have been filed claims a benefit of the covenants, conditions, or restrictions if the person records in the office of the county recorder or files in the office of the registrar of titles in the county in which the real estate affected is located during the period commencing on the 28th anniversary of the date of the deed or instrument, or the date of the probate of the will, creating them and ending on the 30th anniversary, a notice as described in clause (1);

(7) that are created by a declaration or bylaws of a common interest community created under or governed by chapter 515B, or by any amendments thereto; or

(8) that are created by a declaration or other instrument required by a government entity related to affordable housing.

A notice filed in accordance with clause (1) or (6) delays application of this subdivision to the covenants, conditions, or restrictions for a period ending on the later of seven years after the date of filing of the notice, or until final judgment is entered in an action to determine the validity of the covenants, conditions, or restrictions, provided in the case of an action the summons and complaint must be served and a notice of lis pendens must be recorded in the office of the county recorder or filed in the office of the registrar of titles in each county in which the real estate affected is located within seven years after the date of recording or filing of the notice under clause (1) or (6).

County recorders and registrars of titles shall accept for recording or filing a notice conforming with this subdivision and charge a fee corresponding with the fee charged for filing a notice of lis pendens of similar length. The notice may be discharged in the same manner as a notice of lis pendens and when discharged, together with the information included with it, ceases to constitute either actual or constructive notice.

Subd. 3. **Time to assert power of termination.** Hereafter any right to reenter or to repossess land on account of breach made in a condition subsequent shall be barred unless such right is asserted by entry or action within six years after the happening of the breach upon which such right is predicated.

History: *(8075) RL s 3234; 1937 c 487 s 1; 1982 c 500 s 1; 1988 c 477 s 1; 1989 c 144 art 2 s 9; 1993 c 222 art 5 s 2; 1999 c 11 art 3 s 18; 2005 c 119 s 1; 2023 c 37 art 6 s 10*

City of Thief River
DIRECTOR OF PUBLIC WORKS

405 Third Street East • PO Box 528
Thief River Falls MN 56701-0528

PHONE: 218-681-8506
FAX: 218-681-8507
tgiffen@trfmn.gov
www. trfmn.gov

5/1/2025

Richard Baker
Economic/Community Development Director
City of Thief River Falls, MN
405 Third Street East
TRF, MN 56701

Re: The Edge Apartments

Dear Mr. Baker:

This letter is in response to your request for comments on the site plan and any potential traffic impacts for the Edge Apartments. The Edge access road is connected via Sanford Parkway, a public city street serving a commercial area with no existing residential homes. It was designed for higher traffic volumes and connects to Mark Blvd, a County State Aid Highway and designated truck bypass route. The access road traffic does not use any residential streets and poses no safety risk to nearby residents.

Travis Giffen
Public Works Director
City of Thief River Falls, MN
tgiffen@trfmn.gov

Pennington County Highway Dept.
County Engineer's Office

250 125th Avenue NE
Thief River Falls, MN 56701

Telephone (218) 683-7017
Fax (218) 683-7016

April 15, 2025

Richard L. Baker
Economic/ Community Development Director
City of Thief River Falls
405 Third Street East, PO Box 528
Thief River Falls, MN 56701

Re: The Edge Apartments
CSAH 8

Dear Mr. Baker:

This letter is regarding your request for comments on the Site Plan for The Edge Apartments. The site plan shows the access to the apartment building occurring off Sanford Parkway. The County's jurisdiction starts with CSAH 8 and since there is no direct access from the apartment building to CSAH 8, I have no comment to that respect.

Thanks,

Michael Flaagan, PE
Pennington County Engineer

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060
General: 952-835-3800
Fax: 952-896-3333
www.larkinhoffman.com

April 7, 2025

Thief River Falls Planning Commission
C/o Richard Baker, Economic Development Director
405 3rd St. E.
PO Box 528
Thief River Falls, MN 56701

BY EMAIL ONLY
(rbaker@trfmn.gov)

Re: Rezoning Application for proposed 65-unit apartment building (the "Project") 5.07 Acres generally located adjacent to 1926 Sanford Parkway (the "Subject Property")

Dear Members of the Thief River Falls Planning Commission:

This law firm represents private individuals who live in close proximity to the land proposed to be rezoned to facilitate a 65-unit apartment building. The applicant, Edge Housing LLC, seeks to rezone the Subject Property to the City's most intense residential district, R-4, Multi-Family Residential District. As shown by the numerous communications included in the packet, many homeowners in proximity to the subject property have concerns regarding the proposed density of the project, corresponding increase in traffic, and secondary effects that the development would bring. The developer has not presented adequate information such that the City can reasonably assess whether the project satisfies the ordinance criteria that must be met for rezoning to be appropriate. *See* Ordinance § 152.147(a)–(h). Furthermore, it would be procedurally inappropriate for the City Council to consider a potential comprehensive plan amendment at its meeting on April 15 when the City has not published the notice required by Minnesota Statute § 462.355.

For the reasons that follow, we ask that the City reject the rezoning application and refuse any amendment to the comprehensive plan.

A. Background Regarding the Subject Property.

As shown by the Widseth survey provided by the developer, part of the Subject Property falls within Block 3 of the "Oak Haven Subdivision." Enclosed herewith is a Covenant of Restrictions recorded in 1972 relating to the Oak Haven Addition. This Covenant of Restrictions applied to "[a]ll of the lots in Blocks One (1), Two (2), Three (3) and Four (4)[.]" It was agreed in these Covenant of Restrictions that: "not more than one single or double family dwelling shall be erected upon the premises, and such dwelling shall be constructed with a minimum living space of 1,100 square feet[.]" Thus, there was a contractual commitment that Block 3, as well as its surrounding blocks, would be either single-family housing or, at most, double-family housing.

The checklist for rezoning request identifies the current zoning of the Subject Property as "agricultural." The current land use map included with the City's comprehensive plan shows the Subject Property as "open space", as reflected by the following image:

With respect to the future land use map, the City's comprehensive plan identifies the Subject Property as "Medium-High Density Residential."

The Subject Property is immediately adjacent to low-density, single-family housing. The checklist for rezoning request observes that a 2011 concept drawing showed low-density residential development on the Subject Property.

B. There is No Evidentiary Basis Upon Which the City Could Conclude the Project Satisfies the Rezoning Criteria.

For the City to approve a rezoning, the applicant must demonstrate, and the City must make findings, that all of the following criteria are satisfied:

a. That the rezoning conforms to the comprehensive plan for the city, as well as present land uses;

b. That the rezoning will not impede the normal and orderly development and improvement of surrounding property for uses predominant in the area;

c. That the rezoning will not adversely affect property values of adjacent landowners;

d. That the rezoning will not impose other undue hardship on adjacent landowners such as noise, electrical display signs, odors, or other nuisances;

e. That necessary utilities be available to serve the use intended;

f. That additional public services needed by the rezoning be considered;

g. That alternate areas previously zoned for the intended use be considered; and,

h. That there is a public need for the proposed land use.

City Code § 152.147(a)–(h). Here, the developer has not provided adequate information regarding the Project such that the City could reasonably conclude these criteria have been satisfied. The checklist for rezoning application focuses heavily upon the last criteria, that there be a need for the use. But need for the use is only one element among many. No information has been submitted that would enable the City to find that the rezoning will not impose undue hardship on adjacent landowners. For example, no traffic study has been submitted showing the impact on adjacent roads. No information has been submitted as to why land on the opposite side of the Sanford Health Hospital that is also open space could not be used for this development. There is open space on the other side of the hospital that is not immediately adjacent to single-family housing. The City may not under its ordinance approve the rezoning without the developer submitting sufficient information to show each and every requirement is met. The dearth of information submitted regarding the Project obliges denial of the rezoning request.

C. At a Minimum, the City Should Defer Any Action on the Rezoning Application Until Proper Notice of a Public Hearing to Amend the Comprehensive Plan Has Been Published.

Minnesota Statute § 462.355, Subd. 2 requires that notice of a potential amendment to a comprehensive plan be published once in the official newspaper of the municipality at least ten (10) days before the hearing. There is no indication that notice of a proposed comprehensive plan amendment was timely published. The notice that went out regarding the rezoning application made no mention of a comprehensive plan amendment. In light of the inconsistency between the future land use designation for the Subject Property in the City's comprehensive plan and the requested R-4 zoning, the City may not rezone the Subject Property without first amending its comprehensive plan. *See, e.g., Mendota Golf, LLP v. City of Mendota Heights*, 708 N.W.2d 162, 173 (Minn. 2006) (finding that city's comprehensive plan designation conflicted with the property's zoning district). Because notice of a comprehensive plan amendment was not published as required by law, no action on a comprehensive plan amendment should be taken until notice is properly published. When ultimately the City does vote on the comprehensive plan amendment, any amendment may only be approved with the super majority required by Minn. Stat. § 462.355, Subd. 3 ("a resolution to amend or adopt a comprehensive plan must be approved by a two-thirds vote of all of the members. ").[1]

---

[1] No information has been provided that would suggest the Project would meet the exception for "affordable housing development" requiring less than a two-thirds vote for the comprehensive plan amendment. *See* Minn. Stat. § 462.355, Subd. 3.

D. Conclusion.

For all the reasons stated herein, my clients request that the rezoning application be denied. I ask that this correspondence be made part of the official record.

Sincerely,

/s/ *Bryan J. Huntington*

Bryan J. Huntington, for
Larkin Hoffman
Direct Dial: 952-896-3370
Email: bhuntington@larkinhoffman.com

Enclosure:

Oak Haven Covenant of Restrictions Recorded on October 13, 1972

4922-4202-8594, v. 1

INSTRUMENT NO. 94937

BOOK 119 OF RECORDS, PAGE 443

CORD ✓ COMPARE ✓ INDEX ✓ CANCEL O TRACT ✓

Filed for record this 13th day of October, A.D. 1972, at 5:00 P.M.

Eugene Prestegaard
Register of Deeds

By ______________________, Deputy

COVENANT OF RESTRICTIONS

Duane J. Davidson and Jeanette E. Davidson, do for themselves, their heirs, executors and assigns covenant and agree with Warren A. Saetre, for consideration of the purchase of certain lots of Oak Haven Addition to Thief River Falls, Minnesota, that the following covenants shall be in force and effect, and binding, upon all successive future owners who shall have the same right and obligations with enforcing and complying with all the provisions and restrictions set out hereafter, and shall apply to all of the following described premises:

> All of the lots in Blocks One (1), Two (2), Three (3) and Four (4), and Lots A, B and C of Oak Haven Sub-division, Pennington County, Minnesota;

1. That the above described premises or any buildings erected thereon, shall not be used for the purpose of any trade, business, manufacturing, oil drilling or mining, thereon.

2. That not more than one single or double family dwelling shall be erected upon the premises, and such dwelling shall be constructed with a minimum living space of 1,100 square feet, exclusive of garages and porches, and shall be constructed of such materials in a manner as to comply with minimum standard codes for electrical, plumbing and other building restrictions, as well as county zoning ordinances, State law and Federal regulations.

3. That no trailer home or mobile unit shall be permitted to remain on the premises, except small recreational units which are intended and shall be used for recreational purposes away from the premises only.

4. That no billboards, signs, garbage, trash, unsightly objects or public nuisances of any kind shall be maintained on the premises.

5. That a reasonable number of pets and animals, except pigs, may be kept on the premises, provided that adequate space is provided for the animals, and provided that no offensive noises or odors result there from. Pigs and dangerous animals shall be prohibited.

6. These restrictions may be waived, terminated or altered as to the whole said premises or any part thereof with the written consent of the owners of 66 percent of the lots in Blocks 1, 2, 3, and 4.

DATED: Oct. 12, 1972

Duane J. Davidson
DUANE J. DAVIDSON

Jeanette E. Davidson
JEANETTE E. DAVIDSON

Warren A. Saetre
WARREN A. SAETRE

Witnesses:

Curtis L. Charlson

Carol DeLap

NOTARIAL SEAL PENNINGTON COUNTY, MINN.

Subscribed and sworn to before me this 12th day of October, 1972

Curtis L. Charlson
CURTIS L. CHARLSON, Notary Public

CURTIS L. CHARLSON
Notary Public, PENNINGTON CO., MINN.
My Commission Expires DEC. 9, 1973.

To: City of Thief River Falls 3-26-25

Planing and Zoning

Attn: Richard Baker

Richard

I am writing this letter to address the Notice that you sent to us relating to the rezoning of the land across the road from our home at 1805 Clyde Drive.

It is my understanding per your notice that there is a plan to rezone, so a 65 unit high density apartment building can be built at that location. We live at this location due to the country setting, which when Sanford purchased that Property their plan was to have residential housing at that location not high density apartments. During their presentation they showed to have any potential Apartments on the other end of their purchased property.

Currently the traffic in this area makes our driveway difficult to exit on to Mark Blve. due to traffic from the East coming up the hill, being unable to be seen until just before they get to our drive way. Another 130 viehicles (2X65 appartments) would make Mark Blvd. even busier.

This plan will not only significantly change the country setting for us, but it will reduce the value of our homes.

With all the land owned by Sanford in that immediate area, I am sure there would be several options that could be used for high density housing that will not negatively effect the current residents.

Sincerly

Brian and Mary Espeseth

CC: All TRF City council members

Brian Espeseth <brian.espeseth@gmail.com>

(no subject)

Brian Espeseth <brian.espeseth@gmail.com>
To: <espo@mncable.net>

Mon, Apr 7 at 3:19 PM

Brian Espeseth
1805 Clyde Dr.
Thief River Falls, MN 56701
brian.espeseth@gmail.com
April 4, 2025

Thief River Falls City Council
405 3rd St. E.
Thief River Falls, MN

Dear City Council Members,

I am writing to express my concerns regarding the proposed development of high-density apartments adjacent to our country residential neighborhood. While I understand the need for affordable housing, I would like to highlight the potential negative impacts this development could have on property values in our area.

Decreased Property Values

1. **Market Perception**: The introduction of high-density apartments can significantly alter the perceived character of our neighborhood. Buyers often seek homes in areas that provide a sense of space and tranquility. The presence of high-density housing can diminish these qualities, leading to lower demand for existing homes and, consequently, decreased property values.

2. **Comparative Property Value Decline**: Homes in low-density areas typically command higher market prices due to their desirability. The establishment of high-density apartments can create a lower comparative benchmark, negatively affecting the value of adjacent single-family homes.

3. **Increased Supply**: The influx of high-density apartments increases the overall housing supply. If this supply surpasses demand, it could lead to a decline in property values as buyers have more options, often at lower prices.

4. **Negative Externalities**: High-density living often brings increased noise, congestion, and foot traffic, which detract from the peaceful living environment we cherish. These negative externalities can deter potential buyers, further driving down property values.

5. **Reduced Buyer Demand**: As the area becomes denser, potential buyers may perceive it as overcrowded or less appealing. This perception can lead to reduced interest in purchasing homes, resulting in sellers needing to lower prices to attract buyers.

6. **Impact on Appraisals**: The presence of high-density housing can also negatively affect home appraisals. If appraisers view the surrounding area as less desirable due to the new development, it may lead to lower appraised values for existing homes.

7. **Long-Term Value Expectations**: Homeowners view their properties as long-term investments. The introduction of high-density housing creates uncertainty about future property values, leading to concerns that investments may decrease over time, which can impact homeowners' willingness to invest in improvements.

In conclusion, while the need for affordable housing is important, the proposed development of high-density

(over)

apartments, particularly the immediate high-density apartment across the road, could pose significant risks to the property values and quality of life for existing residents in our neighborhood. I urge you to consider these factors carefully in your decision-making process.

Thank you for your attention to this matter.

Sincerely,

Brian Espeseth

Feel free to copy and use it as needed! Let me know if you need anything else.
[Quoted text hidden]

03-30-25

Re:

Proposed Appartment Project – Mark Boulevard area

To:

Thief River Falls Planning Commission and City Council Members

Thief River Falls and Northwest Minnesota are truly blessed to have the many employers that we do and the services they provide. Along with this blessing comes many challenges including housing. These challenges are significant but there must be a balance between supporting single family and multi-family housing and also respecting the rights of existing homeowners.

For years we had a neighborhood that was in the countryside on the end of the road. We valued the seclusion, the quietness, the lack of traffic, the safety, and the overall serenity and quality of life. In addition to a great quality of life that these amenities afforded us, these amenities also added to the value of our property.

Years ago, we began losing these valuable amenities.

Mark Boulevard was built up, a hospital built across the street and along with a new bridge, we incrementally lost some of our seclusion and all that goes with it... property value, quietness, safety and overall serenity. In other words, we sacrificed some of what we cherished for the good of the community.

It's beginning to seem like our neighborhood is being required to shoulder much more responsibility (sacrifice of property values and of quality of life) than other neighborhoods in the community.

Now, where single family homes were originally contemplated (see attached exhibit A1, A2, A3, A4) a 65-unit apartment building right across the street is now being urgently proposed. Pay particular attention to A4 in red and its location to existing Homes. There couldn't be a worse option.

1) Population density goes up, crime goes up.
2) Population density goes up, happiness goes down.
3) Traffic density goes up, traffic safety goes down.
4) Population density and traffic density goes up, property value goes down.
5) We lose on every count.

If one wanted to come up with a plan to take a great serene neighborhood with good property values and great quality of life and destroy it in a few easy steps, here it is.

1) Build a bridge that turns a quiet dead-end road into a major collector increasing traffic and noise significantly and reducing safety for our children and grandchildren in the area.
2) Build a hospital across the street, again increase traffic and noise.
3) Then build a huge apartment building across the street that destroys the beauty of the area.

There are better alternatives for an apartment complex that doesn't further burden this neighborhood. Revisit the previously approved location, look at the original concept south of the hospital. (See attached exhibit A1, A4) which would also provide direct access to HWY 32

If this was just the hospital or just the new road, or just the new bridge it might be understandable. but with all these actions, it seems more as confiscation of wealth and quality of life from a small number of single-family home residents in this neighborhood,

We urge the city to make the right decision and look at better alternatives that would not place additional burden on a few homeowners.

Jean Barron

Darby and Jean Barron

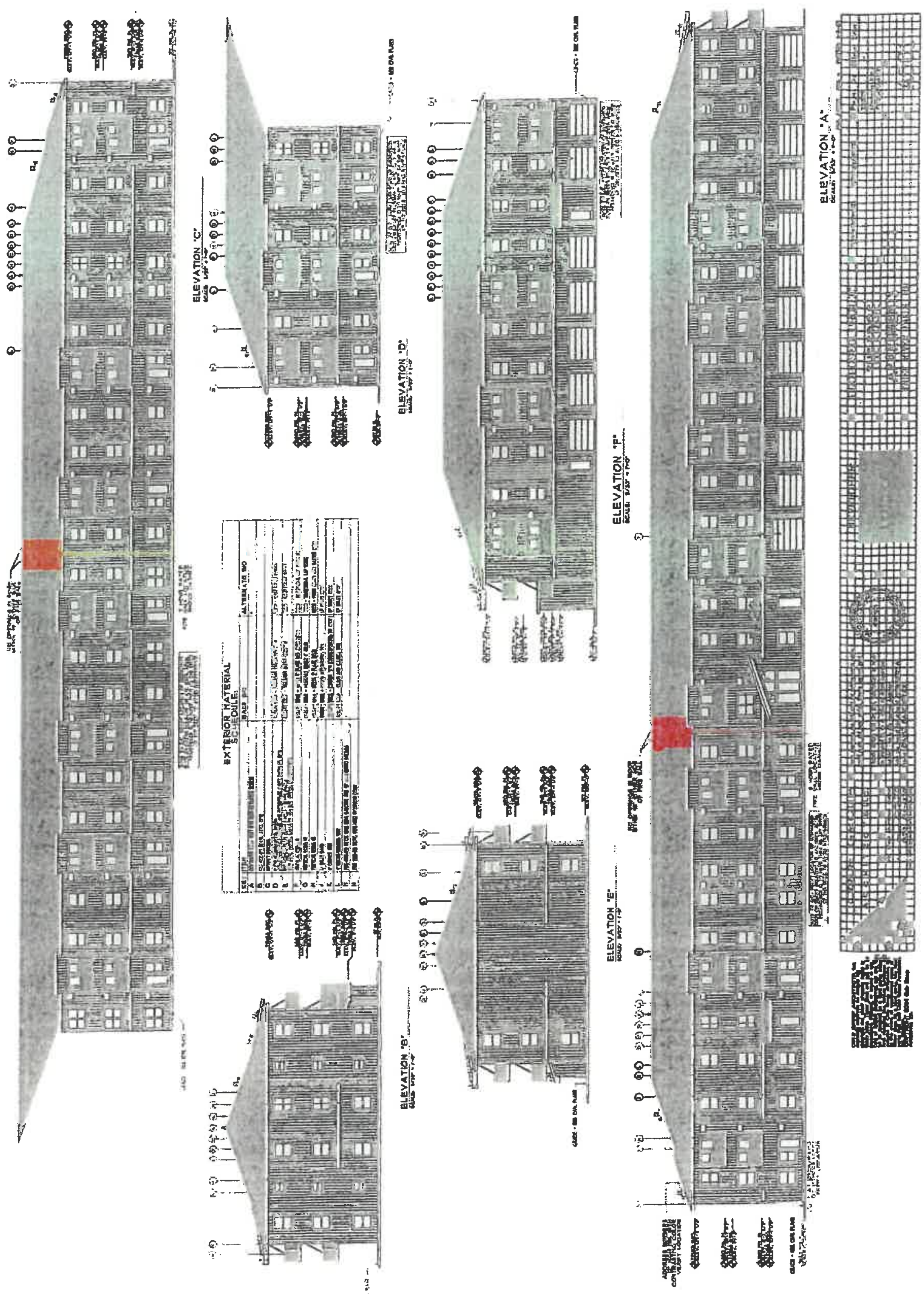
1820 Clyde Drive

Thief River Falls, Mn

3-16-11
1" = 400'

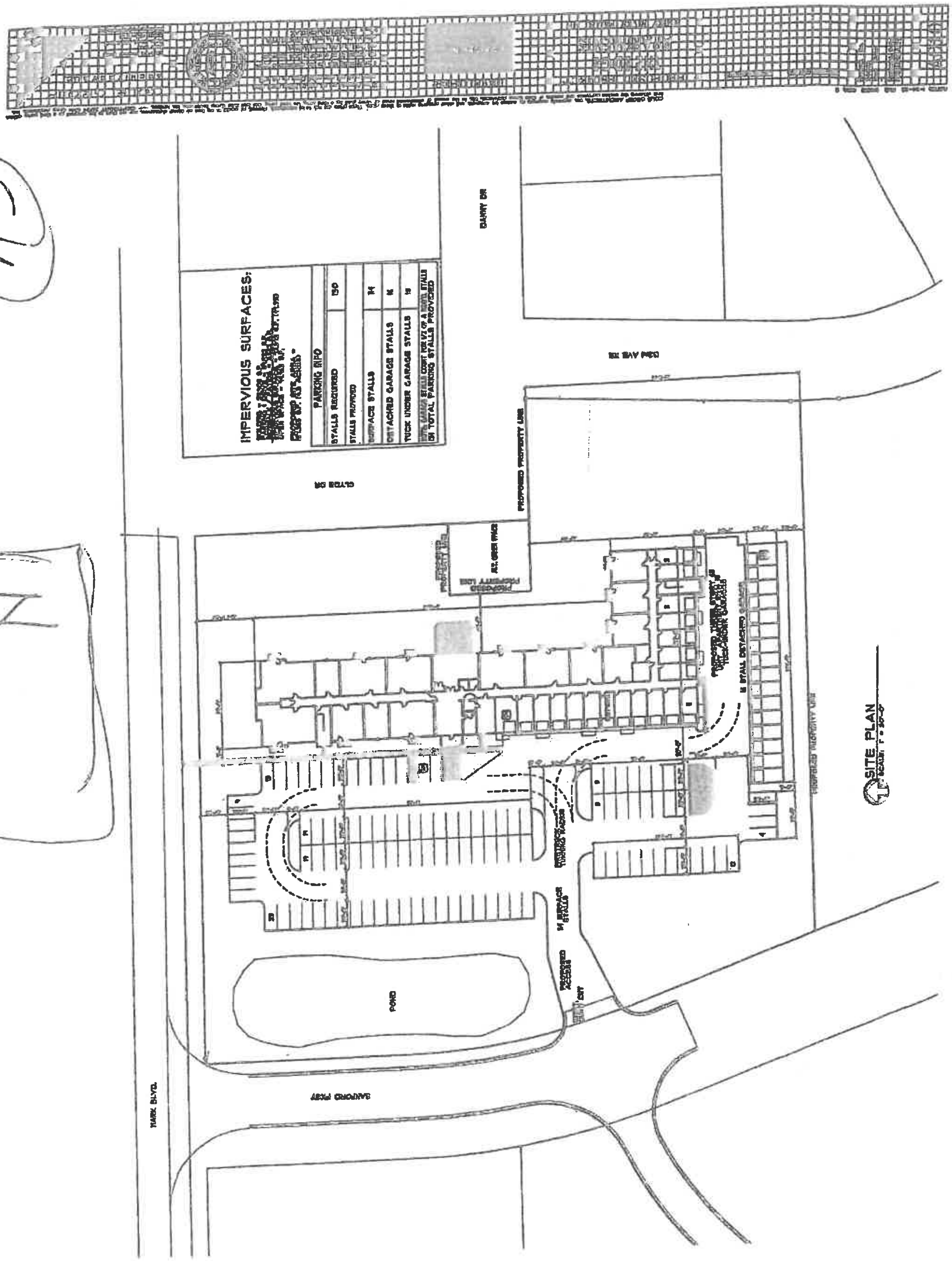

A-1
STORM WATER TREATMENT
R-1
R-1
R-4
C-2
C-2
FUTURE HOSPITAL USE
AMBULANCE ACCESS
PRIVATE
PRIVATE
NORTH CAMPUS

#2



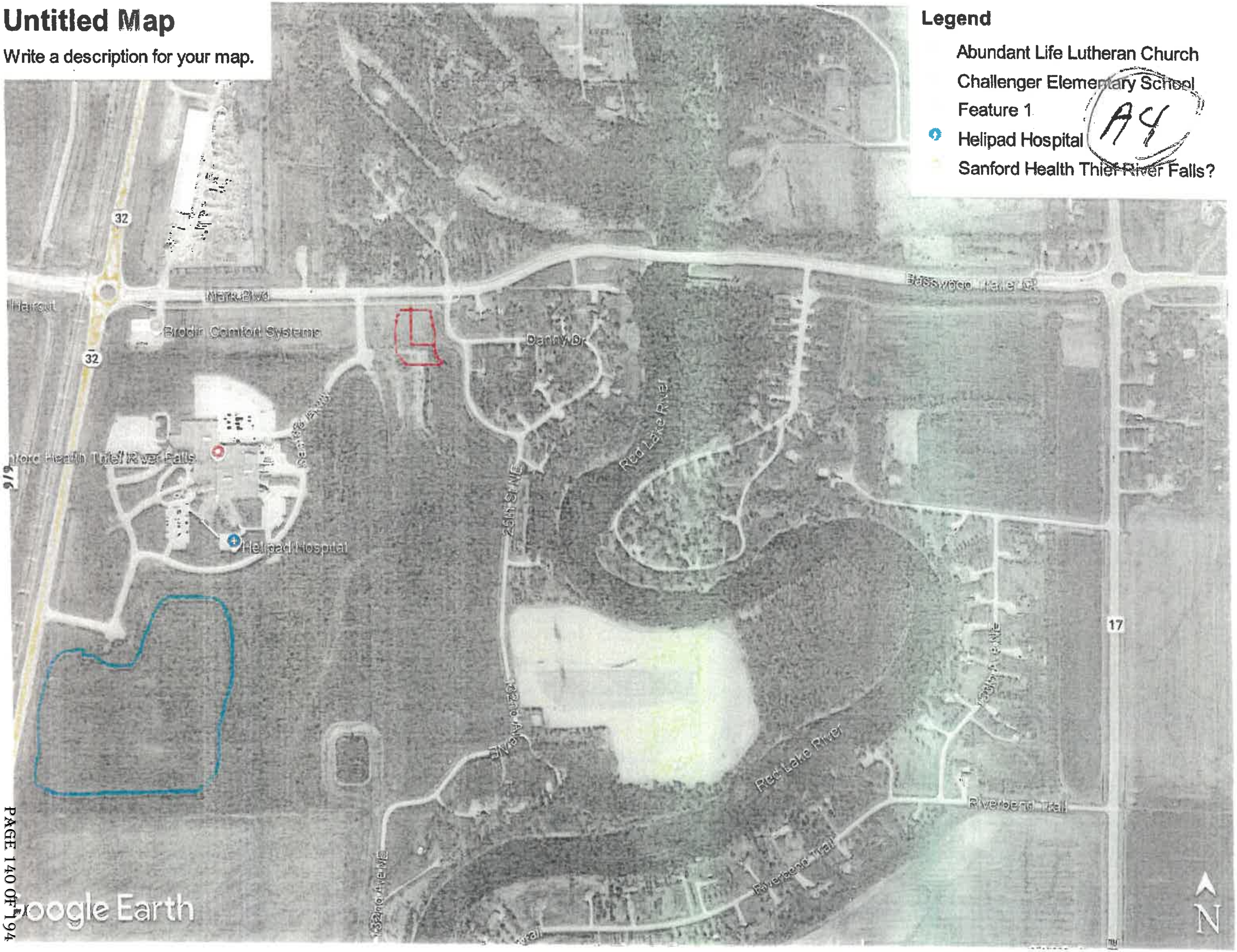
ELEVATION "A"
ELEVATION "B"
ELEVATION "C"
ELEVATION "D"
ELEVATION "E"
ELEVATION "F"
EXTERIOR MATERIAL SCHEDULE

A3


IMPERVIOUS SURFACES:
PARKING INFO
STALLS REQUIRED
STALLS PROVIDED
SURFACE STALLS
DETACHED GARAGE STALLS
TUCK UNDER GARAGE STALLS
DANNY DR
CLYDE DR
PROPOSED PROPERTY LINE
POND
PARK BLVD.
SITE PLAN

Untitled Map

Write a description for your map.



From: Kristen and Nathan Haase <nkhaase@gmail.com>
Sent: Tuesday, April 1, 2025 4:26:14 PM
To: Julie Bolduc <ward2@trfmn.gov>
Subject: concerns on 1926 Sanford Parkway rezoning

SECURITY NOTICE:
This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact Joanne Olson @ EXT 1150.

Hi Julie -

Wanted to reach out to someone I know regarding the proposed rezoning of 5 acres of 1926 Sanford Parkway.

The proposed project of placing a 65 unit apartment complex on this site has the surrounding property owners very concerned. The site in review would be rezoning from agricultural to the highest density residential (R4).

In reviewing the zoning amendment from the City - there are a few criteria called out if a property should not be rezoned:
- property values
- noise/nuisance
- consider other areas already zoned for intended use
- conforms to comprehensive plan
These criteria should be reviewed when considering this decision to rezone.

The impacted property owners are in Rocksbury Township, however, most of us work, volunteer, go to school, and are active supporters of the City.

I'll be in attendance at the next planning and zoning meeting on April 8th as this is what the notice from the City stated, but wanted to be sure I reached out to a couple of council members ahead of time to share my concern.

Thanks for your service to the community Julie. I know it's a big commitment.

Kristen Haase
(your long lost neighbor 😊)

Richard Baker

From: Angie Philipp
Sent: Wednesday, April 2, 2025 2:43 PM
To: Richard Baker
Subject: FW: [Thief River Falls, MN] Concern about proposed rezoning (Sent by Kristen Haase, nkhaase@gmail.com)

Another email from Kristen Haase.

Angela Philipp
Thief River Falls City Administrator
405 3rd ST E
PO Box 528
Thief River Falls, MN 56701

Cell 218-689-3612
Office 218-681-2943

From: Kelly Langness <ward3@trfmn.gov>
Sent: Wednesday, April 2, 2025 2:41 PM
To: Angie Philipp <aphilipp@trfmn.gov>
Subject: Fw: [Thief River Falls, MN] Concern about proposed rezoning (Sent by Kristen Haase, nkhaase@gmail.com)

Get Outlook for iOS

From: Contact form at Thief River Falls, MN <cmsmailer@civicplus.com>
Sent: Tuesday, April 1, 2025 1:41:40 PM
To: Kelly Langness <ward3@trfmn.gov>
Subject: [Thief River Falls, MN] Concern about proposed rezoning (Sent by Kristen Haase, nkhaase@gmail.com)

Hello klangness,

Kristen Haase (nkhaase@gmail.com) has sent you a message via your contact form (https://www.trfmn.gov/user/146/contact) at Thief River Falls, MN.

If you don't want to receive such e-mails, you can change your settings at https://www.trfmn.gov/user/146/edit.

Message:

Kelly -

Thank you so much for your time yesterday. I wanted to follow up with more information on my concern regarding the rezoning of 5 acres near 3001 Sanford Parkway from Agricultural to the highest density R4 zone available. I am very concerned about my property value, as well as, my neighbors. This project will impact approximately 20 homeowners. I'd highly encourage any city council member to drive by the proposed property and see how it looks like we are forcing something that does not make sense with the property size. Sanford owns over 200 acres and this 5 has the highest direct impact on properties.

Thank you again for your time!

April 7, 2025

Tom and Paula Greelis
2039 Danny Drive
Thief River Falls, MN 56701

Richard L. Baker
Zoning Administrator
City Hall, P.O. Box 528
Thief River Falls, MN 56701

Dear Mr. Baker,

Several days ago my wife and I received a notice of a hearing to be conducted by the Planning Commission of TRF regarding a request to rezone a parcel of land, about 5.07 acres, presently owned by Sanford Medical Center. The rezoning request was made by Edge Housing, LLC which would like the aforementioned parcel of land to be rezoned from Agricultural District (AG) to (R-4) Multi-family Residential District for the purpose of constructing a three-story 65-unit apartment building.

The acreage in question is located in our neighborhood where my wife and I have lived for the past 48 years. We are not in favor of the construction of an apartment building on that parcel of land. Below are listed a few of the reasons why:

1. Very likely there will be increased traffic and the noise that accompanies those things day and night in our neighborhood.
2. It's possible that more than 150 people could reside in that apartment building at full capacity. That's a good deal more people than live in our entire neighborhood. That apartment building should be located in an area fitting for such numbers–like an area with other apartment buildings.
3. There may be exposure to unwanted activities at the apartment building such as drug dealing, domestic disputes, police calls, etc. All things that would be very disturbing to our neighborhood.
4. Perhaps the apartment building itself, with its size, could be an interference to the flight path of the medical helicopter which flies to Sanford Medical Center here in TRF. That could be a danger to those on board the helicopter as well as to those living in our neighborhood.

5. The apartment building itself would not "fit in" with our neighborhood. With its giant size, in a residential neighborhood, it would be like an eyesore. The value of the residential homes in our neighborhood could be reduced.
6. The entrance to and the exit from the apartment building appears, on a map, to be the same entrance and exit used by many Sanford employees to get to and from their jobs. That could become a very congested area on a daily basis at critical times of the day–to and from work. In addition, that could create a hassle which is not needed in our neighborhood. Another location for the apartment building would be desirable where an entrance/exit of its own could be used for those 150 or so people coming and going day and night.

All in all, the acreage for this proposed apartment building may be a choice because of its cheaper price along with the availability of amenities already in place—such as sewer, water, utilities, access roads, etc. All these things will undoubtedly save the builder, Edge Housing LLC, a large amount of money. However, a good deal of thought needs to be given to our neighborhood residents and how their lives may be changed forever due to a three-story 65-unit apartment building which could be built in a more suitable setting than our neighborhood.

Thank you for taking the time to read about our concerns regarding the construction of the proposed apartment building in our neighborhood.

Sincerely,

Tom & Paula Greelis

To: City of Thief River Falls

Planning and Zoning

Attn: Richard Baker

Dear Mr. Baker,

We are writing to express our strong opposition to the proposed 65-unit apartment complex near our home. After reviewing the details of this project, we have several concerns that we believe warrant reconsideration of the development plans.

Sanford's Land Use Decisions
Sanford owns over 200 acres of open land, yet the decision to place a high-density apartment complex near a residential county development seems ill-advised. This site selection will have the greatest negative impact on local residents, despite ample alternatives. The placement will lead to increased traffic congestion in an already busy area, used by both residents and Sanford employees. Additionally, approximately 20 homes in close proximity will lose value and desirability, prioritizing transient workers over permanent residents and harming community cohesion.

Impact on Property Values
The proposed development will directly decrease the value of at least three homes located just across the road. It will also diminish the property values of all homes in the neighborhood. According to recent data, property values in our area have seen a steady increase of approximately 5% per year1. However, the introduction of a high-density apartment complex could reverse this trend, leading to a potential decrease in property values by up to 10%2. Selecting a more reasonable site could avoid these outcomes entirely.

Legal Concerns
The zoning changes from agricultural (Ag) to high-density residential (R4) are questionable. R4 zoning represents the highest density allowed in the code, which conflicts with the Comprehensive Plan's emphasis on medium-high density residential (5-8 units/acre vs. the planned 16.5 units/acre). The Comprehensive Plan highlights a need for diverse housing options, such as townhomes, condos, and single-family homes, which this apartment complex does not address. Furthermore, the development negatively impacts adjacent developments, contradicting policy on orderly land use transitions. It misses opportunities to align development with community goals, such as fostering strong family residential neighborhoods. The policy encourages innovative designs responsive to market needs, which this project fails to deliver.

Alternative Development Potential
The area is ideal for medium-density residential, as outlined in the city's Comprehensive Plan. A large apartment complex would deter buyers interested in neighboring townhomes or single-family homes. Medium-density housing could better serve long-term community needs.

Personal Impact
When we purchased our home six years ago, we took into account the neighborhood that was projected to be at this location, which was planned to contain single-family homes along with a park. This change in plans significantly affects our expectations and the value of our investment in this community.

In conclusion, we urge you to reconsider the proposed development and explore alternative sites that align better with the community's needs and goals. Thank you for your attention to this matter.

Sincerely,
Derek & Stephanie Neisen
1725 Clyde Dr.
Thief River Falls, MN 56701

1: Zillow Home Value Index 2: National Association of Realtors

Cc: All of TRF City Council Members

03-31-2025

City of Thief River Falls
Richard Baker
Economic Community Development
405 3rd Street East
PO Box 528
Thief River Falls, MN 56701

Subject: Opposition to Proposed 65-Unit Apartment Building Rezoning

Dear City Council Members,

It has come to my attention, as well as that of my neighbors, that there is a proposal to construct a 65-unit high-density apartment building on land that would be purchased from Sanford Medical Center. I am writing to formally express my strong opposition to this proposal and to request the opportunity to discuss this matter further with the appropriate decision-makers.

I have lived at 1705 Clyde Drive for over 25 years, choosing this location specifically for its quiet, safe, and residential nature. This cul-de-sac neighborhood has been an ideal environment to raise a family, and even now, after my children have grown, I continue to reside here for those same reasons, and now my grandchildren love it for the same reasons my children did. However, recent developments, including the construction of the Sanford Medical Center and subsequent road infrastructure changes, have already significantly impacted our neighborhood. The addition of a high-density apartment complex would only exacerbate these challenges.

One of the primary concerns is the impact on traffic. Mark Blvd, which borders our neighborhood, has become increasingly congested due to the hospital's presence, the newly constructed roundabout, and the bypass street leading to the elementary school and an alternate route leading to the railroad underpass. This street serves as a critical route for those seeking to bypass the frequent train delays in town, often resulting in vehicles exceeding the posted 40 mph speed limit. The unique angle at which Clyde Drive intersects with Mark Blvd already creates a hazardous situation for residents trying to merge into traffic. Adding a 65-unit apartment complex, where most residents would have one or more vehicles, would significantly increase congestion and the risk of accidents in this already problematic area.

Furthermore, rezoning this property to accommodate high-density housing directly contradicts the character of our established neighborhood. Homeowners in this area have made significant investments in maintaining their properties, contributing to the stability and desirability of the community. The introduction of such a large apartment complex would likely devalue surrounding properties, adding further strain to an already volatile housing market. Property owners who have worked diligently to uphold neighborhood standards should not be subjected to a development that could erode property values and alter the residential character of our area.

While I recognize the need for additional housing in Thief River Falls, I strongly urge the city to consider alternative locations that would better suit this type of development. There are other areas within the city limits, including locations on the opposite side of Sanford Medical Center, that would provide a more suitable and less disruptive placement for a high-density apartment complex.

For these reasons, I respectfully request that the City Council reconsider this proposal and explore alternative solutions that do not negatively impact our neighborhood. I would appreciate the opportunity to discuss this matter further in a community forum or public hearing. Please let me know how I and my neighbors can formally voice our concerns in the decision-making process.

Thank you for your time and consideration. I look forward to your response and hope for a resolution that benefits the entire community.

Sincerely,

Lisa J Robson

Lisa J. Robson

Richard Baker, Zoning Adm.

City Hall

PO Bo 528

Thief River Falls MN 56701

Mr. Baker:

We are opposed to rezoning the approx. 5 acres at 1926 Sanford Parkway from the current Agricultural District (AG) to Multi-family Residential District (R-4) for the purpose of building a 3 story, 65 unit apartment building on that corner.

We have seen earlier plans for single family housing along 132nd Ave. to the west where our home and property is located at 14790 132nd Ave. S. Those earlier plans showed multi-family housing apartments on the southern portion of Sanford's property. We would like our neighborhood to remain single family dwellings. An apartment building would add traffic congestion to that corner and change the structure of our neighborhood.

We are unable to attend the April 8th zoning hearing because we are still in our winter home in Arizona.

Sincerely,

Sue Dupree 3/28/2025

Harry Dupree

Sue and Harry Dupree

218-684-1405

3/31/2025
Richard Baker
Zoning Administrator
City Hall
P.O. Box 528
Thief River Falls, MN 56701

Subject: Concerns Regarding Rezoning and Proposed Apartment Complex Development

Dear Richard,

I am writing in response to the recent notice I received regarding the rezoning of the property directly across the road from my home. My residence is located at 614 Mark Blvd, directly west of the rezoned area, and I am deeply concerned about the impact of the proposed 65-unit high-density apartment building on my property and the surrounding neighborhood.

The development of an apartment complex in this location will negatively affect the value of my home, as well as diminish the overall aesthetics of what has traditionally been a country-style setting. Our property has already suffered a decline in value due to the significant increase in traffic following the construction of the road and bridge in recent years.

Traffic congestion has become a persistent issue, contributing to excessive noise and safety concerns. Many drivers fail to adhere to the posted 40 mph speed limit, and there has been little to no enforcement of this restriction since the road opened. Additionally, there are no posted signs regulating air brake usage or designating the area as a residential zone. While I understand that traffic enforcement is a separate matter, it is nonetheless a contributing factor to the diminishing value of our neighborhood.

At the time Sanford purchased the property mentioned in your letter, it was indicated that the land would be designated for residential housing, with any potential apartment complexes to be constructed toward the opposite end of the purchased property. The construction of residential homes would be a beneficial addition to our community, supporting stable property values and maintaining the integrity of our neighborhood. In contrast, an apartment complex introduces transient housing, which does not offer the same long-term investment in the community.

Furthermore, the addition of a 65-unit apartment complex will significantly increase traffic congestion in an already heavily burdened area. With many households owning multiple vehicles, this development could introduce over 130 additional vehicles daily, further exacerbating existing concerns.

There are more suitable locations within Thief River Falls for an apartment complex where the impact on single-family homeowners would be minimized. I urge you to reconsider the placement of this development and explore alternative locations that would better accommodate such a project without negatively affecting established residential properties.

Thank you for your time and consideration. I appreciate your attention to this matter and look forward to your response.

Sincerely,

Jeff and Kim Gilbert
614 Mark Blvd.
Thief River Falls, MN 56701
218-689-3300—Jeff mobile
218-686-3667—Kim mobile

John Holthusen
2042 Danny Drive
Thief River Falls, MN 56701

Apr 21, 2025

Thief River Falls City Council

Dear City Council members:

I am against the construction of an apartment building in our neighborhood. Property values, security and congestion are a few of the reasons.

I have one question for you. "Would you want this built across the street from you?" There must be alternative locations. When you build something new you shouldn't have to ruin something else. I hope that reasonable minds will prevail. This is a nice quiet neighborhood we live in. Like everyone, our homes are very important to us. Please have other ideas for locations they can build on. This isn't a problem that can't be solved for everyone. I welcome any discussion.

Thank You,

John Holthusen

City of Thief River Falls

City Hall

PO Box 528

Thief River Falls, MN 56701

Attn: Thief River Falls Planning Commission & City Council Members

Subject: Concerns regarding rezoning

Dear Thief River Falls Planning Commission & City Council Members,

We are writing to express our concerns about the proposed rezoning near intersection of Mark Boulevard and 132nd Ave NE and the proposed building of a 65 unit apartment complex at the site.

We have lived along 132nd Ave for the past 20 years, particularly, choosing the site for its quiet, country setting. Over the years, this area has been developed with Sandford hospital moving close as well as the new bridge installed on Mark Boulevard. With these developments, we have seen greatly increased traffic in the area particularly on Mark Boulevard. This road has become a critical route for many leading from the elementary school, a road to bypass the train delays, and a main access point to the hospital. Often the vehicles are traveling higher than the posted 40 mph speed limit. Therefore, one of our biggest concerns about the proposed rezoning and building project is that adding a 65 unit apartment complex would significantly increase the already congested area.

In addition, when Sanford first proposed the development in the area, the plan was to have single family residential housing in this area closest to existing single family housing. The higher density housing was potentially planned for closer to the highway and further from the existing single family housing. Why are you looking to put this high density housing unit in the 5 acres that have the greatest direct impact on the existing property owners?

We strongly encourage you to find another location that has less impact on existing property owners.

Thank you for your consideration,

Derek & Stacy Lee

Outlook

Planning commission

From Derek Lee <derek@Leeplumbingandheating.com>
Date Mon 4/28/2025 10:13 PM
To matt@westsidemotors.net <matt@westsidemotors.net>

Matt,

I have been meaning to stop out and see you but I have been swamped with work.

I am writing to urge you to vote against the Edge Housing high density apartment building being proposed on the Sanford property on Wednesday. I don't think the proper protocols were followed with Sanford selling and Edge Housing LLC purchasing the property. The current zoning is R-1 for single family homes not R-4 high density. I believe everything is being hidden or rushed along so it can get passed by the city. While driving home for lunch I noticed there was a survey crew out taking soil samples. I asked Darin Stanley at the hospital what was going on. He said he probably wasn't supposed to say anything but the hospital was selling the property for an apartment building.

I understand that some infrastructure is already in place but I think there are multiple other locations around town that would be suited for the apartments. What happens when this one gets built and they add the second. Where does it stop? We happens to our quiet neighborhood? Our market values plummet. I believe there is already a safety risk as cars come across the bridge and up the curve and hill. You can't see the intersection. Now with an apartment there will be more cars adding to the safety concerns.

Please vote against the zoning change and tell them to find another location.

Thank you for considering.

Derek

Derek R Lee
President
Lee Plumbing & Heating Co, Inc.
1430 Main Ave N
Thief River Falls, MN 56701
218-681-1903 o
218-684-5477 c
"Serving NW MN for over 120 years"

Ken and Christine Barnes
2036 Danny Drive
Thief River Falls, MN 56701
ken@bigabm.com
757-748-6903

Date: April 24th, 2025

Office of the Zoning Administrator
City Hall
PO Box 528
Thief River Falls, MN 56701

RE: Strong Opposition to Rezoning of 1926 Sanford Parkway

Dear Members of the Planning Commission,

I am writing as a deeply concerned homeowner and long-time resident of Danny Drive to firmly oppose the proposed rezoning of 1926 Sanford Parkway to allow for the construction of an apartment building.

This proposal does not just affect a piece of land—it threatens to change the entire character and integrity of a well-established neighborhood that many of us have chosen for its peaceful, safe, and family-oriented environment. The thought of a high-density apartment complex suddenly being inserted into this quiet area is not only deeply upsetting but also feels unfair to those of us who have invested our lives and homes here.

The increased traffic alone would be a significant burden as it would put pedestrians, especially children and seniors, at greater risk. We walk our dogs in our neighborhood almost daily and we see kids riding bikes, the neighbors walking their dogs, the peaceful rhythm of life here. That is something worth protecting.

There's also the real fear of how this would affect our property values and the appeal of our neighborhood. It's no secret that multi-family developments, when dropped into single-family zones, often lead to declining home values and growing frustrations over noise, parking, and congestion, not to mention that it undermines the investment that homeowners have made in this community. For many of us, our homes are not just our biggest financial investment, they are the heart of our lives. These are not abstract fears, they are lived realities for communities across the country, and we do not want to become the next example.

Let me be clear: I am not against growth in Thief River Falls. I understand and support the need for more housing options. However, growth must be done responsibly and in a way that preserves the integrity of existing neighborhoods. Rezoning this parcel for an apartment building is not the right fit for this location, and I believe it would do more harm than good to the families who live nearby.

I urge you—please listen to the voices of the people who live here. We are not just addresses on a map. We are families, retirees, working parents, and individuals who care deeply about our homes and our community. Please vote **no** on this rezoning request.

Thank you for your time, attention, and consideration.

Sincerely,
Ken and Christine Barnes

Ken Barnes
Christine Barnes

4/29/2025

To: Thief River Falls Planning Commission and City Council Members

This is regarding the request to have Lots 18, 19, and 20 in Oak Haven Subdivision rezoned from agricultural to high density residential so that a 65 unit apartment building, with garages, can be built. We would like it to be on record that we, the property owners of Lots 1, 11, and 10 in said subdivision, are vehemently opposed to this as it will negatively affect our quality of life.

Most of our neighbors that have already submitted letters stating their opposition have provided many valid reasons why this building project should not go forward in that particular location so I will not repeat them. Instead, I will speak from the heart. In the plan that we were given, it was determined, by Richard Baker using the Pennington County GIS system, that the garages would start at approximately 241 feet from the southwest corner of our house. Please see the second page with photos showing what we currently see from our front door, our driveway, and our yard to the north that has playground equipment on it that our grandkids and great-grandkids play on.. I have also included some photos of existing apartment houses, and an apartment garage, to give you some idea of what we could possibly be seeing right across the street from our home, if this goes through.

The Thief River Falls website states "Thief River Falls is a vibrant and welcoming community where newcomers are greeted with open arms" and "we take pride in creating opportunities for everyone to feel at home". That sounds great for the newcomers but what about the longtime residents adjacent to the city limits? When people ask "Where do you live?", we say "Thief River Falls". We don't say Rocksbury Township in Minnesota, so don't act like we don't exist just because we are not in city limits. We are your neighbors, friends, and family; we spend most of our money at local businesses, our kids and grandkids go to school in Thief River Falls, our churches are there, and we participate in local organizations and community events.

The Thief River Falls web-site also says "OUR HEARTS WILL ALWAYS LEAD US HOME". The platitudes on the Thief River Falls website sound good but this development in the proposed area will be heartbreaking if the current location is approved. To pick this location for a huge apartment building, with garages, just because there is existing city water and sewer, is extremely short sighted, in our view. The city website says it plans for the long term. If that was really the case, there are multiple locations that would be better suited to allow for more apartment buildings in the future. I think I speak for most of the current residents of Oak Haven Subdivision when I say that we are not against progress, in general, but it needs to be well thought out progress; not just progress for the sake of taking money that is being offered by local businesses that will directly benefit by this proposed building project. If this is passed, Digikey will win, Sanford Medical will win, the city of Thief River Falls will win, and we, the residents in Oak Haven Subdivision, and along 132nd Ave. NE, will forever lose.

Respectfully,
Rhonda and Barry Martinsen

Rhonda Martinsen
Barry Mart

← view from our front door

view from our driveway →

← view from our north lot

⇐Apartment garage

3 story apartment building

3 story apartment building

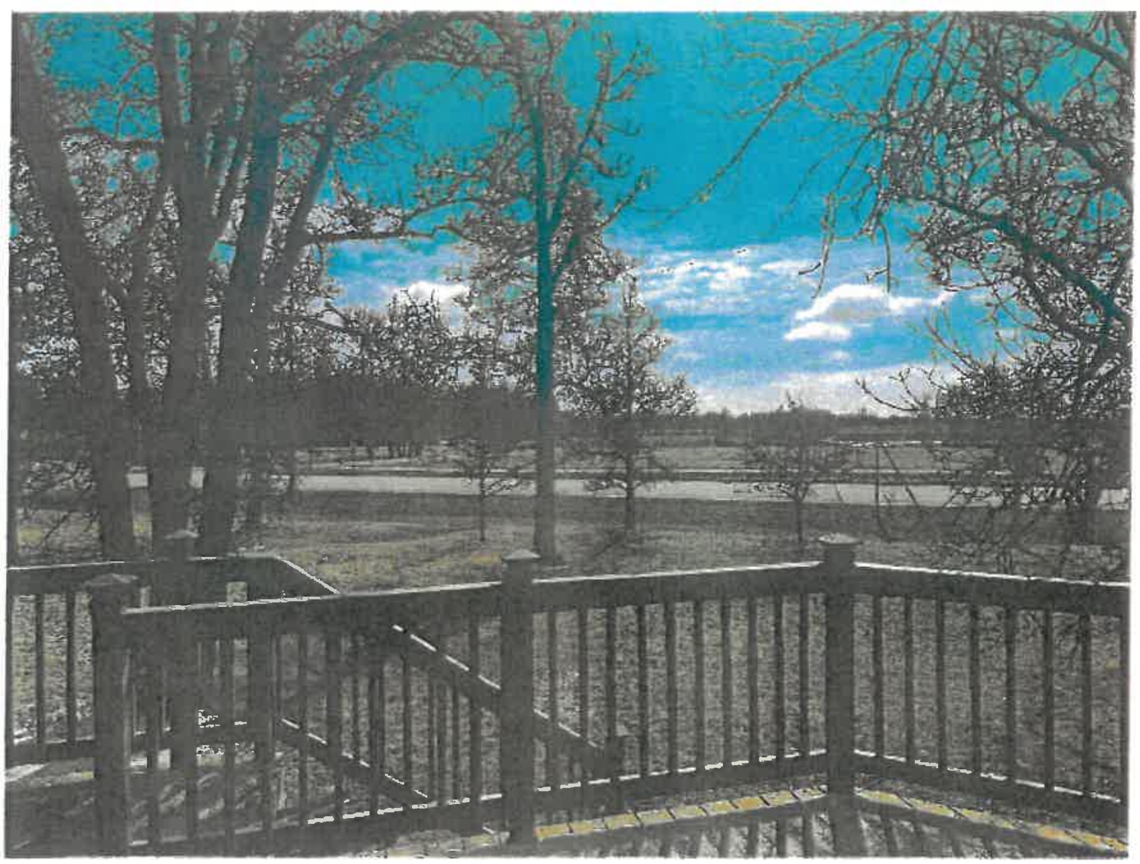
To:

City of Thief River Falls Planning Commission and City Council members

Subject:

Proposed apartment complex in the Mark Boulevard area

Please see the view we and some of our neighbors currently enjoy. The impact of these proposed apartments would be tremendously negative and decrease safety for our kids and grandkids, decrease our ability to enjoy the neighborhood, greatly increase traffic, significantly increase noise, increase in lighting at night, decrease in natural breezes that flow through the area, and likely an increase in unwanted odor as well as a decrease of our enjoyment of the various wildlife that frequent the area. This will have an even greater negative impact on those homeowners that are living east of this proposed complex.



I believe that everyone received Exhibit A at the last meeting, showing where this proposed apartment complex would be built and its proximity to our neighborhood.

Please take a moment if you have not had a chance to read our letter, attached exhibit B

Please also take a moment to look through Exhibit C, and D as much of this is relevant to the current situation, substitute Thief River Falls for Dallas as you read, please pay particular attention to the highlighted bullets in yellow.

Thank you, Mr. Narverud, for suggesting that everyone drive out and spend a little time and look at the area to see the impact this will have on the neighborhood. Ask yourself, if this is my neighborhood, and I live here, and I have kids and or grandkids, would I support this in my back yard.

It's my understanding that this site was chosen primarily for cost savings reasons. If this is the case, then it is especially concerning as this is not a rezoning criterion, in addition to not what is best for the city, its citizens, and the families that would be directly affected. Even though we may not be in the city limits currently, we work, own businesses, shop and support Thief River Falls every day.

For you to approve this rezoning the city and applicants must satisfy the following criteria.

- That the rezoning will not impede the normal and orderly development and improvement of surrounding property for uses predominant in the area – It clearly does not meet this criterion.
- That the rezoning will not adversely affect property values of adjacent landowners – It clearly will negatively affect property values resulting from increased traffic, increased noise, increased lighting, decrease in safety for children all contributing to decrease in property values.
- That the rezoning will not impose other undue hardships on adjacent landowners such as noise, electrical display signs, odors, or other nuisances – It clearly will.
- That alternative areas previously zoned for the intended use be considered – There are many alternatives currently zoned R4.

To be clear, communities need a mix of single family, multi family, medium and high-density housing, but you cannot destroy an established neighborhood by erecting a 3-story apartment building right in our back yard because it's the cheapest solution, that is not good long-term planning. There are better alternatives.

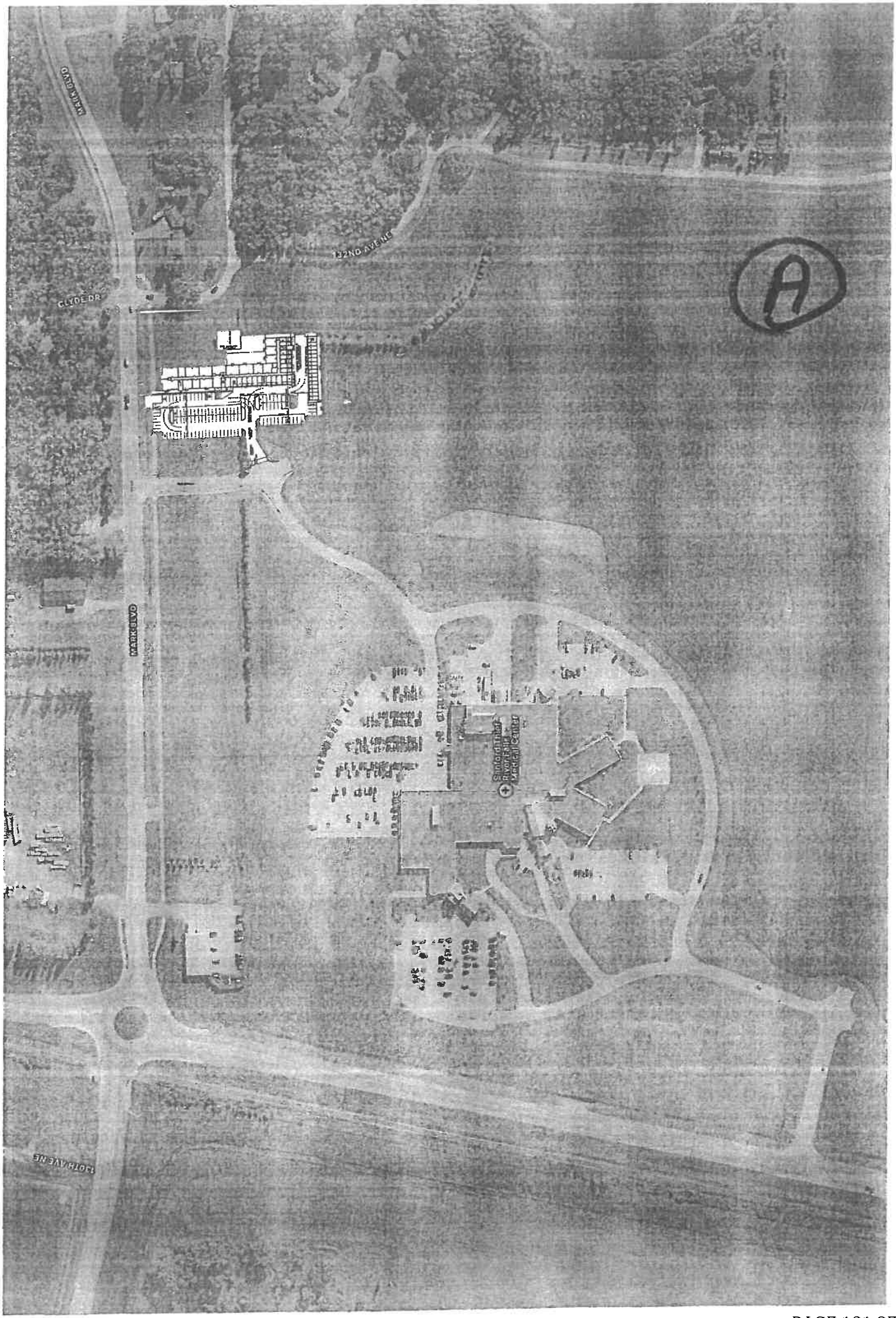
Thank you for your thoughtful attention to this matter.

Jean Barron

Darby and Jean Barron

1820 Clyde drive

Thief River Falls, MN


MARK BLVD
132ND AVE NE
CLYDE DR
MARK BLVD
A

13

03-30-25

Re:

Proposed Appartment Project – Mark Boulevard area

To:

Thief River Falls Planning Commission and City Council Members

Thief River Falls and Northwest Minnesota are truly blessed to have the many employers that we do and the services they provide. Along with this blessing comes many challenges including housing. These challenges are significant but there must be a balance between supporting single family and multi-family housing and also respecting the rights of existing homeowners.

For years we had a neighborhood that was in the countryside on the end of the road. We valued the seclusion, the quietness, the lack of traffic, the safety, and the overall serenity and quality of life. In addition to a great quality of life that these amenities afforded us, these amenities also added to the value of our property.

Years ago, we began losing these valuable amenities.

Mark Boulevard was built up, a hospital built across the street and along with a new bridge, we incrementally lost some of our seclusion and all that goes with it... property value, quietness, safety and overall serenity. In other words, we sacrificed some of what we cherished for the good of the community.

It's beginning to seem like our neighborhood is being required to shoulder much more responsibility (sacrifice of property values and of quality of life) than other neighborhoods in the community.

Now, where single family homes were originally contemplated (see attached exhibit A1, A2, A3, A4) a 65-unit apartment building right across the street is now being urgently proposed. Pay particular attention to A4 in red and its location to existing Homes. There couldn't be a worse option.

1) Population density goes up, crime goes up.
2) Population density goes up, happiness goes down.
3) Traffic density goes up, traffic safety goes down.
4) Population density and traffic density goes up, property value goes down.
5) We lose on every count.

1-6

13

If one wanted to come up with a plan to take a great serene neighborhood with good property values and great quality of life and destroy it in a few easy steps, here it is.

1) Build a bridge that turns a quiet dead-end road into a major collector increasing traffic and noise significantly and reducing safety for our children and grandchildren in the area.
2) Build a hospital across the street, again increase traffic and noise.
3) Then build a huge apartment building across the street that destroys the beauty of the area.

There are better alternatives for an apartment complex that doesn't further burden this neighborhood. Revisit the previously approved location, look at the original concept south of the hospital. (See attached exhibit A1, A4) which would also provide direct access to HWY 32

If this was just the hospital or just the new road, or just the new bridge it might be understandable. but with all these actions, it seems more as confiscation of wealth and quality of life from a small number of single-family home residents in this neighborhood,

We urge the city to make the right decision and look at better alternatives that would not place additional burden on a few homeowners.

Jean Barron

Darby and Jean Barron

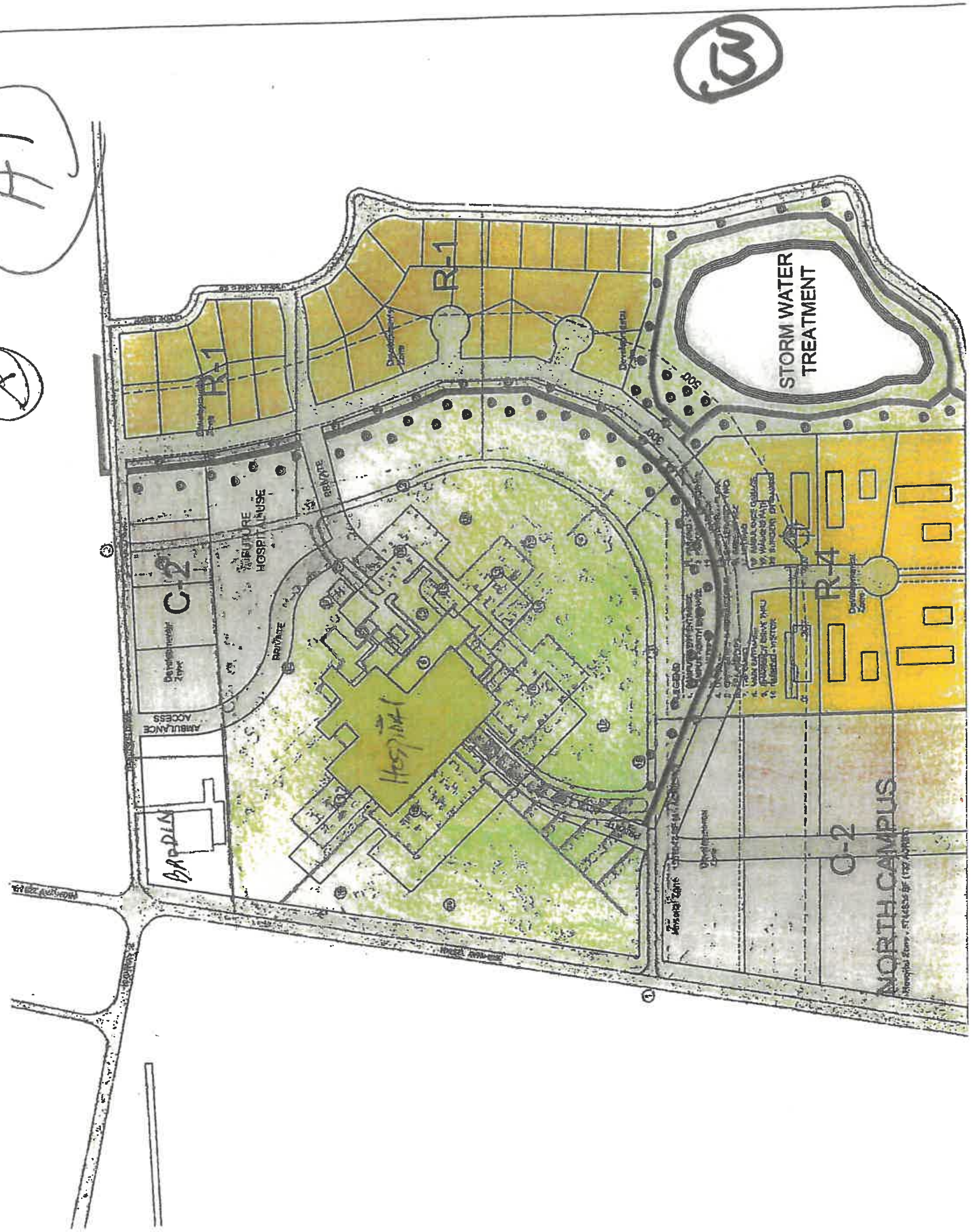
1820 Clyde Drive

Thief River Falls, Mn

2-6

1" = 400'

A1

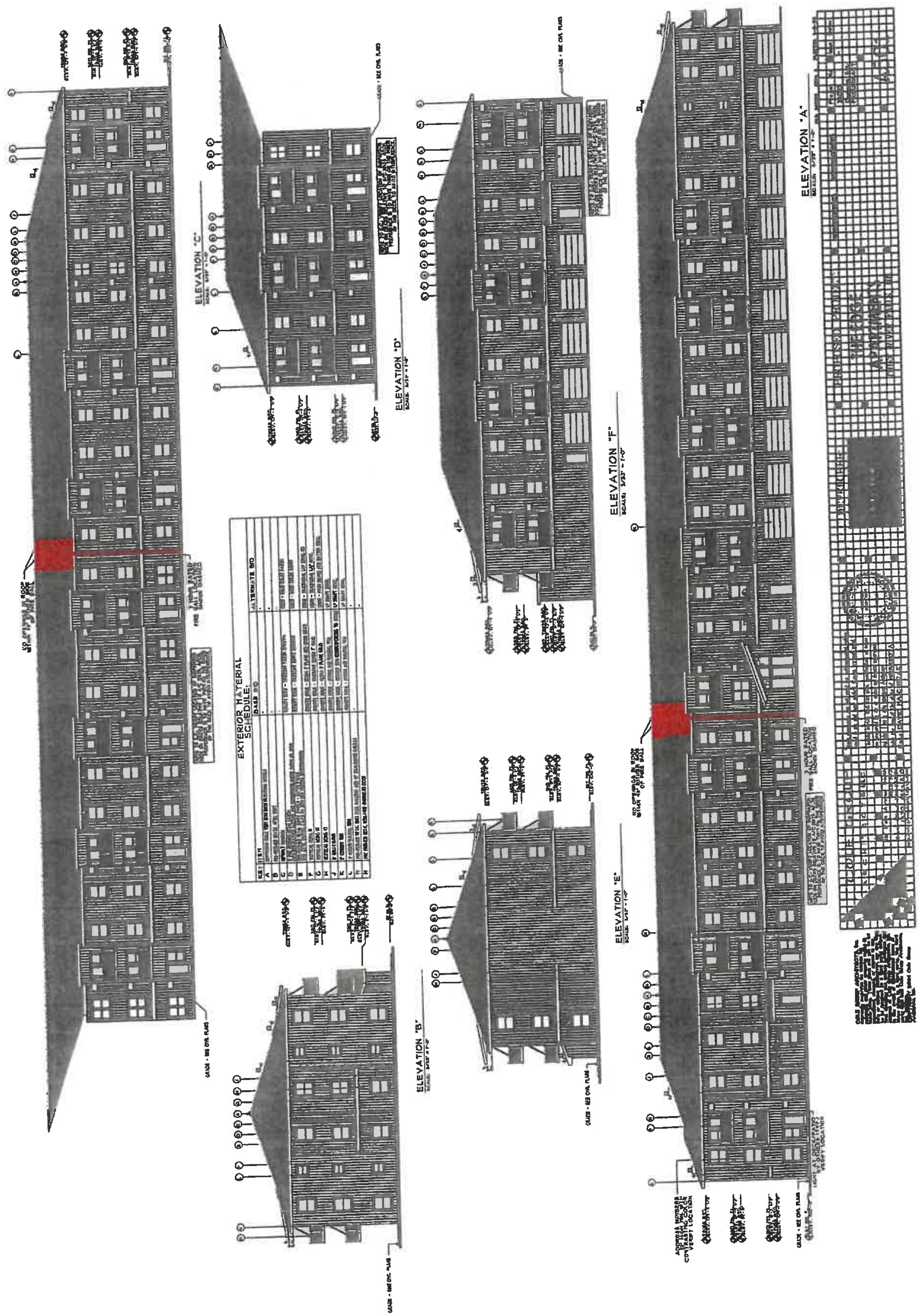


R-1
R-1
STORM WATER TREATMENT
C-2
FUTURE HOSPITAL HOUSE
PRIVATE
PRIVATE
AMBULANCE ACCESS
Hospital
R-4
C-2
NORTH CAMPUS

3-6

A2

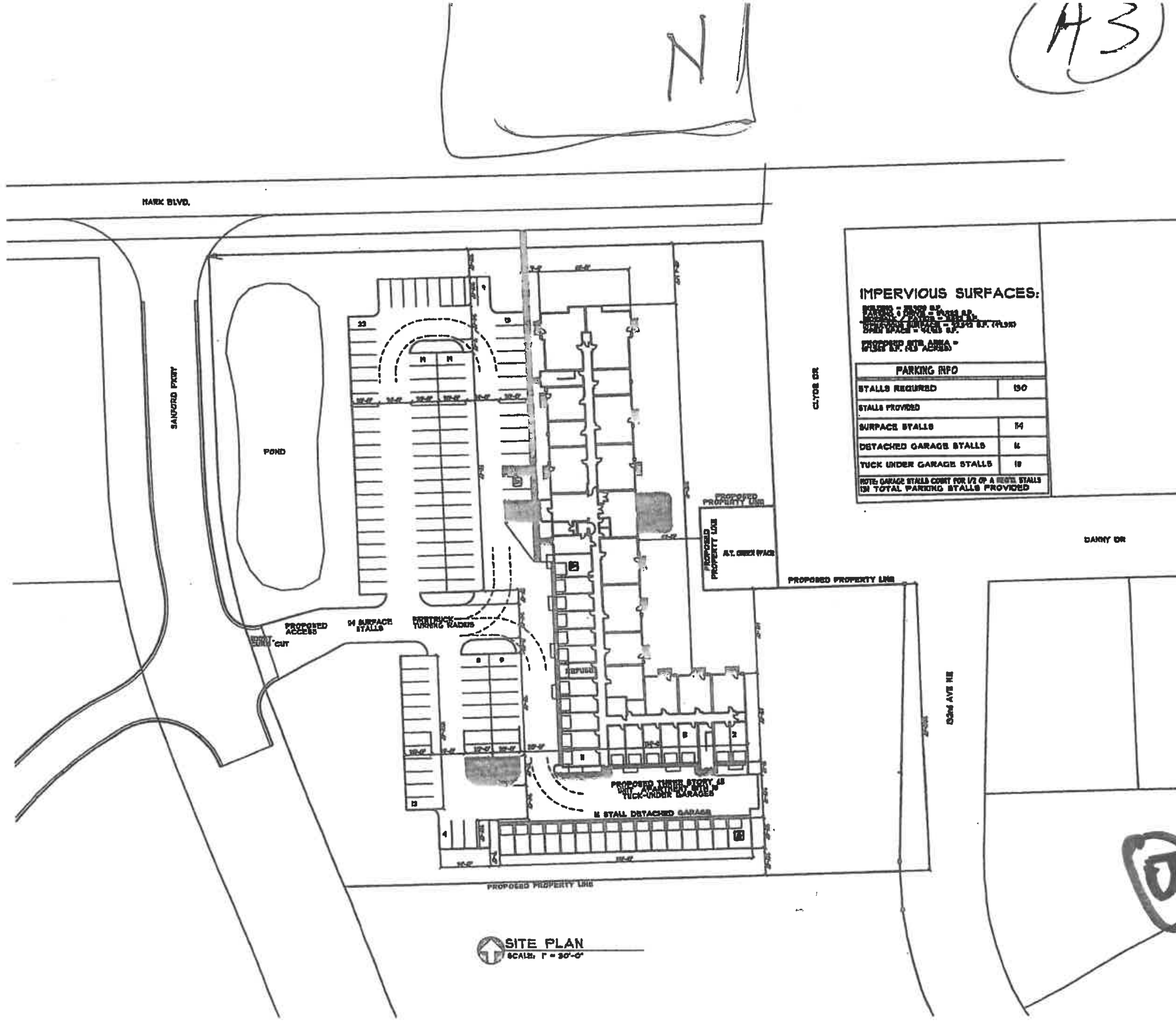
13


ELEVATION "A"
ELEVATION "B"
ELEVATION "C"
ELEVATION "D"
ELEVATION "E"
ELEVATION "F"
EXTERIOR MATERIAL SCHEDULE:

4-6

A16

5.6



IMPERVIOUS SURFACES:

PARKING INFO	
STALLS REQUIRED	130
STALLS PROVIDED	
SURFACE STALLS	114
DETACHED GARAGE STALLS	16
TUCK UNDER GARAGE STALLS	18
NOTE: GARAGE STALLS COUNT FOR 1/2 OF A STALLS 131 TOTAL PARKING STALLS PROVIDED	

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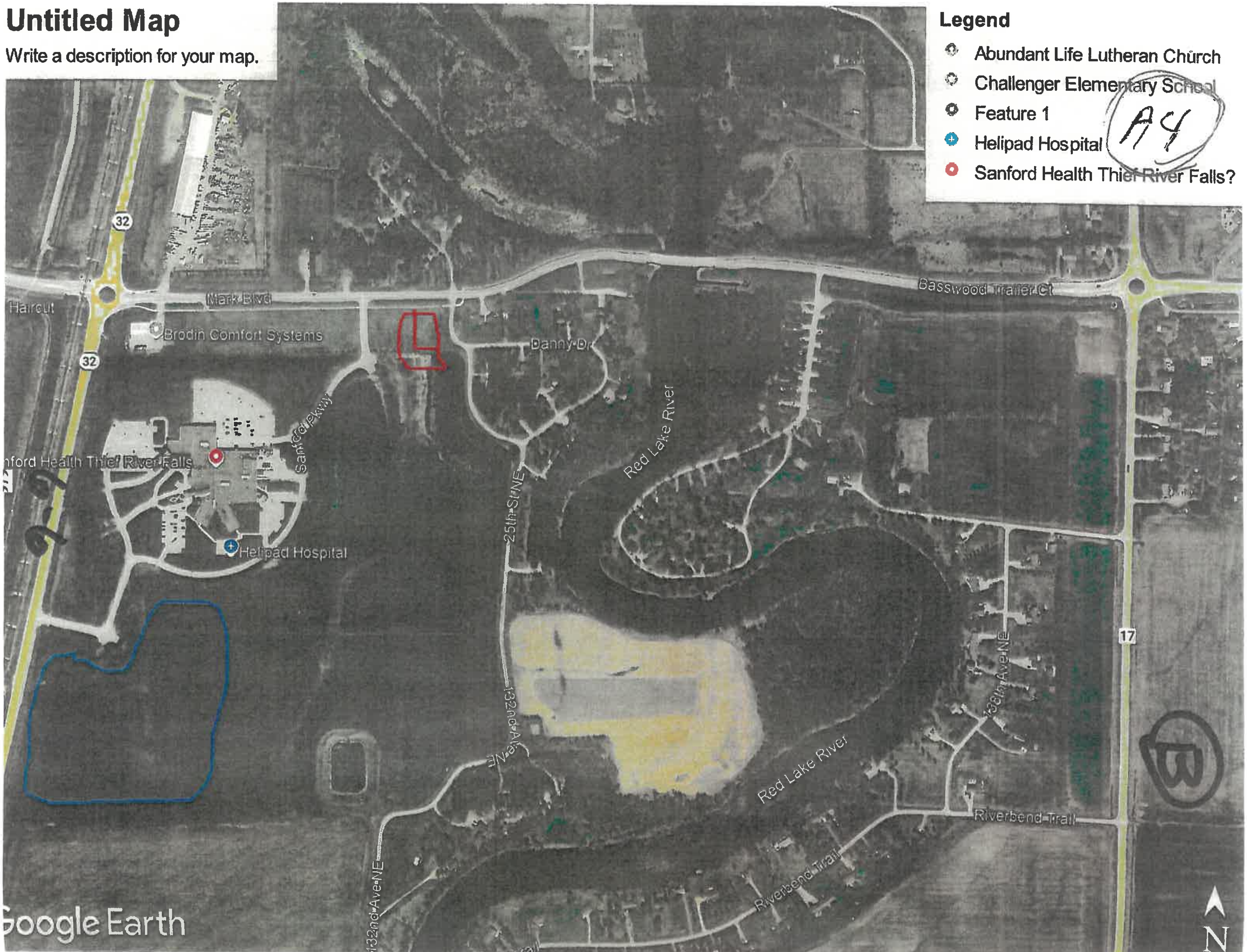

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Homeowner's Greatest Property Right is Single-Family Zoning

by Douglas Newby (https://douglasnewby.com/author/dougnewby/)

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A homeowner's greatest property right is the certainty of having a single-family home next door. Single-family zoning is the most important property right, as it protects homeowners from bad uses next door or in the neighborhood. In the 1970's, this block was 100% short term rentals which made it classified by the city as the worst neighborhood in Dallas. Single-family rezoning reversed the trend of destruction.

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Some Confuse a Homeowner's Greatest Property Right With How Many Uses the Homeowner can Utilize for Their Home

A homeowner's greatest property right is not how many uses a homeowner can use their home, in addition to that as a home, such as a tavern, rooming house, short term rentals (STRs), office suites, pharmaceutical production labs, exercise studios, retail stores, musician studio space. A homeowner's greatest property right is neighborhood protection from these business uses that are not beneficial to single-family homes.

Dallas is Losing Homeowners

The city of Dallas is losing homeowners. The total number of homeowners in Dallas is going down. The percentage of its homeowners relative to renters in Dallas is going down. The health of a city can often be determined by the population of homeowners. The health of Dallas is at risk as the number of homeowners in the city is declining and the percentage of people who own homes in Dallas is also declining.

Short-Term Rentals, Neighborhood Apartments, Transience and Instability Drive Homeowners Out of Dallas

It is both common sense and statistically true that homeowners prefer to live next door to other homeowners. An obvious recipe for driving out homeowners from Dallas single-family neighborhoods is to insert density, transience, and short-term rentals. Any time a short-term rental goes in next door or on the block, there is a greater chance the homeowner will sell their home and move away from Dallas to safer, more stable communities. When a homeowner moves out, there's a good chance they will sell to a short-term rental investor. This turnover snowballs and the cycle of decline accelerates. At the end of the day, as a result of STRs, there will still be fewer homeowners in Dallas. Dallas should be protecting and nurturing homeowners and homeowner's greatest property right, not threatening them and ultimately destroying single-family Dallas neighborhoods (https://dougnewby.com/neighborhoods/) with short-term rentals

Dallas is Losing Population

It is hard to believe that, while Dallas is the strongest city in the country and the population in the Dallas region is booming, Dallas is losing population. In the Wall Street Journal article *How Can Big Cities Get Us to Live There (Again)?* (https://www.wsj.com/articles/pandemic-urban-decay-and-economic-renewal-11659038760). Justin Lahart cites the Brookings Institution's census data that shows 42 of 48 core urban counties, including Dallas, lost population from July 2020 to July 2021.

Why are People Leaving Dallas?

People are leaving the city of Dallas not because they do not like the world-renowned museums (https://dma.org/), Nasher Sculpture Center (https://www.nashersculpturecenter.org/), celebrated restaurants (https://douglasnewby.com/2021/02/personality-of-dallas-seen-through-top-five-iconic-dallas-restaurants/) or the fabulous people that live in Dallas. People leave Dallas for cities, suburbs, and towns that have neighborhoods that are more stable, safer, greener and more homeowner friendly.

Joel Kotkin in a New Geography article (https://www.newgeography.com/content/007539-why-suburbia-will-decide-future) cites: "Between 2010 and 2020, the suburbs and exurbs of the major metropolitan areas gained two million net domestic migrants, while the urban core counties lost 2.7 million people." Dallas needs to offer

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more of the single-family home appeal of suburbs, not less.

Renters also Prefer to Live Next Door to Single-Family Homes

Homeowners aren't the only residents desiring to live next to homeowners. Renters also want to live next to homeowners. Every time a neighborhood is disrupted by another apartment or short-term rental, the attractiveness and quality of life of the entire area go down.

Single-Family Home Neighborhoods Add to Overall Quality of Life in Dallas

People love walking by and admiring the architecturally significant and historically significant home that architect John Allen Boyle designed in Highland Park.

One of most attractive single-family neighborhoods in the U.S. is Highland Park (https://dougnewby.com/neighborhood/highland-park/). Highland Park is known for protecting homeowner's greatest property right – single-family zoning. Highland Park draws people, both homeowners and renters, from nearby Dallas neighborhoods to walk, run or ride their bikes through the tree-lined streets of Highland Park to enjoy the beautiful views of the architecturally significant homes and gorgeous parks. When Dallas single-family home neighborhoods become less attractive, the environment for those living in nearby neighborhoods subsequently becomes less attractive, prompting renters in these neighborhoods to move out of the city of Dallas for another apartment or their first home.

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Since Highland Park does not have any short term rentals, one can often ride their bike down the street without seeing any cars parked on the curb.

Dallas Single-Family Home Neighborhoods are a Magnet for Attracting People to Stay in Dallas or Move to Dallas

Whenever I have a friend or client that is visiting Dallas and I am giving them a wide overview of Dallas neighborhoods (https://dougnewby.com/neighborhoods/), they always remark to me how clean the city is. I explain the reason for this is that Dallas has so many close-in neighborhoods in all price ranges that are zoned single-family in contrast to the expensive cities from which they are visiting. The city of Dallas should do everything possible to nurture these single-family home neighborhoods and not disrupt them.

Why Would Anyone Want Apartments or Short-Term Rentals in a Single-Family Home Neighborhood?

Knowing the importance of single-family home neighborhoods to Dallas, why would anyone want to threaten these neighborhoods with short-term rentals, apartments or rooming houses? The answer is simple. Those proposing short-term rentals in residential neighborhoods are motivated by ideology or short-term profits, never by the long-term health of the neighborhood.

Here are four types of supporters of additional apartments and short-term rentals.

(1) Short-Term Rental Investors

Short-term rental investors also know that renters prefer renting in a single-family home neighborhood. The short-term rental property owners want to economically benefit from the lovely, safe homeowner neighborhoods that allow them to get a huge rent premium for their short-term rentals.

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Short-Term Rental Owners Realize They have a Depleting Asset

Short-term rental owners realize that an STR investment is like investing in an oil well that is a gusher – spewing money at first, but eventually depleted. Once a single-family home neighborhood like Northern Hills (https://dougnewby.com/neighborhood/northern-hills/) is filled with short-term rentals, the desirability of the neighborhood decreases, as do the rents. Further, short-term renters are harder on properties than homeowners; as a result short-term rental houses deteriorate faster than single-family homes. Once the neighborhood or the house deteriorates past a certain point, the short-term rental owner can sell their property to a lower rent operator or tear down the house and sell to someone that will build a new rooming house, permitted as a single-family home, but with 10 rooms to rent that are better suited for short-term rentals. Having received an ample return on their money in a few years, the short-term rental investor can just move on. They have no interest in the future of the neighborhood.

(2) Density and Rental Advocates Generally Oppose Homeownership

Adding density wheter it is a new apartment complex, ADU, or a short term rental, never improves a neighborhood.

Density and rental house advocates generally oppose homeownership. Sure, this group generally owns homes themselves, as do their friends; however, they like the trend of declining homeownership in cities. Density advocates prefer Dallas to be a city of renters. Every era has a fashionable name for more density. Fifty years ago, nationally acclaimed Dallas urban planners and even preservationists were touting "mixed-use zoning (https://dougnewby.com/old-east-dallas-the-nations-most-successful-neighborhood-revitalization/)" over single-family zoning. Then, 15 years ago, international designers were brought to Dallas to join Dallas planners advocating "gentle density," adding apartments to single-family homes. Five years ago, ADUs (Additional Dwelling Units) (https://douglasnewby.com/2018/06/backyard-rental-houses-devastate-neighborhoods/) were the rage with planners and housing officials. Now, the anti-homeownership group is calling the need for more density and elimination of single-family homes "equitable zoning" and "affordable housing." Equitable zoning is really just another name for multiple dwelling units built on a single-family lot. In California, Oregon and Minneapolis, they still call it single-family zoning, but they allow four separate dwellings on small city lots.

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The Anti-Homeownership Pro-Density Group Likes Short-Term Rentals

The anti-homeownership group likes short-term rentals because homeowners are replaced with absentee owners who carve up the homes into apartments for short-term rentals. This pro-density group thinks homeownership is wasteful, inequitable and does not conform to their view of city planning and the future of cities.

(3) Fixed-Rail Mass Transportation Advocates Oppose Single-Family Homes

It has long been known that urban fixed-rail mass transportation can only be successful if the neighborhood has enough density. As a result, the fixed-rail advocates want to eliminate single-family zoning and replace homes with apartments and short-term rentals so more people will use a fixed-rail mode of transportation.

19th Century Technology of Fixed-Rail in Dallas Cannot be Saved by More Apartments

Building more apartments in modern cities to support the 19th century technology of fixed-rail trains makes as much sense as it does to build more apartments to support more fixed-line telephone booths on every corner. People in the 21st century do not want to go to a fixed location telephone booth to make a call. People do not want to go to a fixed location, at a fixed time, to travel to a fixed destination. People in this century value freedom and flexibility (https://douglasnewby.com/2020/06/organic-urbanism-is-the-cure-for-new-urbanism/). Uber, autonomous vehicles, and a host of other innovations make urban fixed rail in a modern city look silly and the mobility it offers anemic. By the way, no one has been able to find out or tell me what the passenger mile cost is for DART passengers (total DART investment and fares over total passenger miles traveled).

Fixed-Rail Mass Transit Ridership is Down 60% – Rail Riding Into Oblivion

Randal O'Toole, a transportation analyst, in his article *Transit's Existential Crisis,* published both in NewGeography.com (https://www.newgeography.com/content/007540-transits-existential-crisis) and The Antiplanner (https://ti.org/antiplanner/?p=20246), cited statistics that support the idea that it is time to end public funding for fixed-rail in Dallas and other cities. He brought up that New York transit ridership is down 60% from pre-pandemic levels. Further, he discusses a November 2020 report from McKinsey & Co. suggesting that transit ridership would recover to as high as 92% of pre-pandemic levels by 2025, but now they have revised that number downward to 70%, and that is looking too optimistic, as ridership has been flat or declining since February. New York has always been the poster city for how fixed-rail mass transit works. It is now not working in New York and other less dense cities across the country. Many still argue that regardless of the cost, mass transit is an environmentally friendlier way to travel. Even this idea is a hopeful myth. Randal O'Toole also points out that New York transit is thought to produce far more greenhouse gases per passenger mile than many private automobiles. He asks the question I do: "Why should we continue to fund transit when ridership is down by 60% from pre-pandemic levels?"

(4) Subsidized Apartment Developers Oppose Single-Family Zoning

Developers want as many opportunities as possible to receive government money to build apartments (https://douglasnewby.com/2021/09/the-hidden-truth-of-bluelining-versus-redlining-a-neighborhood/). These developers get their tax credits, subsidies and profits on the front-end of their investments. What one might not know is that while the government subsidizes them to build apartments, single-family home construction costs less per square foot than does apartment construction per square foot. Developers play on the trending "affordable housing" and "equitable zoning" mantra so they can continue to be subsidized to build "low and mixed-income" apartments. No neighborhood, black or white, rich or poor, wants low or mixed-income apartments in their neighborhood. The subsidized developers usually abandon their

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projects after several years once the developer has obtained a profit and their projects have fallen into disrepair. That's why retired city planner and architect Darryl Baker (https://douglasnewby.com/2021/09/the-hidden-truth-of-bluelining-versus-redlining-a-neighborhood/#darryl-baker) has sued the city for dumping low-income and mixed-income apartments in Southern Dallas City Council District 3 where the neighborhood desires quality single-family homes to be built.

Adding Density to Single-Family Neighborhoods Has an Ugly Racist Past

Now the city of Dallas is dumping low and mixed-income apartments into Southern Dallas neighborhoods, when Southern Dallas homeowners want a homeowner's greatest property right – single-family zoning. Author Howard Husock, in his book, The Poor Side of Town and Why We Need It, describes how early white leadership of cities and towns protected white neighborhoods with single-family zoning but allowed apartments and other harmful uses in black single-family home neighborhoods. The hidden truth is that redlining wasn't based on the population being Black as much as the neighborhood having apartment zoning and bad uses that lenders did not feel conducive for making single-family home loans. The added density and bad uses also caused these neighborhoods to deteriorate more, just like the density and bad uses made expensive white neighborhoods, like Munger Place in Old East Dallas, deteriorate and end up redlined. Whether density was added in other cities in the 1800s, or when the Dallas City Council under Mayor Wallace Savage in 1950 blanket-zoned Old East Dallas multi-family, the results were the same. Adding density destroys neighborhoods.

Single-Family Zoning Saves Neighborhoods

Dallas Mayor (1976-1981) Robert Folsom (https://douglasnewby.com/2017/03/strongest-property-rights-mayor-was-also-strongest-preservation-mayor/), who campaigned on property rights, recognized that this 1950 multi-family zoning mistake in Old East Dallas could only be corrected by returning this deteriorated neighborhood back to single-family zoning. He positively responded to the super-majority of the 2,000 property owners in a 100-block area petitioning to have the entire area rezoned single-family. This effort was also supported by David Fox, the largest home builder in North Texas and the developer of Bryan Place; Manny DeBusk, the president of the Apartment Owners Association; the regional directors of FNMA and HUD; the presidents of the local banks; and the Dallas Morning News Editorial Board. Once the zoning was changed to single family, FNMA made their first inner city loans in the country here, and there has since been a billion dollars' worth of single-family home renovation in this 100-block area.

Is Dallas Still a Property Rights City?

Dallas has a long history as a city that values and protects property rights. This is the reason the city leadership passed the single-family zoning in Old East Dallas (https://dougnewby.com/neighborhood/old-east-dallas/) over the objection of the planning department and the non-homeowning Mayor Pro Tem, who were promoting density. The mayor and the city council responded to the desires of the property owners. Will the current mayor and city council respond to the desires of the 500,000 homeowners who desire to keep their neighborhoods zoned single-family without the intrusion of short-term rentals?

As discussed, single-family homes make a positive contribution to neighborhoods. Short-term rental houses make none.

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Does any Dallas Neighborhood have a Super-Majority of Homeowners Requesting STRs to be Allowed in Their Neighborhood?

If City Council desires to allow STRs in a residential neighborhood (https://douglasnewby.com/2022/06/short-term-rentals-are-assault-on-homeownership-and-single-family-zoning/), then the Council should, at the very least, require a super-majority of the property owners in that well-defined neighborhood to make a written petition request for their neighborhood to be rezoned STR. If 45 years ago we could obtain written mailed-in petition requests from 70% of the property owners to change the zoning back to single-family from multi-family zoning, then STR advocates should meet the same high bar. They should be required to get 70% of the property owners in a neighborhood to request their preference to live in a neighborhood of STRs instead of single-family homes.

Single-Family Zoning, Homeowner's Greatest Property Right, Has Been the Secret Sauce of Dallas Success

Dallas neighborhoods are clean and green because they are predominately zoned for single-family homes. Protecting our single-family home zoning in Dallas will be out of step with the rest of the country, but right in step with our past and future Dallas success.

In 1905 Munger Place was created on the foundation of single-family zoning and the requirement that every home was architect designed. The disastrous effect of the multi-family rezoning in the 1950's was reversed in the 1970's with rezoning the neighborhood back to single-family. The future of Dallas neighborhoods is still single-family zoning.

See Additional Articles by Douglas Newby on the Negative Impact Short-Term Rentals Have on Homeownership and Neighborhoods

Short-Term Rentals are Assault on Homeownership and Single-Family Zoning
(https://douglasnewby.com/2022/06/short-term-rentals-are-assault-on-homeownership-and-single-family-zoning/)

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Homeowner's Greatest Property Right is Single-Family Zoning (https://douglasnewby.com/2022/08/homeowners-greatest-property-right-is-single-family-zoning/)

Each STR Will Cause Decline in Home Values Across Dallas (https://douglasnewby.com/2022/08/str-short-term-rental-will-cause-decline-in-home-values-across-dallas/)

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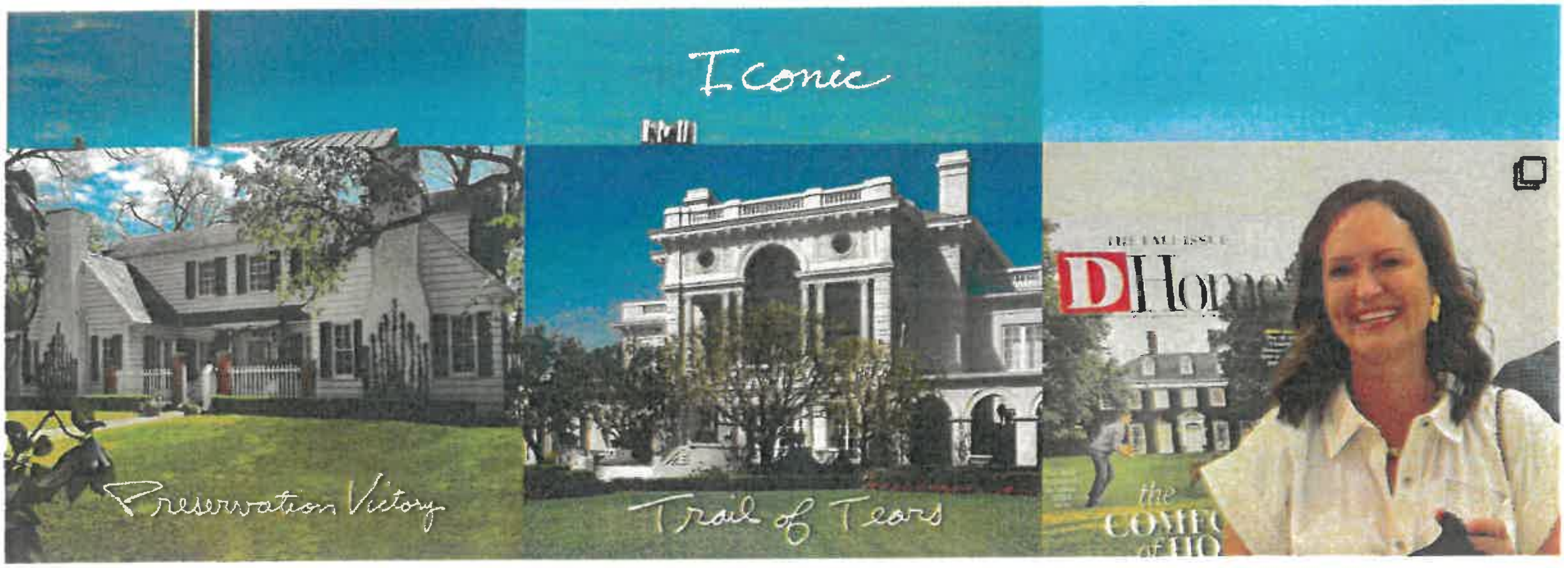

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ADDING DENSITY DESTROYS NEIGHBORHOODS ONE HOUSE AT A TIME

by Douglas Newby (https://douglasnewby.com/author/dougnewby/)

The apartments built following the East Dallas upzoning in the 1960s, replacing Swiss Avenue-style homes, was the main objection to neighborhood by potential homeowners considering Munger Place. These fashionable Gaston Avenue apartments within a decade became worth less than $5,000 per unit with weekly rents at $20 per week that got seldom collected. Now these apartments back up to $1mm to $2mm renovated homes on Swiss Avenue and $400,000 to $700,000 homes in the Munger Place Historic District, they have begun to be renovated and some old apartments torn down for even bigger apartments with more invasive setbacks.

Density is the Holy Grail of New Urbanism, from creating new zoning for granny flats, rooming houses, townhouses, duplexes, fourplexes and backyard two-story rental houses in established neighborhoods to encouraging dense mixed use development on undeveloped or redeveloped land. The advantage of urban density and the idyllic effect of density has been the battle cry of urbanists and city planners for decades. However, very little has been said about the destructive force of density. For this reason I have made a list of two dozen ways adding density to a neighborhood diminishes and ultimately

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destroys a neighborhood one house at a time. Hopefully, if our City Council, planners and thought leaders are aware of the potential destructive force of density, they will pull back from the current call to blanket every neighborhood with more density.

1) Adding zoning density encourages existing neighborhoods to be torn down one house at a time.

Adding zoning density (https://dougnewby.com/old-east-dallas-the-nations-most-successful-neighborhood-revitalization/) provides opportunities for investors, speculators, and absentee owners to tear down existing homes and replace them with new denser housing types.

2) Adding zoning density to residential neighborhoods encourages absentee owners to replace homeowners, which destabilizes neighborhoods.

Investors, speculators, and absentee owners (http://douglasnewby.com/2017/03/strongest-property-rights-mayor-was-also-strongest-preservation-mayor/) will buy properties from homeowners and then rent them. These absentee owners will disinvest in properties, letting them deteriorate since they are speculating on selling the lots in the future for denser residential use. For instance, a home in the 90-year-old Mount Auburn (https://dougnewby.com/neighborhood/old-east-dallas/) neighborhood of 1,000 sf cottages might be projected as a lot for a duplex, fourplex, or a new home with a new 1,000 sf backyard rental house behind it. In this case, a speculator will not want to invest in maintaining a house that they plan to tear down or think a future buyer will tear down for higher density rental units.

3) Increasing density in a residential neighborhood increases crime.

Increased density increases transience and turnover of residents in the neighborhood. Neighbors know a lesser percentage of people in the neighborhood. Long term homeowners are more protective of their neighborhood and the homes around them than are short-term tenants.

4) An increase in a neighborhood's density decreases neighborhood involvement.

One of the goals of New Urbanism is to have more neighborhood interaction. Density decreases neighborhood personal interaction and involvement.

5) Granny flats/backyard rental houses/ADUs deforest neighborhoods.

A granny flat ordinance will inevitably cause 100-year-old towering trees (https://www.instagram.com/p/Bj2AfEEh5e2/?taken-by=douglasnewby) that provide full canopies over standard 50-foot wide lots to be cut down and replaced by backyard rental houses and concrete driveways and apartment parking pads. It will be necessary to cut down the trees to make room for backyard rental houses and to make room for the apartment parking pads. The rental houses and parking pads will add even more concrete to backyards, killing the root systems of trees even on the edge of the backyard.

6) Added density and granny flats/backyard rental houses will destroy the existing urban ecosystem.

Additional density will destroy the existing habitat for urban wildlife, hawks, and predatory birds, egrets fishing in Koi ponds, songbirds nesting in understory trees, hummingbirds, butterflies and bees feeding and pollinating the lush backyard ecosystem.

7) The increased density of two-story backyard rental houses blocks breezes that flow through the established older neighborhoods.

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13) Increasing density in established neighborhoods floods the market with new apartments, accelerating the decline and deterioration of older apartments.

Absentee owners neglect the older apartments as they become more difficult to rent. New apartments in a neighborhood cost tenants more to rent, an increase of apartments reduces the value of homes in the neighborhood.

New construction is always expensive. A new apartment unit might even cost more to rent than the 90-year-old house it replaced. Adding density reduces affordable leasing opportunities for renters. Absentee owners will let the leftover older apartments deteriorate until they are torn down and cleared for a vacant lot or for new more expensive apartments.

14) Granny flats /backyard rental houses diminish the diversity of housing styles and sizes.

To maximize the size of a rental house one can build in a backyard, one has to increase the size of the main house by either tearing it down and building a new one or popping the house up and expanding the original small house. As an example, there would be economic pressure to put a second floor on a 980 sf bungalow in Junius Heights and make it 2,000 sf to allow a 500 sf granny flat to be built over a two-car garage. The new granny flat would cost more to rent per month than the original 980 sf house before it was expanded. A backyard rental house would not provide a gain in the number of affordable houses, but it would cause a decrease in the number of small affordable homes. A granny flat ordinance will gradually put pressure on investors and homeowners houses to expand houses or tear them down and replace them with 4,000 sf homes in order to allow a 1,000 sf rental house in the backyard. Since backyard rental houses can be no larger than 25% of the main house, there will be a trend for all the main houses to become a similar size to maximize the rental house opportunities in backyards.

15) Increasing zoning density in a neighborhood accelerates gentrification and displacement.

The surest cause of displacement is tearing down an existing home. Adding zoning density increases the pressure on individual absentee owners and investors to tear down existing homes one house at a time. Older homes, whether in Highland Park (https://dougnewby.com/neighborhood/highland-park/) or South Dallas, often have no or little value over the cost of the lot. Adding zoning density and allowing granny flats encourages new construction, which is always expensive. New construction, which is more expensive than existing homes, contributes to gentrification and displacement.

16) Homeowners and renters prefer to live next to single-family homes rather than next to apartments.

Adding zoning density to neighborhoods makes them less attractive to both homeowners and renters. Less attractive neighborhoods attract less desirable tenants. This creates a downward neighborhood spiral. Less attractive tenants make the neighborhood less attractive for homeowners.

17) Higher density attracts absentee owners.

Lower density attracts homeowners. Density attracts renters; density repels homeowners. A good example is the comparison of Northern Hills to Munger Place. Northern Hills is a neighborhood built at the same time and with similar size homes found in Munger Place and Swiss Avenue that are the same distance from downtown. Northern Hills is closer to Central Expressway than Munger Place is to the I-30 expressway. In the 1960s Northern Hills might have declined as people were leaving Dallas close-in neighborhoods, but it never fell into the condition of derelict divided up rent houses found in Munger Place. This is because Northern Hills was not over-zoned for apartments and additional

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density. Homeowners are attracted to homes and are repelled by carved up rent houses and apartments like the ones that were built on Gaston Avenue in the 1960s, a street that ran through Munger Place.

18) Density discourages lending on single-family homes.

The higher the percentage of homeownership in a neighborhood, the easier it is to get a loan. We even see in condominiums, the higher the percentage of owner occupied units in the condominium, the easier it is for a condominium unit buyer to obtain a loan.

19) For many new urbanists rooming houses are the dream density.

However, rooming houses are like convenience stores in food deserts. They are convenient but they are very expensive and they offer very little nourishment. Without nourishment neighborhoods wither.

20) Adding density disrupts neighborhoods.

Neighborhoods are fragile and need to be nourished. Neighborhoods either get stronger or they get weaker and decay. In the neighborhoods the city wants to protect and make stronger, the city should install new sidewalks, curbs, street lights, and plant parkway trees. They should not add more apartment zoning that further disrupts the neighborhood.

21) Adding density to established neighborhoods draws mixed-use developments away from neighborhoods in need of investment.

Developers, investors, and builders are attracted to stable neighborhoods. If a builder has the choice of building a duplex or a fourplex in a stable neighborhood or a deteriorated neighborhood, they will choose the stable neighborhood. If Dallas adds zoning density to stable neighborhoods, this becomes a magnet for builders and investors to build apartments in these stable neighborhoods. Just as significant, it draws investors and developers away from nearby less desirable neighborhoods that have vacant lots and cheaper lots and are already zoned for apartments. If the established neighborhoods are protected from additional density, builders will invest in the deteriorated neighborhoods that have mixed-use zoning. New development in deteriorated neighborhoods helps the adjacent stable neighborhoods.

22) Adding zoning density increases oversupply of apartments and oversupply of apartment zoned areas.

On the same day the Dallas Morning News reported there was a projected oversupply of 45,000 apartments being built in the Dallas area, the Dallas City Council passed the granny-flat ordinance to pave the way for tens of thousands of more potential apartments to be built in the backyards of single-family homes. New construction is expensive. It is hard to imagine a more costly way to build a 250 sf to a 1,400 sf rental house than to have a homeowner build a small one-off rental house squeezed onto a backyard of a standard 50 ft x 150 ft lot. Backyard rental houses increase the oversupply of expensive apartments in Dallas and decrease the desirability of single-family neighborhoods where the backyard rental houses are built.

23) Adding density to neighborhoods makes planners feel good and homeowners feel bad.

Planners felt good about over-zoning neighborhoods with apartment zoning in the 1950s and early 1960s. Planners felt the same way about mixed use over zoning in the late 1970s when they recommended 15 separate zoning districts of duplexes, triplexes, fourplexes, townhouses, and

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apartment buildings in an area where 2,000 property owners petitioned that this entire area be down-zoned to single-family zoning. Now, under the name of New Urbanism, planners want the same over zoning, allowing backyard rental houses and more mixed use zoning in single-family neighborhoods. Planners want to rezone existing neighborhoods with the higher density of mixed residential uses. This higher density zoning theory makes planners feel good. The result of this up-zoning makes homeowners feel bad.

24) Upzoning exacerbates the deterioration of mixed-use neighborhoods.

In older neighborhoods with mixed residential densities, upzoning exacerbates the deterioration of the neighborhood. We saw the disastrous effects of upzoning in Old East Dallas (https://dougnewby.com/neighborhood/old-east-dallas/). This is also the reason City Council member Rickey Callahan objected to the granny flat ordinance. He understood the negative impact of allowing backyard rental houses in his Pleasant Grove neighborhoods that he was trying to stabilize and improve. A trend for more single-family homes and less density instills optimism and a potential resurgence of the neighborhood.

I have seen firsthand the negative effects of added zoning density to single-family neighborhoods (https://dougnewby.com/neighborhoods/) and the positive effects of eliminating over-zoning. Since college I have lived in a mixed-use, dense, culturally diverse, and architecturally interesting, distressed neighborhood (https://dougnewby.com/neighborhood/munger-place-historic-district/). While it went from being identified by the city as the worst neighborhood in Dallas to one comprised of three historic districts, newcomers to the area still try to decide if the neighborhood is on its way up or down because they see so many apartments. While I enjoyed the vibrancy, danger, and colorful characters in the neighborhood, the salve to the constant urban discomfort was the knowledge that since the neighborhood was rezoned single-family, the trend every year would be fewer apartments, more homeowners and greater stability. Hundreds of people moved into the neighborhood with the knowledge that every day the neighborhood was becoming tamer and it would improve as density gradually decreased. Very few deteriorated inner city neighborhoods in the country have meaningfully improved. Munger Place (https://dougnewby.com/neighborhood/munger-place-addition/) Historic District in Old East Dallas would have continued to deteriorate and the houses gradually be torn down for decades if the over-zoning had not been changed to single-family zoning.

Dallas is a city with thousands of vacant lots, undeveloped land underdeveloped land, all ripe for new development. I join my New Urbanist friends in desiring mixed-use neighborhoods, high density areas, additional parks, and greater opportunities to walk or ride a bicycle, which I exclusively relied on for transportation for years. Further, I want to join them in wanting to rethink the highways that have cut through neighborhoods. Years ago I worked to stop the proposed crosstown expressway that would have connected I-30 to Central Expressway via Munger Boulevard. At the same time I even went a step further and successfully advocated Fitzhugh Avenue and Collette Street become two-way roads again instead of one-way couplet. I have always embraced enhanced city vibrancy. I recall my good friend and client, James Shinn, the former director of International Affairs for the City of Dallas, who said at his SMU Town and Gown talk that he gave over 20 years ago that if Dallas wanted to be an international city, the most important thing it could do was put a deck park over Woodall Rodgers Freeway which would create downtown vibrancy. Giving it some thought, I agreed with this premise. I thought at the time this was profound. Having worked with me when I sold his home, Jim Shinn thought I would be able to help shepherd this deck park idea for the city. In fact, he said he could offer me a contract for $9,500 out of his department's budget without having to seek City Council approval for this amount. I was more flattered by his request to help with this project than a request from any homeowner to sell their multi-million dollar home (https://dougnewby.com/featured-listings/). As much as I would have loved to have committed to this project, even without compensation I knew that it would take full-time commitment and could not afford to take a sabbatical from my real estate business.

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It is also of interest that Jim Shinn and his wife Patricia had been in the diplomatic corps and had the opportunity to live in many of the most beautiful and vibrant places in the world. He understood what would bring a vibrancy to downtown Dallas that would be attractive to people around the world. He also lived in Turtle Creek Park (https://dougnewby.com/neighborhood/turtle-creek-park/), which I have sometimes referred to as my favorite neighborhood of Dallas. It is the least dense urban neighborhood in Dallas, with only 35 small houses on large lots, with curving streets, forests and hills framed by creeks and trails and located only 15 blocks from the Central Business District. Dallas can remain the most attractive city in the country if it continues to increase the vibrancy of downtown and vibrancy with developments like Trinity Groves (http://douglasnewby.com/2018/02/amazon-hq2-site-trinity-groves/) and the Bishop Arts District while simultaneously protecting and celebrating the low density, bucolic, close-in residential neighborhoods of Dallas like Turtle Creek Park. Redeveloped neighborhoods and protected neighborhoods can play off one other as they did in the 1980s when David Fox built Bryan Place (https://dougnewby.com/neighborhood/east-dallas/), a mixed-use residential development on the boundary of the restoration area that now consists of three East Dallas historic districts (https://dougnewby.com/neighborhood/junius-heights/).

A good rule of thumb for density – if a city wants a neighborhood developed or redeveloped, upzone it and add density.

If a city wants to protect an established neighborhood, downzone it and encourage the trend towards less density.

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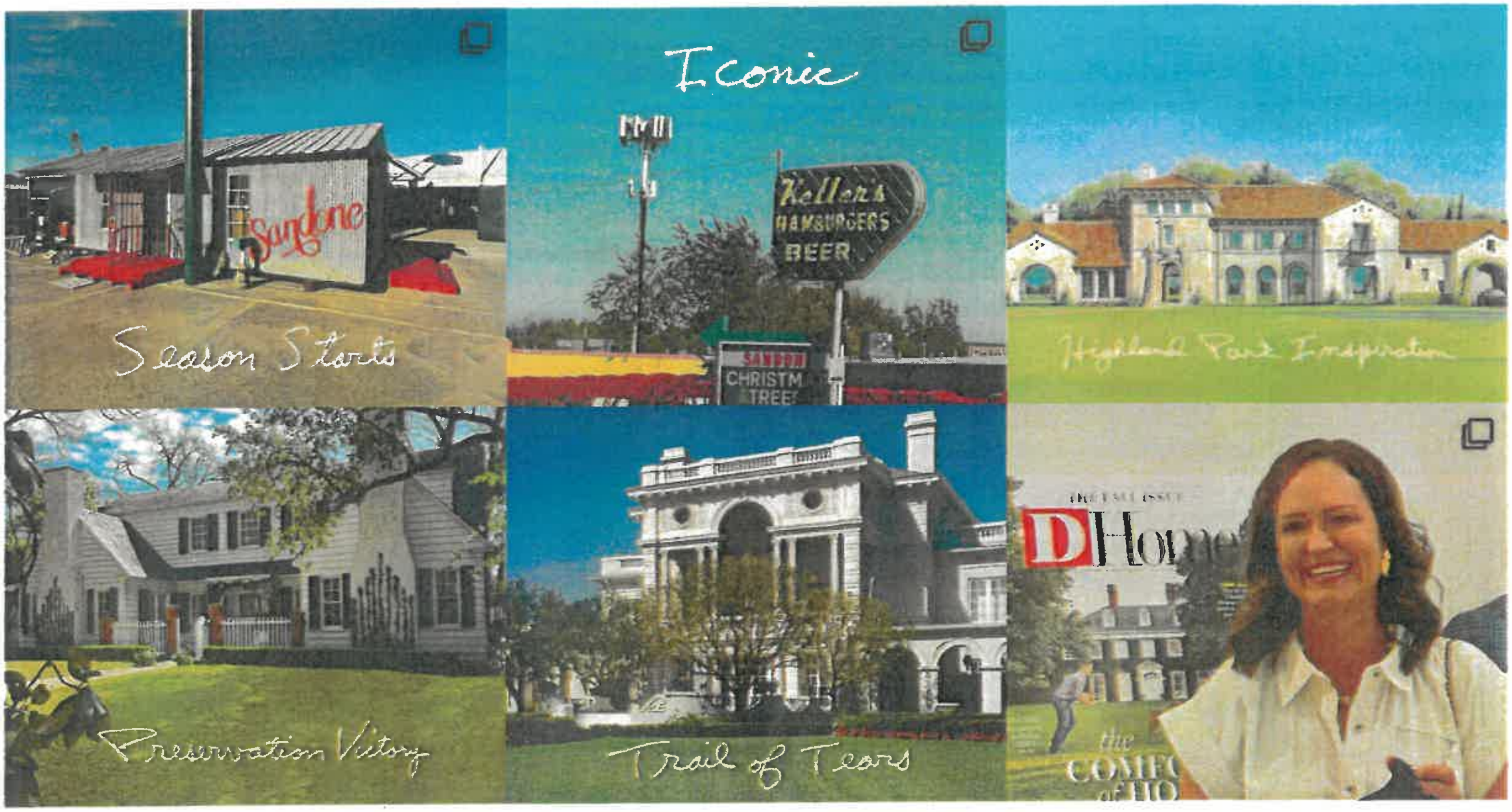
or questions about the evolution of D
me at 214.522.1000 (tel:214.522.1000).



8.8

City of Thief River Falls

405 Third Street East • PO Box 528
Thief River Falls MN 56701-0528

PHONE: 218-681-2943
FAX: 218-681-6223
email: @citytrf.net
www.citytrf.net

Request for Council Action

DATE: 5/6/2025

SUBJECT: Interfund Loan Resolution

RECOMMENDATION: It is respectfully requested that the Council consider the following recommendation:

MOTION TO: Approve authorizing an interfund loan for advance of up to $100,000 from the General Fund for certain qualified costs in connection with tax increment financing District No. 1-16; the Edge within Development District No. 1 and adopt the attached resolution.

BACKGROUND: While it is anticipated that the developer will pay all costs and a pay-as-you-go note will be provided to the developer, it is recommended that the Council adopt an
interfund loan resolution to provide the ability for the City to use tax increment to pay for any expenses that the City incurs. This does not obligate the City to incur expenses; however, it provides the ability to use TIF to pay for expenses, if they are incurred.

- The City intends to establish Tax Increment Financing District No. 1-16: The Edge (an economic development "workforce housing" tax increment financing district) (the "TIF District") within Development District No. 1 (the "Project Area") and intends to adopt a Tax Increment Financing Plan (the "TIF Plan") for the purpose of financing certain improvements within the Project Area.
- The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, site improvements/preparation, public utilities, public parking facilities, other qualifying improvements, interest and administrative costs (collectively, the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes.
- Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally authorized, in order to finance the Qualified Costs.
- The City intends to reimburse itself for the Qualified Costs from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

KEY ISSUES: • This Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of

the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.
• The City may amend the terms of this Interfund Loan at any time by resolution of the Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

FINANCIAL CONSIDERATIONS: • Adoption of the attached resolution would authorize the advance of up to $100,000 from the General Fund of the City or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.
• Principal and interest ("Payments") on the Interfund Loan shall be paid annually on each December 31 (each a "Payment Date"), commencing on the first Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager, through the date of last receipt of tax increment from the TIF District.
• Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Manager, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Pennington County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.
• The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

LEGAL CONSIDERATION: Resolution drafted by attorney Grant Turpin, Dorsey & Whitney, LLP. Attorney fees paid from escrow account for Edge Development.

DEPARTMENT/RESPONSIBLE PERSON: Richard Baker, Economic/ Community Development Director

ATTACHMENTS:

1.	Thief River Falls TIF 1-16 Council memo Ehlers
2.	IFL Resolution (TRF - TIF 1-16)-v2

MEMORANDUM

TO: City Council Members, City of Thief River Falls

FROM: Rebecca Kurtz, Ehlers

DATE: April 29, 2025

SUBJECT: TIF District No. 1-16: The Edge

Background

The City received an application for tax increment assistance from DW Jones to assist with the development of 65 units of workforce, rental housing. The proposed project will be located on approximately 5.07 acres of parcel 25.0011.27.51. The parcel is in the process of being replatted and zoned from agriculture to R-4.

Tax Increment Financing Assistance

An economic development tax increment financing ("TIF") district for workforce housing is being proposed to assist the development and has a maximum term of nine years of TIF assistance. The TIF will be used to assist with the site improvements and preparation and provide for the development of workforce housing.

The proposed project is anticipated to have a completed market value of $7 million or $107,692 per unit. It is estimated to generate about $962,500 in net tax increment over the nine-year term, or about $107,000 annually. Actual annual increment will be based on the annually assessed market value and tax rate. The City will retain 10% for administration of the district.

It is proposed that the City will provide the developer a pay-as-you-go note in the amount of $654,250 with an interest rate of 6.5%. This assistance will be paid over the term of the TIF Districts and will be paid solely from tax increment revenues. If the TIF District is approved, a Contract for Development outlining the terms of the assistance will be brought to the Council at a future date.

Interfund Loan Resolution

While it is anticipated that the developer will pay all costs and a pay-as-you-go note will be provided to the developer, it is recommended that the Council adopt an interfund loan resolution to provide the ability for the City to use tax increment to pay for any expenses that the City incurs. This does not obligate the City to incur expenses; however, it provides the ability to use TIF to pay for expenses, if they are incurred.

Next Steps

The Council will hold the public hearing for the establishment of the TIF District at the May 6 Council meeting. The Council has the option to close the hearing after comments or continue it to a time and date certain. After the public hearing, the Council may consider adoption of the interfund loan resolution.

Consideration of the resolution approving the TIF District is anticipated to occur at the May 20 Council meeting, after the consideration to rezone the development parcel.

I will be at the public hearing on May 6 to address any questions.

CITY OF THIEF RIVER FALLS
PENNINGTON COUNTY
STATE OF MINNESOTA

Council member _____________ introduced the following resolution and moved its adoption:

RESOLUTION NO. ___________

RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 1-16: THE EDGE WITHIN DEVELOPMENT DISTRICT NO. 1.

BE IT RESOLVED by the City Council (the "Council") of the City of Thief River Falls, Minnesota (the "City"), as follows:

Section 1. Background.

1.01. The City intends to establish Tax Increment Financing District No. 1-16: The Edge (an economic development "workforce housing" tax increment financing district) (the "TIF District") within Development District No. 1 (the "Project Area") and intends to adopt a Tax Increment Financing Plan (the "TIF Plan") for the purpose of financing certain improvements within the Project Area.

1.02. The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, site improvements/preparation, public utilities, public parking facilities, other qualifying improvements, interest and administrative costs (collectively, the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes.

1.03. Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally authorized, in order to finance the Qualified Costs.

1.04. The City intends to reimburse itself for the Qualified Costs from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

Section 2. Terms of Interfund Loan.

2.01. The City hereby authorizes the advance of up to $100,000 from the General Fund of the City or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota

Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.

2.02. Principal and interest ("Payments") on the Interfund Loan shall be paid annually on each December 31 (each a "Payment Date"), commencing on the first Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Manager, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Pennington County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The City may amend the terms of this Interfund Loan at any time by resolution of the Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

The motion for the adoption of the foregoing resolution was duly seconded by Council member ______________________, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same.

Dated: ________________, 2025

ATTEST:

________________________________ Mayor

__________________________________ City Administrator

(Seal)

4921-4818-4104\2

THIEF RIVER FALLS BIKE, WALK, AND ROLL TO SCHOOL DAY

WEDNESDAY MAY 7th, 2025

Kids can walk, bike, or roll to school on their own. If kids want to walk, bike, or roll with a group, meet at the Greenwood Trail Parking lot at 7:30am and kids will be escorted to their respective school: Challenger, St. Bernard's, St John's, and Franklin Middle School. Volunteers will leave for each school at 7:45am.

Be safe and wear a helmet!

ship
statewide health improvement partnership

SAFE KIDS GRAND FORKS

TOWARD ZERO DEATHS

PROWLERS

City of Thief River Falls

OFFICE OF THE MAYOR

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www.trfmn.gov

Updates from the Mayor *05/06/2025*

Open Line Agenda Items Scott Pream to join (04/24/2025)
- *Funding Request for Arts & Cultural Heritage Funds*
  - *Depot and Carnegie Library*
- *Library and Liquor Store Roof Repairs*
- *TIF Apartment Building*
- *Billing Office Update*
- *Water Meter Monitoring*
- *State of the City Event –April 28, 2025 @ 5:30pm*
- *Tri-City Meeting – Scheduled for April 29, 2025.*
- *Spring Cleanup Day – May 3, 2025, from 8 AM to 12 PM at Les's Sanitation.*
  - *All of Pennington County (TRF included) can participate.*
  - *Regular disposal rates apply for specialty waste (tires, TVs, fluorescent bulbs, etc.).*
- *Addressing the concerns about negativity.*
- *Urging people to shop local*

Open Line - Comments from the public
- *Train canopy – What is the status of this project?*
- *Callers asking about the old Sears building and what is happening here. – Edward Jones*
- *The streets throughout the city have potholes and there is a lot of deterioration, is the city going to step it up on getting some of this work done?*
- *Are there any plans/updates on the pool?*
- *Deer Population Concerns*
- *Shelter that was destroyed in LB Hartz Park, what is the status of getting this back up.*
- *Frustrations over the train disruptions within the city*

Call for Assistance
- *Hanging Flower Baskets – The city cannot fundraise or solicit donations, but an outside group or organization can hold a fundraiser.*
  - *Since the Chamber of Commerce meeting, several people have reached out to ask how they can help.*
  - *The cost of flowers is estimated at under $5,000, and volunteers are available.*
  - *Anyone interested should email mayor@trfmn.gov.*
- *City-Wide Garage Sale Event – Seeking volunteers for planning.*
  - *Interested parties should email mayor@trfmn.gov.*
- *Day at the Capitol – Looking for help with planning.*
  - *Volunteers can email mayor@trfmn.gov.*

Radio/TV - (04/24/2025)
- *Had interviews with a couple tv and radio stations due to the news of Artic Cat*

Sanford meeting - (04/25/2025)
- *Angie and I met up with Tyler Ust, and Heather Bregier from Sanford.*
- *Took a tour of the Behavioral Health Center*
- *Talked about some of the concerns they are having, with hopes that we can work together on more things*
  - *The Strategic Planning committee has a goal to meet with key employers within the city to talk about things like this. We will be planning to meet with them to get additional details.*

State of the City Address - (04/28/2025)

- *The address was complete, it is available online for viewing, but a printed copy is also available upon request.*
- *Thank you again for department heads, and your assistance with getting details together for this event and thank you to Angie for reviewing the speech with me ahead of time.*

Honor Students - (04/28/2025)

- *Went to LHS to address the seniors at the Honor Student event. Congratulating them for their accomplishment.*

Rotary Guest Speaker- (04/29/2025)

- *Gave a condensed version of the state of the city and answered any questions*

Tri-City Meeting- (04/29/2025)

- *Attended the Tri-City meeting at the REA*
    - *This was a great meeting, thank you to those who were able to make it out to the event.*

NPR Interview- (04/7/2025)

- *I was asked to do an interview to talk about the impact of tariffs on companies like DigiKey and the impact these companies have on our city. The news article was released towards the end of April.*
  The article can be found here:
  https://www.npr.org/2025/04/24/nx-s1-5332209/digikey-tariff-small-minnesota-town-big-company

Spring Cleanup- (05/03/2025)

- *Attended the annual spring cleanup for the city/county*

Planning and Zoning- (April - May)

- *I have been interviewing all the applicants for the vacant seat in our Planning and Zoning Committee*