THIEF RIVER FALLS CITY COUNCIL AGENDA
Tuesday, March 3, 2026

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

   ❑ Mike Lorenson, Mayor ❑ Megan Arlt, Ward 1
   ❑ Julie Bolduc, Ward 2 ❑ Kelly Langness, Ward 3
   ❑ Michele McCraw, Ward 4 ❑ Scott Pream, Ward 5
   ❑ Jason Aarestad, At-Large ❑ Steve Narverud, At-Large

4. **PUBLIC HEARING**

   4.1. 2026 Street & Utility Improvement Feasibility Report

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. Recognition of Dick Sjoberg, 43 years on Planning & Zoning Commission

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. Approve February 17, 2026 Council Proceedings (3-20)

   8.2. Approval of City of Thief River Falls Bills, Disbursements and Council Per Diems (21-55)

9. NEW BUSINESS

9.1. Purchase – Fire Academy Laptop (56-58)

9.2. Second Reading to Rezone 517 Duluth Ave. S. from C-1 to C-2 (59-70)

9.3. Approval to Rezone 517 Duluth Ave. S. from C-1 to C-2 (71)

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

- Planning & Zoning Commission 3/4 at 5 pm - Council Chambers
- Public Utilities Committee 3/9 at 7 am - Room 101
- Public Safety/Liquor Committee 3/9 at 4:30 pm - Room 101
- Administrative Committee 3/10 at 4:30 pm - Room 101
- Public Works Committee 3/11 at 4:30 pm - Room 101
- City Council 3/17 at 5:30 pm - Council Chambers

12. INFORMATIONAL ITEMS

- Mayoral 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.

City Council Proceedings
Tuesday, February 17, 2026

CALL TO ORDER

This meeting is officially called to order at 5:30 pm on February 17, 2026. This meeting is being presided over by Councilman Steve Narverud.

PLEDGE OF ALLEGIANCE

ROLL CALL

The following Councilmembers were present: Narverud, Aarestad, Pream, McCraw, Arlt, Bolduc and Langness. Mayor Mike Lorenson was absent (attending MN Chamber of Commerce Convention). Councilman Steve Narverud chaired the meeting.

PUBLIC FORUM

PRESENTATIONS/PROCLAMATIONS/PUBLIC INFORMATION ANNOUNCEMENTS

APPROVE AGENDA

Councilmember Scott Pream motioned being seconded by Councilmember Jason Aarstad to approve the agenda.

On vote being taken, the resolution was unanimously passed.

CONSENT AGENDA

RESOLUTION NO. 02.37.26: Approval of February 3, 2026 Council Proceedings

Presented as part of the Consent Agenda, Councilmember Megan Arlt introduced RESOLUTION 02.37.26, being seconded by Councilmember Michele McCraw, that:

THEREFORE, BE IT RESOLVED by the City Council, to approve the February 3, 2026 Council Proceedings.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.38.26: City of Thief River Falls Bills and Disbursements

Presented as part of the Consent Agenda, Councilmember Megan Arlt introduced RESOLUTION 02.38.26, being seconded by Councilmember Michele McCraw, that:

THEREFORE, BE IT RESOLVED by the City Council, to authorize payment of bills and disbursements in the total amount of $754,623.10. 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. 02.39.26: Utility Billing Integration/MDM Operating System

Following discussion, Councilmember Michele McCraw introduced Resolution 02.39.26, being seconded by Councilmember Scott Pream, that:

WHEREAS, The City of Thief River Falls has replaced the Utility Water and Electric meters in the past few years, converting to "Smart" meters that allow for advanced monitoring and analytics. The City acquired Harris SmartWorks and an integrator and Meter Data Management System. The program has not been successful, and support from the company is extremely poor. Any time there is a change or a problem, if they do get back to us, we get a substantial bill for service, along with the $22,000/ year support fee.

WHEREAS, By removing Harris SmartWorks and replacing with a nonproprietary system, the annual support fee will not have to be supported, and the Shpigler Group will develop a custom dash board for key performance indicators for monitoring and troubleshooting issues that come up with the meter reading system, and out of average meter reading alarms. Cost for this proposal is $5000/month and will be paid out of the Water Systems budget.

THEREFORE, BE IT RESOLVED Approve the proposal of the Shpigler group to reconfigure and optimize the integration systems of the Utility Billing software, and remove the current Harris SmartWorks MDM.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.40.26: 2026 Water Treatment Plant Reroof Project

Following discussion, Councilmember Michele McCraw introduced Resolution 02.40.26, being seconded by Councilmember Kelly Langness , that:

WHEREAS, The City of Thief River Falls Water Treatment plant roof is thirty six years old and is in need of repair and replacement.

WHEREAS, The roof isn't currently leaking, but the underlayment insulation is deteriorating and a complete replacement is needed. The current rubber roof is weather cracked and the seams are splitting apart.

THEREFORE, BE IT RESOLVED Approve Widseth Engineers and Architects proposal for Construction Documents, Bidding coordination, and Construction Administration in the amount of $22,000 paid through future bonding, along with the Intake model and PAC feeder replacement project.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.41.26: Approve the Northland Securities resolution establishing procedures relating to compliance with reimbursement bond regulations under the Internal

<u>Revenue Code.</u>

Following discussion, Councilmember Michele McCraw introduced Resolution 02.41.26, being seconded by Councilmember Scott Pream, that:

WHEREAS, The reimbursement resolution, certification, and declaration of official intent relate to the Water Systems Department projects consisting of the carbon PAC, the raw water rehabilitation, and the roofing project. This allows the City to reimburse ourselves for certain costs of the project with the proceeds on the bond issue. The maximum principal amount would be up to $3,000,000.00.

THEREFORE, BE IT RESOLVED to authorize the City Administrator to sign the Northland Securities resolution establishing procedures relating to compliance with reimbursement bond regulations under the Internal Revenue Code.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 02.42.26: Approve services from Flaherty & Hood PA for labor union contract negotiations</u>

Following discussion, Councilmember Jason Aarestad introduced Resolution 02.42.26, being seconded by Councilmember Megan Arlt, that:

WHEREAS, Current union contracts end 12-31-26. Flaherty & Hood PA has the expertise to assist the City of Thief River Falls with all facets of public labor relations, employment law, and human resources. The services the city is requesting is to review current documents and prepare strategy, meet with management and council, review labor contracts and draft comments and initial proposals for each labor contract, participate directly in negotiations, and draft all final contract, MOUs, and council action for all units.

WHEREAS, cost estimates are $4,100 - $8,050. The actual costs may be lower or higher dependent on the nature, extent, and volume of such services. Since we are a member of the Coalition of Greater Minnesota Cities (CGMC) these services are billed at reduced hourly rates for labor and employment services.

THEREFORE, BE IT RESOLVED to approve Flaherty & Hood PA to provide labor negotiations services for the City of Thief River Falls' unions and bargaining unit with Attorney Brandon Fitzsimmons as the lead negotiator for union contract years 2027, 2028 and 2029.

On vote being taken, the resolution was unanimously passed.

<u>RESOLUTION NO. 02.43.26: Approve services from David Drown Associates Inc</u>

Following discussion, Councilmember Scott Pream introduced Resolution 02.43.26, being seconded by Councilmember Megan Arlt, that:

WHEREAS, In June 2021, the City of Thief River Falls engaged David Drown

Associates to provide market analysis services and to update all existing job descriptions, which was previously updated in 1994. The resulting market study was implemented in October 2022. Following its implementation, it was recommended that a market analysis be conducted in a timely manner. It should be noted that completing these services does not guarantee any pay adjustments for the staff of the City of Thief River Falls. The total cost for the market analysis services is $23,000.

THEREFORE, BE IT RESOLVED to approve the agreement with David Drown Associates Inc and the City of Thief River Falls to complete a market analysis and pay grid recalibration.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.44.26: Professional Services for MDR Intégrations

Following discussion, Councilmember Scott Pream introduced Resolution 02.44.26, being seconded by Councilmember Kelly Langness , that:

WHEREAS, As an MDR customer, we receive monitoring and logging services for key infrastructure at no additional cost. Our only expense is the implementation of these integrations. This initiative will strengthen our security posture and will meet our current SIEM (Security Information and Event Management) requirements by providing 90 days of monitored logs.

WHEREAS, • Integrations (4):
o Firewalls – Enhance perimeter security
o Wireless Networks – Protect internal connectivity
o Backups – Ensure data recovery
o Microsoft – Secure productivity tools
• Departments affected: All departments and locations within the city can utilize these integrations.
• Cost Structure: $595.68 per integration (fixed cost; no additional charges if implementation takes longer).
• Added Value: May satisfy SIEM requirements, reducing future costs for separate solutions.

THEREFORE, BE IT RESOLVED Approve Professional Services for MDR Integrations Implementation.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.45.26: 2026 Street & Utilities Improvements Feasibility Report

Following discussion, Councilmember Kelly Langness introduced Resolution 02.45.26, being seconded by Councilmember Scott Pream, that:

WHEREAS, The items outlined in the feasibility report listed below are potential improvements based on items from the City's Capital Improvement Program, items requested by developers, homeowners, and other departments.

The 2026 Street and Utilities improvement plan for the city of Thief River Falls includes:

1. 6th Street Storm Sewer and Road Reconstruction
2. Barzen Multi-Use Trail and pedestrian/bike improvements
3. Street Lighting(LED replacement initiative)

WHEREAS, The City Council needs to call for a public hearing on any or all the items included in the feasibility report to proceed with the project. The public hearing is scheduled for March 3rd at 5:30 P.M. in the City Council Chambers. All affected residents will be mailed a notice of hearing, giving them an opportunity to attend and voice their opinion for or against the project. A hearing notice will also be published in the Times.

THEREFORE, BE IT RESOLVED Approve Feasibility Report for the proposed 2026 Street & Utilities Improvements and call for a public hearing.

On vote being taken, the resolution was passed. Bolduc opposed.

RESOLUTION NO. 02.46.26: Second Reading to Amend Subdivision Ordinance, Chapter 151 of City Code

Following discussion, Councilmember Jason Aarestad introduced Resolution 02.46.26, being seconded by Councilmember Julie Bolduc, that:

WHEREAS, The proposed amendment updates definitions, clarifies subdivision classifications (simple, minor and major), and revises procedures for concept plan meetings, preliminary and final plat submissions, and recording requirements. It also aligns subdivision review with zoning applications and zoning regulations to ensure consistency with the City's Comprehensive Plan.

WHEREAS, • It clarifies subdivision classifications defining them as simple, minor and major based on the size of the project and number of lots involved.
• Clarifies and establishes procedures for concept plan meetings, preliminary and final plat submissions, and recording requirements.
• It aligns subdivision review with zoning applications and zoning regulations to ensure consistency with the City's Comprehensive Plan.
• Due to the length of the proposed amendment, it is requested that a summary of the amendment be read and published in the Times.

THEREFORE, BE IT RESOLVED Conduct the Second Reading of the summary of the amendment to the City's Subdivision Ordinance, Chapter 151 of the City Code, which governs the procedures, requirements, and standards for subdividing land within the city.

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.47.26: Amend Subdivision Ordinance, Chapter 151 of City Code

Following discussion, Councilmember Jason Aarestad introduced Resolution 02.47.26, being seconded by Councilmember Michele McCraw, that:

WHEREAS, he proposed amendment updates definitions, clarifies subdivision classifications (simple, minor and major), and revises procedures for concept plan meetings, preliminary and final plat submissions, and recording requirements. It also aligns subdivision review with zoning applications and zoning regulations to ensure consistency with the City's Comprehensive Plan.

WHEREAS, • It clarifies subdivision classifications defining them as simple, minor and major based on the size of the project and number of lots involved.
• Clarifies and establishes procedures for concept plan meetings, preliminary and final plat submissions, and recording requirements.
• It aligns subdivision review with zoning applications and zoning regulations to ensure consistency with the City's Comprehensive Plan.
• Due to the length of the proposed amendment, it is requested that a summary of the amendment be read and published in the Times.

THEREFORE, BE IT RESOLVED approve the amendment to the City's Subdivision Ordinance, Chapter 151 of the City Code, which governs the procedures, requirements, and standards for subdividing land within the city and to approve the publishing of the summary of the ordinance in the Times.

ORDINANCE NO. ____, 3rd SERIES

AN ORDINANCE OF THE CITY OF THIEF RIVER FALLS, MINNESOTA, AMENDING
CITY CODE CHAPTER 151 ENTITLED "SUBDIVISIONS", AND BY ADOPTING BY REFERENCE PENALTY PROVISIONS AND AMENDING CITY CODE CHAPTER 31 TO DELETE CERTAIN PROVISIONS.

THE CITY COUNCIL OF THIEF RIVER FALLS ORDAINS:

Section 1. That the present City Code Chapter 151.04, 151.06, 151.20, 151.21, 151.22, 151.23, 151.25, are hereby deleted.

Section 2. That City Code Chapter 151, is hereby amended to add the following sections:

151.04 FEES ESTABLISHED.
The City Council shall, from time to time establish by resolution, fees for review of subdivisions. No application for subdivision shall be considered filed with Planning Staff, unless and until said application is accompanied by the fee, as established by resolution of the City Council, and as required by these regulations.

151.05 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALLEY. Means any strip of land publicly or privately owned, less than 24 feet in width between property lines, set aside for public vehicular access to abutting property and public utility uses.
APPLICANT. Means the owner of land proposed to be subdivided or its representative who shall have express written authority to act on behalf of the owner. Consent shall be required from the legal owner of the premises.
ARTERIAL STREET or HIGHWAY. Means a street or highway of considerable continuity; designed primarily to serve as travel corridors between various sectors of the area and beyond (such as from within a city to the outlying areas.)
BLOCK Means any property abutting on 1 side of a street and laying between the 2 nearest intersecting or intercepting streets or railroad right-of-way or unsubdivided acreage.
BUILDING. Means any structure having a roof that may provide shelter or enclosure of persons, animals or property of any kind.
COLLECTOR STREET. Means refers to a street designed to serve the internal traffic of an area (such as a neighborhood,) and which distributes and collects traffic from local streets and connects with highways and/or arterial streets. A LOCAL STREET as herein used means a street whose primary use is to serve abutting property.
CONCEPT PLAN. Means that map submitted in connection with a multi-phased or phased subdivision application which provides the information and graphics meeting the requirements of this chapter for the purpose of implementing an integrated development scheme for all phases of the proposed subdivision.
CUL-DE-SAC. Means a comparatively short street having but one end open to traffic and the other end being permanently terminated by a vehicular turn-around.
DEVELOPMENT. Means to improve or take overt action to alter real property.
DEVELOPMENT OBJECTIVE. Means those goals determined from time to time in plan or policy form as part of the city's comprehensive planning program that indicate how the city wishes to develop itself in line with orderly and logical direction.
EASEMENT. Means the right to use the land of another owner for a specified use. An EASEMENT may be granted for the purpose of constructing and maintaining walkways, roadways, individual sewage treatment systems, utilities, drainage, driveway, and other uses.
FLOOD FRINGE. Means that portion of the flood plain outside of the floodway. Flood fringe is synonymous with the term FLOOD FRINGE used in the Flood Insurance Study for the City of Thief River Falls. Unnumbered A Zones shall be the same as FLOOD FRINGE except in floodway areas which are determined as per Minn. Reg. 6128.5000.6120.6200 Floodplain Management for Determining Floodways and Flood Fringe.
FLOOD PLAIN. Means the areas adjoining a watercourse which have been or hereafter may be covered by the regional flood.
FLOODWAY Means the channel of the watercourse and those portions adjoining flood plains which are reasonably required to carry and discharge the regional flood.
IMPROVEMENTS. Means changes to the land necessary to prepare it for development.
IMPROVEMENTS - PUBLIC. Means changes to the land necessary to prepare it for development including but not limited to grading, filling, street paving, curb paving, sidewalks, walk ways, watermains, sewers, drainageways, and other public works and appurtenances.
LOCAL STREET. Means a street designed for access to abutting property and not

intended to facilitate through traffic.
LOT. Means land occupied by, or to be occupied by a building and its accessory buildings; or by a dwelling group and its accessory buildings; together with such open spaces as are required under the provisions of this chapter, having not less than the minimum area required by this chapter for a building site in the district in which such lot is situated, and having its principal frontage on a street.
MONEY IN LIEU OF LAND. Means payment of money into a municipally earmarked fund to provide for facilities off-site in place of dedicating land or providing such facility on site.
PERMANENT STRUCTURES AND BUILDINGS. Mean structures and building existing prior to the proposed plat will remain in place after the plat has been approved.
PLAT. Means the map, drawing or chart on which the applicant's plan of subdivision is presented to the City Council for approval.

PLAT - FINAL. Means the map of a subdivision, and any accompanying material as required, to be recorded after approval by the City Council.
PLAT - PRELIMINARY. Means the drawing or drawings, described in this chapter, indicating the proposed manner or layout of the subdivision to be submitted for approval.
REGIONAL FLOOD. Means a flood which is representative of large floods known to have occurred in the vicinity of Thief River Falls and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval.
REGULATORY FLOOD PROTECTION ELEVATION. Means that point not less than the water surface profile associated with the regional flood, plus any increase in flood heights attributable to encroachments on the flood plain.
RIGHT-OF-WAY. Means a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil, or gas pipeline, water main, sanitary or storm sewer main, or for any other special use. The usage of the term RIGHT-OF-WAY for land platting purposes shall mean that every right of way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right of way and not included within the dimensions or areas of such lots or parcels. RIGHT OF WAY intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the applicant of the plat on which such right of way is established.
RIGHT-OF-WAY WIDTH. Means the distance between property lines measured at right angles to the center line of the street.
STREET. Means public property, not an alley, intended for traffic circulation. In appropriate context the term STREET may refer to the right of way bounded by the property lines of such public property, or may refer to the paving installed within such right of way.
STRUCTURE. Means anything constructed or erected.
SUBDIVISION. Means the division or redivision of a lot, tract, or parcel of land regardless of how it is to be used, into 2 or more lots either by plat or by metes and bounds description; or the division or redivision of land involving dedication of a new park, playground, street, or other public right of way facility, or the vacation, realignment, or any other changes in existing streets, alleys, easements, recreation areas,

water, or other public improvements or facilities; provided, however, that the following classes shall be exempt:
(l) The division of land for agricultural purposes into parcels greater than 40 acres, where no new streets, roads, or other right of way is involved.
(2) The division of land in a court ordered action as a direct result of an inheritance from a deceased family member.

SUBDIVISION - MAJOR. Means any division of land not meeting the definition for a simple nor minor subdivision.
SUBDIVISION - MINOR. Means the division or redivision of a lot, tract, or parcel of land regardless of how it is to be used, into 2 but not more than 7 lots or parcels either by plat or by metes and bounds description, or the division or redivision of land involving dedication of a new park, playground, street, or other public right of way facility, or the vacation, realignment, or any other changes in existing streets, alleys, easements, recreation areas, water, or other public improvements or facilities.
SUBDIVISION - SIMPLE. Means the division or redivision of a lot, tract, or parcel of land regardless of how it is to be used, into 2 lots either by plat or by metes and bounds description but not including the division or redivision of land involving dedication of a new park, playground, street, or other public right of way facility, or the vacation, realignment, or any other changes in existing streets, alleys, easements, recreation areas, water, or other public improvements nor facilities.

151.06 COMPLIANCE WITH COMPREHENSIVE PLAN, ZONING ORDINANCE AND OFFICIAL MAP.
No subdivision of land shall conflict with the provisions of the Thief River Falls Land Use Plan,
Chapter 152 of the City Code, or Official Maps.

GENERAL SUBDIVISION PROCEDURES
151.20 GENERAL SUBDIVISION PROCEDURES.
The following procedures shall be followed in the administration of this chapter and no real property within the jurisdiction area as identified in this chapter shall be subdivided and offered for sale until the final plat has been approved by the City Council as set forth in the procedures provided herein.

151.21 CONCEPT PLAN MEETING AND CLASSIFICATION.
Prior to the submission of any application for subdivision plat approval under the provisions of this chapter, the applicant shall submit a concept plan and meet with the planning staff to discuss the platting application and process. Through the concept plan meeting, the planning staff will summarize the informational requirements and issues related to the specific platting request. The intention is to provide the developer with an advisory review of the subdivision without incurring major costs.
151.22 OFFICIAL SUBMISSION DATE.
(A) For the purposes of this chapter, the date a completed application for preliminary or final plat approval are submitted to planning staff, shall constitute the official submission date of the application on which the period required for formal approval, conditional approval or disapproval shall commence to run. The planning staff, upon receipt of the application, shall notify the applicant in writing within 10 city business

days if the application is found to be incomplete, per M.S. 15.99, as it may be amended from time to time.

(B) The City Council must take action on a completed application following referral by the Planning Commission within the time permitted by M.S. 15.99, as it may be amended from time to time. The person making the application shall be notified of the action taken.

151.23 COORDINATION OF ZONING APPLICATIONS WITH SUBDIVISION APPROVAL.

It is the intent of this chapter that subdivision review be carried out simultaneously with the review of the zoning applications under the Chapter 152, Zoning Code. The plans required for the zoning applications shall be submitted in a form to satisfy the requirements of this chapter. Whenever zoning applications include the division or re-subdivision of land as regulated by this chapter, subdivision plat approval shall be required prior to the issuance of a building permit.

151.24 COORDINATION OF SUBDIVISION PLAT APPROVAL WITH PENNINGTON COUNTY ZONING ORDINANCE.

It is the intent of this chapter that subdivision plat review be carried out simultaneously with the review of zoning applications under the Pennington County Zoning Ordinance. Whenever a zoning application includes the division or re-subdivision of land under the jurisdiction of this chapter, subdivision plat approval shall be required prior to the issuance of a building permit.

151.25 PROCEDURE FOR SIMPLE SUBDIVISION PLATS

If, at the concept plan meeting, the proposed subdivision plat has been classified as a simple subdivision plat, the following procedures shall be followed.

151.26 PRELIMINARY PLAT APPLICATION FOR SIMPLE SUBDIVISION PLATS.

(A) The applicant shall submit to the planning staff 5 copies of a preliminary plat and completed administrative application form for the proposed subdivision plat. The preliminary plat and application must be completed and provide all of the information as set forth in this chapter.

(B) The planning staff shall forward copies of the application form and preliminary plat to the appropriate review agencies for their recommendations on the proposal. Planning staff shall request the reviewing agencies to submit their recommendations.

(C) The applicant will be given staff comments and recommendations as to what if any changes must be made. The applicant shall then revise the proposed subdivision plat as required.

(D) The applicant may appeal the recommendations made by the planning staff to the Planning Commission. All information regarding the proposed subdivision plat shall be forwarded to the Planning Commission for consideration at its next meeting. Following its review, the Planning Commission shall determine what recommendations shall be forwarded regarding the proposed subdivision plat.

(E) Approval of the preliminary plat is not an acceptance of the subdivision plat for record but is rather an expression of approval of a general plat as a guide to preparation to the subdivision plat for final approval and recording upon fulfillment of all requirements of this chapter.

151.27 FINAL PLAT APPLICATION FOR SIMPLE SUBDIVISION PLATS.
(A) A complete application for final plat shall be submitted no later than 90 days after the date which the applicant receives the notice of recommendations of final plat. Otherwise, the preliminary plat approval shall be considered void, unless an extension is requested in writing by the developer, and for good cause, is granted by the City Council.
(B) A complete final plat application consists of, a completed administrative application form, 5 paper copies and 1 electronic version of the final plat which shall conform to the preliminary plat as reviewed. The Final Plat shall show the features designated in 151.090 et seq.
(C) The planning staff shall forward copies of the application form and final plat to the appropriate review agencies for their recommendations on the proposal. Planning staff shall request the reviewing agencies to submit their recommendations.
(D) Once planning staff has received all of the recommendations, they shall notify the applicant of the changes, if any, that must be made. The applicant shall then revise the proposed subdivision plat as required.
(E) When a final plat meets all the conditions of this chapter, planning staff shall forward the application and proposed final plat and any recommendations to the City Council for their action upon the proposal. Prior to the City Council giving consideration to said final plat, the City Administrator shall cause notice to be published in the official newspaper of the city. The City Council shall consider said final plat, said notice of the time and place of said meeting to be published at least 10 days prior to the meeting of the City Council at which said final plat shall be considered by the City Council.
151.28 RECORDING FOR SIMPLE SUBDIVISION PLATS.
(A) Once the owner or applicant has received notice of the final action taken by the City Council, he or she shall have 90 days thereafter to submit the approved final plat that meets the conditions, if any, as set by the Council to the planning staff. The planning staff shall review the final plat for conformance with the action taken by the City Council.
(B) Once planning staff has determined the final plat meets all requirements of this chapter, the City Administrator shall sign the final plat.
(C) The owner or applicant shall then file the final plat together with a certified copy of the resolution with the Pennington County Recorder's Office. Any approval of the final plat by the City Council shall be null and void if the plat and resolution of the Council approving same are not recorded with the Recorder's Office within 60 days after the date the City Administrator signs the final plat, unless application for an extension of time is made in writing during said 60-day period to the City Council, and an extension is granted by the City Council.

151.29 PRELIMINARY PLAT APPLICATION FOR MINOR AND MAJOR SUBDIVISION PLATS.
If, at the concept plan meeting, the proposed subdivision plat has been classified as a minor or major subdivision plat, the following procedures shall be followed.

(A) The applicant shall submit to the planning staff 5 copies of a preliminary plat and completed administrative application form for the proposed subdivision plat. The preliminary plat and application must be completed and provide all of the information as

set forth in this chapter.
(B) The planning staff shall forward copies of the application form and preliminary plat to the appropriate review agencies for their recommendations on the proposal. Planning staff shall request the reviewing agencies to submit their recommendations.
(C) The applicant will be given staff comments and recommendations as to what if any changes must be made. The applicant shall then revise the proposed subdivision plat as required.
(D) For a Minor Subdivision, the applicant may appeal the recommendations made by the planning staff to the Planning Commission. All information regarding the proposed Minor Subdivision plat shall be forwarded to the Planning Commission for consideration at its next meeting. Following its review, the Planning Commission shall determine what recommendations shall be forwarded regarding the proposed Minor Subdivision plat.
(E) For a Major Subdivision, when a preliminary plat meets all the conditions of this chapter, planning staff shall forward the application, proposed Major Subdivision preliminary plat, staff recommendations, and any review agency recommendations to the Planning Commission for their action upon the proposal. Prior to the Planning Commission giving consideration to said Major Subdivision preliminary plat, the City Administrator or Zoning staff shall cause notice to be published in the official newspaper of the city. The Planning Commission shall consider said Major Subdivision preliminary plat, and hear all interested parties. Said notice of the time and place of said meeting to be published at least 10 days prior to the meeting of the Planning Commission at which said Major Subdivision preliminary plat shall be considered by the Planning Commission.

(F) Approval of the preliminary plat is not an acceptance of the subdivision plat for record but is rather an expression of approval of a general plat as a guide to preparation to the subdivision plat for final approval and recording upon fulfillment of all requirements of this chapter.

151.30 FINAL PLAT APPLICATION FOR MINOR AND MAJOR SUBDIVISION PLATS.
(A) A complete application for final plat shall be submitted no later than 90 days after the date which the applicant receives the notice of recommendations of final plat. Otherwise, the preliminary plat approval shall be considered void, unless an extension is requested in writing by the developer, and for good cause, is granted by the City Council.
(B) A complete final plat application consists of, a completed administrative application form, 5 paper copies and 1 electronic version of the final plat which shall conform to the preliminary plat as reviewed. The final plat shall show the features designated in 151.090 et seq.
(C) The planning staff shall forward copies of the application form and final plat to the appropriate review agencies for their recommendations on the proposal. Planning staff shall request the reviewing agencies to submit their recommendations.
(D) When a Minor Subdivision final plat meets all the conditions of this chapter, planning staff shall forward the application, proposed final plat, staff recommendations, and any review agency recommendations to the Planning Commission for their action upon the proposal. Prior to the Planning Commission giving consideration to said final plat, the City Administrator shall cause notice to be published in the official newspaper

of the city. The City Council shall consider said final plat, said notice of the time and place of said meeting to be published at least 10 days prior to the meeting of the Planning Commission at which said final plat shall be considered by the Planning Commission.

(E) After receiving the recommendation of the Planning Commission together with all applicable information gathered upon the proposed subdivision, the City Council may take action upon said plat. The City Council may approve, approve with conditions, or deny the said plat. Following final action by the City Council, the planning staff shall notify the owner or applicant, and the appropriate review agencies, of the City Council's action.

151.31 RECORDING FOR MINOR AND MAJOR SUBDIVISION PLATS.

(A) Once the owner or applicant has received notice of the final action taken by the City Council, he or she shall have 90 days thereafter to submit the approved final plat that meets the conditions, if any, as set by the City Council to the planning staff. The planning staff shall review the final plat for conformance with the action taken by the City Council.

(B) Once planning staff has determined the final plat meets all requirements of this chapter, the City Administrator shall sign the final plat.

(C) The owner or applicant shall then file the final plat together with a certified copy of the resolution with the Pennington County Recorder’s Office. Any approval of the final plat by the Council shall be null and void if the plat and resolution of the Council approving same are not recorded with the Recorders Office within 60 days after the date the Clerk-Treasurer signs the final plat, unless application for an extension of time is made in writing during said 60-day period to the Council, and an extension is granted by the Council.

PRESENTATION REQUIREMENTS

151.32 CONCEPT PLAN.

(A) Concept plan information. Prior to the formulation of a preliminary plat, applicants shall present a sketch plan to the Planning Department at the concept plan meeting.

(B) Information to be included. The sketch plan shall include the following information unless waived by planning staff:

(l) Name and address of developer/owner.

(2) Date of plan preparation.

(3) Scale of plan (engineering scale only).

(4) North arrow indication.

(5) Legal description.

(6) Property location map illustrating the site location relative to adjoining properties and streets.

(7) Scaled drawing (engineering scale only) illustrating property boundaries using the City's GIS database.

(8) Scaled drawing of the proposed subdivision sketch plan including street patterns and lot layout related to the natural features of the site, and adjoining properties.

(9) Natural Features. A generalized drawing of natural features showing wetlands, lakes, drainage ways, and woodland areas.

(10) Any required zoning changes.

(l l) Proposed timing and staging of development.

(12) Additional information as required by the planning staff

151.33 PRELIMINARY PLAT PRESENTATION REQUIREMENTS.

The preliminary plat shall include the following information unless waived by planning staff. Additional information or modifications may be required by city staff, the Planning Commission or City Council and additional information may be requested during the review process. In certain cases some information required by these standards may not be appropriate or may need to be modified in order to provide an adequate basis for making a decision.

(B) General information.

(l) The proposed name of the plat.

(2) Date of application, name, address, phone number and applicable license number of the owner, developer, agent, applicant, engineer, surveyor or other principle involved in the development of the plat.

(3) Proof of ownership or legal interest in the property in order to make application.

(4) Existing zoning or any zoning changes needed, or reference to any zoning or similar land use actions that have already occurred that are pertinent to the proposed development.

(5) Total acreage of the land to be subdivided.

(6) Boundary line survey and legal description. Identify any property within the subdivision that is registered (Torrens).

(7) Five paper copies of the preliminary plat and supporting documents, plus any additional copies deemed necessary by the planning staff, plus one reproducible copy reduced to 11 inches by 17 inches along with one copy of preliminary plat and all related engineering plans in a digital format compatible with city requirements.

(8) North arrow and scale of 1 to 200 (1/200) to 1 to 50 (1/50) depending upon the size of the plat and the detail of the information to be shown.

(9) Existing covenants, liens, or encumbrances.

(10) Proposed street names.

(11) Any additional information as requested by the planning staff.

-

(C) Existing features to be shown.

(l) Existing property lines and property lines extending 200 feet from the exterior boundaries of the parcel to be subdivided, including the names of the adjacent property owners shall be indicated.

(2) Existing roads, both public and private, showing width of road, type of construction, and any associated easements.

(3) Any and all existing public and private easements with purpose of easement and types and location of any facility or installation that is located in the easement.

(4) Location, size, and capacity of all existing and abandoned drainage, storm water, individual sewage treatment systems, wells, and utilities, including poles located on the property and to a distance of 200 feet beyond the property lines.

(5) Permanent buildings or other substantial land uses located on the property and to a distance of 200 feet beyond the property.

(6) Waterways, watercourses, lakes, and wetlands with ordinary high water level and 100-year flood elevations shown on the map and delineated in the field.

(D) Proposed features to be shown.

(l) Proposed lot lines and dimensions of all lots. When lots are located on a curve in a road or cul-de-sac, the lot width at the building setback line shall be shown.

(2) Proposed spot elevations.

(3) Proposed uses, including parks, storm water retention areas, and areas of common ownership.

(4) Location, grade, and width of proposed streets, pedestrian ways, bicycle paths, trails, walking paths and provision for extending streets to serve adjacent areas.

(5) Location of proposed structures, driveways, percolation tests and soil borings, if applicable, and 2 sites suitable for individual sewer treatment systems with the method outlined for protecting the alternate individual sewage treatment system site for future use.

(6) Grading plans showing how the site will be graded and showing the final contours into the existing contours. Preliminary street grades and drainage plan shall be shown on a copy of the contour map.

(7) Proposed easements for drainage, slope protection, flood protection, and protection of wetlands and waterbodies, including stormwater retention areas and easements for the installation of utilities.

(8) A report, prepared by a Minnesota Pollution Control Agency (MPCA) licensed designer, on the feasibility of individual sewage treatment systems (ISTS) and water systems on each lot or a communal or shared sewage and water system serving the subdivision. The report shall follow the Minn. Rules Ch. 7080, as may be amended, and include soil boring analysis and percolation tests to verify report conclusions.

(9) The minimum setback requirements with resulting building envelope.

(E) Additional information required.

(l) A build out plan (ghost plat), when applicable, depicting how the land within the subdivision may be further subdivided in the future.

(2) Proposed title declarations for residential lots adjoining potential future development open spaces notifying the perspective homeowner of the intent to have the open space develop in the future.

(3) Any additional information as requested by the planning staff.

151.34 FINAL PLAT PRESENTATION REQUIREMENTS.

The final plat shall include the following information unless waived by planning staff. Additional information or modifications that may be required by city staff, the Planning Commission or City Council and any additional information that may be requested during the review process. In certain cases some information required by these standards may not be appropriate or may need to be modified in order to provide an adequate basis for making a decision.

(A) Two mylar copies of the final plat.

(B) One reproducible copy reduced to 11 inches by 17 inches of the final plat.

(C) Five blueline copies of the final plat and supporting documents, plus any additional copies deemed necessary by the planning staff plus 1 reproducible copy reduced to 11 inches by 17 inches along with I copy of the final plat in a digital format compatible with city requirements.

(D) One up-to-date (within 3 months) title insurance or opinion, as the City Attorney or planning staff may require.

Section 3. The City Code Chapter 151, Section 151.05, is hereby renamed as Section 151.35.

Section 4. City Code references to Penalty and Violations are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 5. This ordinance shall be in force and effect from and after its passage, approval, and publication.

Passed by the unanimous vote of the City Council of Thief River Falls, Minnesota, on the 17th day of February, 2026.

ATTEST: ________________________________ Mayor

____
City Administrator

On vote being taken, the resolution was unanimously passed.

RESOLUTION NO. 02.48.26: Planning Commission Fee Schedule

Following discussion, Councilmember Michele McCraw introduced Resolution 02.48.26, being seconded by Councilmember Kelly Langness , that:

WHEREAS, We have received a request to vacate an easement on a commercial property, and we have no fees established to cover the cost of publishing the Public Hearing Notice and council resolution in the Times and record the change with the County Recorder's Office. Plus, there is staff time involved. We are aware of a request coming in 2026 to vacate an alley, so the vacate easement, vacate alley, and vacate street fees have been added to the existing fee structure and set at $300 to match the existing Land Subdivision fee. The proposed fee structure is:

- Rezoning $150.00
- Variance $150.00
- Conditional Use Permits $150.00
- Interim Use Permits $150.00
- Appeals $150.00
- Land Subdivision $300.00
- Vacate Easement $300.00
- Vacate Alley $300.00
- Vacate Street $300.00

WHEREAS,

- We currently do not have a fee structure in place for requests to vacate an easement, vacate an alley, or to vacate a street. These all cost us to publish notifications in the Times newspaper and to record the actions with the County Recorder's Office.

• We have received a request to vacate an easement on a commercial property and are aware of a request coming in 2026 to vacate an alley,

THEREFORE, BE IT RESOLVED Approve the 2026 fees to the Application for Planning and Zoning Commission actions. Those fees are for rezoning, variance, conditional use permits, interim use permits, appeals, land subdivision, vacate easement, vacate alley, and vacate street.

On vote being taken, the resolution was unanimously passed.

First Reading to Rezone 517 Duluth Ave. S. from C-1 to C-2.

Councilmember Scott Pream motioned, being seconded by Councilmember Jason Aarestad to call for the first reading of an ordinance of

WHEREAS, Mr. Peralta is looking to sell his property to a prospective retail business owner. A (C-1) Neighborhood Business District zoning is very limiting on what types of business can locate there. The existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district and should have been rezoned decades ago. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic. It could be argued that with the tight margins in retail sales, the neighborhood Business District doesn't exist anymore, as neighborhood businesses are unable to survive financially unless they attract customers city-wide, or more realistically from surrounding communities.

WHEREAS, • Existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic.

• With the tight margins in retail sales, neighborhood businesses are unable to survive financially. Today's retail business really needs to attract customers city-wide and from surrounding communities to survive financially.

THEREFORE, BE IT RESOLVED approve the first reading for the rezoning application from Andrew Peralta, DQ – Peralta, Inc., to rezone 517 Duluth Ave. S. from Neighborhood Business District (C-1) to General Business District (C-2) to allow for broader community-wide consumer traffic.

City Attorney Sparby read the proposed ordinance. No action was taken at this time and this ordinance will again be presented at the next Council Meeting.

RESOLUTION NO. 02.49.26: Approve the ATM Agreement with Northern State Bank of Thief River Falls

Following discussion, Councilmember Megan Arlt introduced Resolution 02.49.26, being seconded by Councilmember Julie Bolduc, that:

WHEREAS, Following the City Council's approval to implement a 3% credit card fee for Falls Liquors customers, an option will now be available for customers to withdraw cash for their purchases.

THEREFORE, BE IT RESOLVED to authorize the City Administrator to sign the ATM Agreement between the City of Thief River Falls and Northern State Bank of TRF upon legal review. The Automated Teller Machine (ATM) will be located at Falls Liquors.

On vote being taken, the resolution was unanimously passed.

COUNCIL BOARDS AND COMMISSIONS REPORTS

Steve noted his thanks and appreciation to the Public Works Department for their work this winter with timely snow removal, trail cleaning and snow pile removals.

UPCOMING MEETINGS

- City Council 3/3 at 5:30 pm - Council Chambers
- Planning & Zoning 3/4 at 5:00 pm - Council Chambers
- Public Utilities Committee 3/9 at 7:00 am - Room 101
- Public Safety Committee 3/9 at 4:30 pm - Room 101
- Administrative Committee 3/10 at 4:30 pm - Room 101
- Public Works Committee 3/11 at 4:30 pm - Room 101
- City Council 3/17 at 5:30 pm - Council Chambers

INFORMATIONAL ITEMS

- Investment Summary (117-118)
- Mayoral Update

ADJOURNMENT

There being no further discussion, Councilmember Scott Pream motioned being seconded by Councilmember Kelly Langness to adjourn at 5:58 pm. ON vote being taken, the chair declared the motion unanimously carried.

_________________________________ Mayor Mike Lorenson

Attest: City Administrator, Angela Philiipp

____

CITY OF THIEF RIVER FALLS
EXPENSE ACCOUNT CODES

FUND	DEPARTMENT	DESCRIPTION
100	**GENERAL FUND**	
	4110	City Council
	4140	Elections
	4150	City Administration
	4160	City Attorney
	4192	IT Department
	4194	Government Buildings
	4210	Police
	4215	Emergency Management
	4220	Fire
	4240	Building Official
	4312	Street
	4315	Sanitation
	4316	Street Lighting
	4510	Park Department
	4550	Branch Library
	4560	Carnegie Library Building
	4570	201 Atlantic Ave Garage
	4650	Public Works
	4670	General Administration
210	**COMMUNITY DEVELOPMENT REVOLVING LOAN FUND**	
230	**TRF K-9 UNIT FUND**	
260	**MECC**	
270	**TRAIN CANOPY**	
610	**LIQUOR**	
620	**WATER UTILITY**	
630	**REA & HOMCC ARENAS - VENUWORKS**	
640	**MULTI EVENTS CULTURAL CENTER - VENUWORKS**	
650	**TOURIST PARK CAMPGROUNDS - VENUMORKS**	
670	**STORM WATER UTILITY**	
680	**WASTEWATER UTILITY**	
690	**ELECTRIC UTILITY**	
810	**POLICE RELIEF ASSOCIATION**	
820	**GREENWOOD CEMETERY FUND**	
		1/14/2022

City of Thief River Falls

#7.02

COUNCIL MEETING BILLS

Tuesday, March 3, 2026

SUMMARY OF DISBURSEMENTS

2/13/2026	AP PKT #1692-DIRECT PAYABLE-VERIZON	$1,300,121.48
2/17/2026	AP PKT #1697-DIRECT PAYABLES	$135,302.17
2/18/2026	AP PKT #1700-DIRECT PAYABLE	$7,000.00
2/19/2026	AP PKT #1693-2026 02 19 #4 PAYROLL	$174,666.70
2/23/2026	UBKT03658-UTILITY REFUND CHECKS	$392.85
2/23/2026	AP PKT #1703-DIRECT PAYABLE-UTILITY BILLING POSTAGE	$1,367.86
2/25/2026	AP PKT #1698-DIRECT PAYABLES	$311,084.66
3/4/2026	AP PKT #1701-COUNCIL MEETING (3/3/26)	$67,259.97
GRAND TOTAL OF DISBURSEMENTS		**$1,997,195.69**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01692 - 2/13/26-DIRECT PAYABLE-VERIZON

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: CITY OF T R F - WATER SYSTEMS							
CITY OF T R F - WATER SYST…	2-13-26-PETTY CASH	02/12/2026	REIMBURSE PETTY CASH FU…	620-4840-62990		02/12/2026	99.16
						Vendor CITY OF T R F - WATER SYSTEMS Total:	**99.16**
Vendor: DEAN FORST							
DEAN FORST	D26N0041	01/26/2026	CAT BACKHOE	620-4850-62210		01/26/2026	305.39
						Vendor DEAN FORST Total:	**305.39**
Vendor: GARDEN VALLEY TECHNOLOGIES							
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4150-63210		02/10/2026	408.13
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4194-63210		02/10/2026	63.26
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4220-63210		02/10/2026	0.14
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4220-63210		02/10/2026	104.31
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4240-63210		02/10/2026	26.99
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4312-63210		02/10/2026	41.99
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4315-63210		02/10/2026	41.98
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4510-63210		02/10/2026	48.99
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4570-63210		02/10/2026	9.99
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4650-63210		02/10/2026	110.97
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4660-63210		02/10/2026	22.00
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4670-64500		02/10/2026	1.62
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	100-4670-64500		02/10/2026	82.52
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	610-4830-63210		02/10/2026	155.60
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	620-4830-63210		02/10/2026	197.89
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	630-4830-63210		02/10/2026	330.12
GARDEN VALLEY TECHNOL…	101486833	02/10/2026	FEB 2026 PHONE CHARGES	690-4830-63210		02/10/2026	341.90
						Vendor GARDEN VALLEY TECHNOLOGIES Total:	**1,988.40**
Vendor: JIM HIRT TRUCKING INC							
JIM HIRT TRUCKING INC	169818	01/13/2026	FREIGHT-JOHNSON	610-4810-62610		01/13/2026	598.79
JIM HIRT TRUCKING INC	169887	01/20/2026	FREIGHT-BELLBOY	610-4810-62610		01/20/2026	59.12
JIM HIRT TRUCKING INC	169890	01/20/2026	FREIGHT-BREAKTHRU	610-4810-62610		01/20/2026	106.15
JIM HIRT TRUCKING INC	169905	01/20/2026	FREIGHT-SOUTHERN	610-4810-62610		01/20/2026	334.54
JIM HIRT TRUCKING INC	169979	01/27/2026	FREIGHT-VINECOPIA	610-4810-62610		01/27/2026	87.12
JIM HIRT TRUCKING INC	169985	01/27/2026	FREIGHT-PHILLIPS-JOHNSON	610-4810-62610		01/27/2026	601.23
JIM HIRT TRUCKING INC	169720	01/06/2026	FREIGHT-BELLBOY	610-4810-62610		01/06/2026	62.23
JIM HIRT TRUCKING INC	169724	01/06/2026	FREIGHT-BREAKTHRU	610-4810-62610		01/06/2026	468.93
JIM HIRT TRUCKING INC	169728	01/06/2026	FREIGHT-JOHNSON	610-4810-62610		01/06/2026	623.24
JIM HIRT TRUCKING INC	169747	01/06/2026	FREIGHT-SOUTHERN	610-4810-62610		01/06/2026	529.50

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
JIM HIRT TRUCKING INC	169751	01/07/2026	FREIGHT-BREAKTHRU	610-4810-62610		01/07/2026	376.82
						Vendor JIM HIRT TRUCKING INC Total:	**3,847.67**
Vendor: MARCO TECHNOLOGIES LLC							
MARCO TECHNOLOGIES LLC	575099759	02/05/2026	1805708-FEB2026	100-4150-63030		02/05/2026	611.98
MARCO TECHNOLOGIES LLC	575099759	02/05/2026	1805708-FEB2026	100-4650-63030		02/05/2026	440.69
MARCO TECHNOLOGIES LLC	575099759	02/05/2026	1805708-FEB2026	690-4890-63030		02/05/2026	144.02
						Vendor MARCO TECHNOLOGIES LLC Total:	**1,196.69**
Vendor: MN ENERGY RESOURCES #0740731585-00002							
MN ENERGY RESOURCES #0…	5808074417	02/06/2026	JAN 2026-301 4TH ST E-HER…	100-4670-64500		02/06/2026	306.26
						Vendor MN ENERGY RESOURCES #0740731585-00002 Total:	**306.26**
Vendor: NORMAN BETLAND							
NORMAN BETLAND	105	02/01/2026	GIS SERVICES/CONTRACT	100-4650-63030		02/01/2026	165.00
						Vendor NORMAN BETLAND Total:	**165.00**
Vendor: NORTH CENTRAL INTERNATIONAL LLC							
NORTH CENTRAL INTERNAT…	X205093269-1	02/10/2026	5526-FOR HEADLIGHT	100-4312-62210		02/10/2026	42.00
NORTH CENTRAL INTERNAT…	X205093269-2	02/10/2026	5526 FOR HEADLIGHT	100-4312-62210		02/10/2026	42.00
NORTH CENTRAL INTERNAT…	X205093267-01	02/09/2026	5526-HEADLIGHT -X205092…	100-4312-62210		02/09/2026	-20.00
						Vendor NORTH CENTRAL INTERNATIONAL LLC Total:	**64.00**
Vendor: NORTH RISK PARTNERS LLC							
NORTH RISK PARTNERS LLC	7935430	02/03/2026	2025 WORKERS COMPENSA…	100-4670-63610		02/03/2026	138,996.00
						Vendor NORTH RISK PARTNERS LLC Total:	**138,996.00**
Vendor: NORTHERN MUNICIPAL POWER AGNCY							
NORTHERN MUNICIPAL PO…	JAN 2026	02/13/2026	DE & ENERGY USAGE	690-4810-68400		02/13/2026	1,124,207.90
						Vendor NORTHERN MUNICIPAL POWER AGNCY Total:	**1,124,207.90**
Vendor: NORTHERN STATE BANK							
NORTHERN STATE BANK	JAN 2026	01/31/2026	JAN 2026 MNTHLY SERVICE …	100-4150-63030		01/31/2026	358.14
						Vendor NORTHERN STATE BANK Total:	**358.14**
Vendor: PURDY'S SHOE STORE INC							
PURDY'S SHOE STORE INC	214486	02/06/2026	2/6/2026-MIKE ROFF-BOOT…	100-4210-62880		02/06/2026	256.00
						Vendor PURDY'S SHOE STORE INC Total:	**256.00**
Vendor: QUALITY FARM SUPPLY INC							
QUALITY FARM SUPPLY INC	1/31/26	01/31/2026	SVC CHRG: 137467 & 138601	100-4510-62990		01/31/2026	16.48
QUALITY FARM SUPPLY INC	1/31/26	01/31/2026	SVC CHRG: 137467 & 138601	640-4850-62210		01/31/2026	6.73
QUALITY FARM SUPPLY INC	139418	02/11/2026	FILTERS	100-4312-62210		02/11/2026	54.48
						Vendor QUALITY FARM SUPPLY INC Total:	**77.69**
Vendor: SOUTHERN GLAZERS OF MN							
SOUTHERN GLAZERS OF MN	2720494	02/03/2026	LIQUOR	610-4810-62510		02/03/2026	5,038.00
						Vendor SOUTHERN GLAZERS OF MN Total:	**5,038.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: STATION 59							
STATION 59	1023835	01/30/2026	CAR WASHES	100-4210-62990		01/30/2026	220.00
						Vendor STATION 59 Total:	**220.00**
Vendor: TREVIPAY - WALMART							
TREVIPAY - WALMART	d87b775a	02/03/2026	SHELVING FOR EVIDENCE R...	100-4210-62990		02/03/2026	144.28
						Vendor TREVIPAY - WALMART Total:	**144.28**
Vendor: VERIZON WIRELESS #486397938							
VERIZON WIRELESS #48639...	6134909860	02/01/2026	JAN2026 MONTHLY CHARG...	100-4210-63210		02/01/2026	215.13
VERIZON WIRELESS #48639...	6134909860	02/01/2026	JAN2026 MONTHLY CHARG...	100-4660-63210		02/01/2026	20.02
						Vendor VERIZON WIRELESS #486397938 Total:	**235.15**
Vendor: VERIZON WIRELESS #742042583							
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4110-63020		02/01/2026	33.75
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4150-63020		02/01/2026	6.75
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4194-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4210-63020		02/01/2026	47.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4220-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4220-63210		02/01/2026	40.04
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4240-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4240-63210		02/01/2026	20.02
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4510-63020		02/01/2026	4.50
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4650-63020		02/01/2026	6.75
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4650-63210		02/01/2026	40.04
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	100-4660-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	610-4890-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	620-4830-63210		02/01/2026	60.06
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	620-4890-63020		02/01/2026	13.50
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	650-4890-63020		02/01/2026	2.25
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	680-4830-63210		02/01/2026	20.02
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	680-4890-63020		02/01/2026	4.50
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	690-4830-63210		02/01/2026	200.20
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	690-4890-63020		02/01/2026	33.75
VERIZON WIRELESS #74204...	6134949896	02/01/2026	JAN2026-MONTHLY CHARG...	820-4890-63020		02/01/2026	2.25
						Vendor VERIZON WIRELESS #742042583 Total:	**546.88**
Vendor: WASTE MASTERS LLC							
WASTE MASTERS LLC	562	01/31/2026	2026 GARBAGE TIPPING FEES	100-4315-63030		01/31/2026	21,968.15
WASTE MASTERS LLC	61X00074	01/31/2026	680093-CARDBOARD DUMP...	610-4840-62990		01/31/2026	100.72
						Vendor WASTE MASTERS LLC Total:	**22,068.87**
						Grand Total:	**1,300,121.48**

Fund Summary

Fund	Expense Amount
100 - GENERAL FUND	165,007.60
610 - LIQUOR DISPENSARY	9,144.24
620 - WATER UTILITY FUND	676.00
630 - ARENAS - OAK VIEW GROUP	330.12
640 - MEC - OAK VIEW GROUP	6.73
650 - TOURIST PARK - OAK VIEW GROUP	2.25
680 - WASTEWATER UTILITY FUND	24.52
690 - ELECTRIC UTILITY FUND	1,124,927.77
820 - GREENWOOD CEMETERY FUND	2.25
Grand Total:	**1,300,121.48**

Account Summary

Account Number	Account Name	Expense Amount
100-4110-63020	Computer Maintenance…	33.75
100-4150-63020	Computer Maintenance…	6.75
100-4150-63030	Contracts Expense	970.12
100-4150-63210	Communication Expense	408.13
100-4194-63020	Computer Maintenance…	2.25
100-4194-63210	Communication Expense	63.26
100-4210-62880	Personal Protective Equi…	256.00
100-4210-62990	Misc. Operating Expense	364.28
100-4210-63020	Computer Maintenance…	47.25
100-4210-63210	Communication Expense	215.13
100-4220-63020	Computer Maintenance…	2.25
100-4220-63210	Communication Expense	144.49
100-4240-63020	Computer Maintenance…	2.25
100-4240-63210	Communication Expense	47.01
100-4312-62210	Equipment Maint & Repa..	118.48
100-4312-63210	Communication Expense	41.99
100-4315-63030	Contracts Expense	21,968.15
100-4315-63210	Communication Expense	41.98
100-4510-62990	Misc. Operating Expense	16.48
100-4510-63020	Computer Maintenance…	4.50
100-4510-63210	Communication Expense	48.99
100-4570-63210	Communication Expense	9.99
100-4650-63020	Computer Maintenance…	6.75
100-4650-63030	Contracts Expense	605.69
100-4650-63210	Communication Expense	151.01
100-4660-63020	Computer Maintenance…	2.25
100-4660-63210	Communication Expense	42.02
100-4670-63610	Insurance Expense	138,996.00
100-4670-64500	Senior Citizen Programs	390.40

Account Summary

Account Number	Account Name	Expense Amount
610-4810-62510	Liquor for Resale	5,038.00
610-4810-62610	Freight In (Liquor)	3,847.67
610-4830-63210	Communication Expense	155.60
610-4840-62990	Misc. Operating Expense	100.72
610-4890-63020	Computer Maintenance…	2.25
620-4830-63210	Communication Expense	257.95
620-4840-62990	Misc. Operating Expense	99.16
620-4850-62210	Equipment Maint & Repa..	305.39
620-4890-63020	Computer Maintenance…	13.50
630-4830-63210	Communication Expense	330.12
640-4850-62210	Equipment Maint & Repa..	6.73
650-4890-63020	Computer Maintenance…	2.25
680-4830-63210	Communication Expense	20.02
680-4890-63020	Computer Maintenance…	4.50
690-4810-68400	Purchased Power	1,124,207.90
690-4830-63210	Communication Expense	542.10
690-4890-63020	Computer Maintenance…	33.75
690-4890-63030	Contracts Expense	144.02
820-4890-63020	Computer Maintenance…	2.25
	Grand Total:	**1,300,121.48**

Project Account Summary

Project Account Key		Expense Amount
None		1,300,121.48
	Grand Total:	**1,300,121.48**

Council Approval Register

Packet: APPKT01697 - 2/17/26-DIRECT PAYABLES

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: LEAGUE OF MN CITIES INS TRUST							
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	100-4670-63610		02/04/2026	46,702.41
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	610-4870-63610		02/04/2026	1,921.76
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	610-4870-63610		02/04/2026	5,469.00
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	620-4870-63610		02/04/2026	12,660.53
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	680-4870-63610		02/04/2026	4,576.25
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	690-4870-63610		02/04/2026	17,798.15
LEAGUE OF MN CITIES INS T...	2026 P/C PREMIUM	02/04/2026	2026 PROPERTY/CASUALTY ...	820-4870-63610		02/04/2026	201.90
						Vendor LEAGUE OF MN CITIES INS TRUST Total:	**89,330.00**
Vendor: MN DPT OF LABOR & INDUSTRY							
MN DPT OF LABOR & INDUS...	AR0186299X	01/31/2026	12903-ANNUAL ELEVATOR ...	100-4560-63030		01/31/2026	145.00
						Vendor MN DPT OF LABOR & INDUSTRY Total:	**145.00**
Vendor: MN ENERGY RESOURCES #0503307772-00007							
MN ENERGY RESOURCES #0...	5809065407	02/09/2026	JAN2026-405 3RD ST E-503...	100-4194-63890		02/09/2026	621.09
						Vendor MN ENERGY RESOURCES #0503307772-00007 Total:	**621.09**
Vendor: PENNINGTON CO ASSESSOR							
PENNINGTON CO ASSESSOR	2026	02/13/2026	2026 ASSESSING FEE	100-4670-63160		02/13/2026	44,964.00
						Vendor PENNINGTON CO ASSESSOR Total:	**44,964.00**
Vendor: RED LAKE ELECTRIC COOP INC							
RED LAKE ELECTRIC COOP I...	JAN 2026	02/17/2026	LIFT 15-LOCATION 4409119	680-4830-63890		02/17/2026	242.08
						Vendor RED LAKE ELECTRIC COOP INC Total:	**242.08**
						Grand Total:	**135,302.17**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		92,432.50
610 - LIQUOR DISPENSARY		7,390.76
620 - WATER UTILITY FUND		12,660.53
680 - WASTEWATER UTILITY FUND		4,818.33
690 - ELECTRIC UTILITY FUND		17,798.15
820 - GREENWOOD CEMETERY FUND		201.90
	Grand Total:	**135,302.17**

Account Summary

Account Number	Account Name	Expense Amount
100-4194-63890	Utilities Expense	621.09
100-4560-63030	Contracts Expense	145.00
100-4670-63160	County Assessor Fees	44,964.00
100-4670-63610	Insurance Expense	46,702.41
610-4870-63610	Insurance Expense	7,390.76
620-4870-63610	Insurance Expense	12,660.53
680-4830-63890	Utilities Expense	242.08
680-4870-63610	Insurance Expense	4,576.25
690-4870-63610	Insurance Expense	17,798.15
820-4870-63610	Insurance Expense	201.90
	Grand Total:	**135,302.17**

Project Account Summary

Project Account Key		Expense Amount
None		135,302.17
	Grand Total:	**135,302.17**

Council Approval Register

Packet: APPKT01700 - 2/18/26-DIRECT PAYABLE

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: DORSEY AND WHITNEY LLP							
DORSEY AND WHITNEY LLP	4153288	02/04/2026	2026 GO BOND LEGAL FEES	535-4680-65940		02/04/2026	4,280.77
DORSEY AND WHITNEY LLP	4153288	02/04/2026	2026 GO BOND LEGAL FEES	570-4680-65940		02/04/2026	2,719.23
						Vendor DORSEY AND WHITNEY LLP Total:	**7,000.00**
						Grand Total:	**7,000.00**

Fund Summary

Fund		Expense Amount
535 - 2025 LIQUOR ROOF		4,280.77
570 - 2025 LIBRARY ROOF		2,719.23
	Grand Total:	**7,000.00**

Account Summary

Account Number	Account Name	Expense Amount
535-4680-65940	Work in Progress - Legal...	4,280.77
570-4680-65940	Work in Progress - Legal...	2,719.23
	Grand Total:	**7,000.00**

Project Account Summary

Project Account Key		Expense Amount
None		7,000.00
	Grand Total:	**7,000.00**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01693 - PYPKT02171 - 2026 02 19 #4 Payroll

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: BLUE CROSS BLUE SHIELD OF MN							
BLUE CROSS BLUE SHIELD O…	INV0002003	02/19/2026	FEBRUARY BILLING	740-4870-63650		02/19/2026	2,720.00
					Vendor BLUE CROSS BLUE SHIELD OF MN Total:		**2,720.00**
Vendor: INTERNAL REVENUE SERVICE							
INTERNAL REVENUE SERVICE	INV0001999	02/19/2026	MEDICARE	740-20150		02/19/2026	8,436.00
INTERNAL REVENUE SERVICE	INV0001999	02/19/2026	FED W/H	740-20150		02/19/2026	27,233.65
INTERNAL REVENUE SERVICE	INV0001999	02/19/2026	SOCIAL SECURITY	740-20150		02/19/2026	25,386.22
					Vendor INTERNAL REVENUE SERVICE Total:		**61,055.87**
Vendor: MINNESOTA TEAMSTERS NO. 320							
MINNESOTA TEAMSTERS N…	INV0001994	02/19/2026	Union Dues	740-24000		02/19/2026	4,559.00
					Vendor MINNESOTA TEAMSTERS NO. 320 Total:		**4,559.00**
Vendor: MN DPT OF REVENUE - GARNISHMENTS							
MN DPT OF REVENUE - GA…	INV0001995	02/19/2026	Garnishment	740-24000		02/19/2026	389.47
					Vendor MN DPT OF REVENUE - GARNISHMENTS Total:		**389.47**
Vendor: MN DPT OF REVENUE - WITHHOLDING							
MN DPT OF REVENUE - WIT…	INV0001998	02/19/2026	State W/H Tax	740-20160		02/19/2026	13,344.75
					Vendor MN DPT OF REVENUE - WITHHOLDING Total:		**13,344.75**
Vendor: P E R A OF MN							
P E R A OF MN	INV0001997	02/19/2026	PERA EE/ER DEF	740-20180		02/19/2026	172.76
P E R A OF MN	INV0001997	02/19/2026	PERA EE/ER P&F	740-20180		02/19/2026	26,706.87
P E R A OF MN	INV0001997	02/19/2026	PERA EE/ER COORD	740-20180		02/19/2026	28,727.42
					Vendor P E R A OF MN Total:		**55,607.05**
Vendor: SUN LIFE FINANCIAL - LIFE							
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4150-61330		02/19/2026	56.95
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4194-61330		02/19/2026	9.35
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4210-61330		02/19/2026	184.45
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4220-61330		02/19/2026	68.85
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4312-61330		02/19/2026	51.00
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4315-61330		02/19/2026	51.00
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4510-61330		02/19/2026	9.35
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4650-61330		02/19/2026	60.35
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	100-4660-61330		02/19/2026	12.75
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	610-4825-61330		02/19/2026	69.70
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	620-4825-61330		02/19/2026	43.75
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	680-4825-61330		02/19/2026	34.45
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	690-4825-61330		02/19/2026	171.70

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	740-24000		02/19/2026	667.03
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins COBRA	740-4870-63640		02/19/2026	18.70
SUN LIFE FINANCIAL - LIFE	INV0001993	02/19/2026	Life Ins Premium	820-4825-61330		02/19/2026	9.35
						Vendor SUN LIFE FINANCIAL - LIFE Total:	**1,518.73**
Vendor: VANTAGEPOINT ICMA							
VANTAGEPOINT ICMA	INV0001990	02/19/2026	Contributions Employee	740-24000		02/19/2026	5,784.47
						Vendor VANTAGEPOINT ICMA Total:	**5,784.47**
Vendor: WEX BANK							
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	100-4150-61310		02/18/2026	2,841.54
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	100-4210-61310		02/18/2026	1,198.38
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	100-4220-61310		02/18/2026	753.60
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	100-4650-61310		02/18/2026	3,537.52
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	610-4825-61310		02/18/2026	695.98
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	680-4825-61310		02/18/2026	947.18
WEX BANK	INV0002011	02/18/2026	HSA City Contribution	690-4825-61310		02/18/2026	251.20
WEX BANK	INV0001992	02/19/2026	HSA	740-24000		02/19/2026	234.99
WEX BANK	INV0002001	02/19/2026	VEBA Employer Contribution	100-4194-61310		02/19/2026	288.88
WEX BANK	INV0002001	02/19/2026	VEBA City Contribution	100-4210-61310		02/19/2026	3,480.48
WEX BANK	INV0002001	02/19/2026	VEBA City Contribution	100-4220-61310		02/19/2026	1,458.32
WEX BANK	INV0002001	02/19/2026	VEBA City Contribution	100-4650-61310		02/19/2026	4,938.80
WEX BANK	INV0002001	02/19/2026	VEBA City Contributions	610-4825-61310		02/19/2026	288.88
WEX BANK	INV0002001	02/19/2026	VEBA City Contribution	680-4825-61310		02/19/2026	1,458.32
WEX BANK	INV0002001	02/19/2026	VEBA City Contribution	690-4825-61310		02/19/2026	5,379.08
						Vendor WEX BANK Total:	**27,753.15**
Vendor: WEX HEALTH INC							
WEX HEALTH INC	INV0002004	02/10/2026	FSA Flex Reimbursement	740-20300		02/10/2026	1,114.61
WEX HEALTH INC	INV0002005	02/10/2026	FSA Flex Reimbursement	740-20300		02/10/2026	63.66
WEX HEALTH INC	INV0002009	02/12/2026	FSA Flex Reimbursement	740-20300		02/12/2026	3.73
WEX HEALTH INC	INV0002012	02/13/2026	FSA Flex Reimbursement	740-20300		02/13/2026	40.00
WEX HEALTH INC	INV0002013	02/18/2026	FSA Flex Reimbursement	740-20300		02/18/2026	32.49
WEX HEALTH INC	INV0002014	02/18/2026	FSA Flex Reimbursement	740-20300		02/18/2026	4.58
WEX HEALTH INC	INV0002015	02/19/2026	FSA Flex Reimbursement	740-20300		02/19/2026	10.00
WEX HEALTH INC	INV0002010	02/25/2026	WEX Administrative Fees - ...	100-4670-62990		02/25/2026	148.50
WEX HEALTH INC	INV0002010	02/25/2026	WEX Administrative Fees - ...	610-4840-62990		02/25/2026	13.75
WEX HEALTH INC	INV0002010	02/25/2026	WEX Administrative Fees - ...	620-4840-62990		02/25/2026	11.00
WEX HEALTH INC	INV0002010	02/25/2026	WEX Administrative Fees - ...	690-4840-62990		02/25/2026	44.00
WEX HEALTH INC	INV0002008	02/03/2026	FSA Flex Reimbursement	740-20300		02/03/2026	105.34
WEX HEALTH INC	INV0002007	02/06/2026	FSA Flex Reimbursement	740-20300		02/06/2026	239.95
WEX HEALTH INC	INV0002006	02/09/2026	FSA Flex Reimbursement	740-20300		02/09/2026	102.60
						Vendor WEX HEALTH INC Total:	**1,934.21**
						Grand Total:	**174,666.70**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		19,150.07
610 - LIQUOR DISPENSARY		1,068.31
620 - WATER UTILITY FUND		54.75
680 - WASTEWATER UTILITY FUND		2,439.95
690 - ELECTRIC UTILITY FUND		5,845.98
740 - TRF HEALTH INSURANCE FUND		146,098.29
820 - GREENWOOD CEMETERY FUND		9.35
	Grand Total:	**174,666.70**

Account Summary

Account Number	Account Name	Expense Amount
100-4150-61310	Health Insurance	2,841.54
100-4150-61330	Life Insurance	56.95
100-4194-61310	Health Insurance	288.88
100-4194-61330	Life Insurance	9.35
100-4210-61310	Health Insurance	4,678.86
100-4210-61330	Life Insurance	184.45
100-4220-61310	Health Insurance	2,211.92
100-4220-61330	Life Insurance	68.85
100-4312-61330	Life Insurance	51.00
100-4315-61330	Life Insurance	51.00
100-4510-61330	Life Insurance	9.35
100-4650-61310	Health Insurance	8,476.32
100-4650-61330	Life Insurance	60.35
100-4660-61330	Life Insurance	12.75
100-4670-62990	Misc. Operating Expense	148.50
610-4825-61310	Health Insurance	984.86
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	2,405.50
680-4825-61330	Life Insurance	34.45
690-4825-61310	Health Insurance	5,630.28
690-4825-61330	Life Insurance	171.70
690-4840-62990	Misc. Operating Expense	44.00
740-20150	Payroll Taxes Payable	61,055.87
740-20160	State Withholding	13,344.75
740-20180	PERA Payable	55,607.05
740-20300	Flex Payroll Deductions	1,716.96
740-24000	Clearing Account	11,634.96
740-4870-63640	Life Insurance - COBRA	18.70

Account Summary

Account Number	Account Name	Expense Amount
740-4870-63650	Senior Gold BC/BS Mont...	2,720.00
820-4825-61330	Life Insurance	9.35
	Grand Total:	**174,666.70**

Project Account Summary

Project Account Key		Expense Amount
None		174,666.70
	Grand Total:	**174,666.70**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01703 - 2/23/26-DIRECT PAYABLE-UTILITY POSTAGE

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: U S POSTMASTER							
U S POSTMASTER	MARCH 2026	02/23/2026	913790-UTILITY BILLING PO...	100-4315-62010		02/23/2026	205.18
U S POSTMASTER	MARCH 2026	02/23/2026	913790-UTILITY BILLING PO...	620-4840-62010		02/23/2026	478.75
U S POSTMASTER	MARCH 2026	02/23/2026	913790-UTILITY BILLING PO...	680-4840-62010		02/23/2026	136.79
U S POSTMASTER	MARCH 2026	02/23/2026	913790-UTILITY BILLING PO...	690-4840-62010		02/23/2026	547.14
						Vendor U S POSTMASTER Total:	**1,367.86**
						Grand Total:	**1,367.86**

Fund Summary

Fund		Expense Amount
100 - GENERAL FUND		205.18
620 - WATER UTILITY FUND		478.75
680 - WASTEWATER UTILITY FUND		136.79
690 - ELECTRIC UTILITY FUND		547.14
	Grand Total:	**1,367.86**

Account Summary

Account Number	Account Name	Expense Amount
100-4315-62010	Office Supplies	205.18
620-4840-62010	Office Supplies	478.75
680-4840-62010	Office Supplies	136.79
690-4840-62010	Office Supplies	547.14
	Grand Total:	**1,367.86**

Project Account Summary

Project Account Key		Expense Amount
None		1,367.86
	Grand Total:	**1,367.86**

Council Approval Register

Packet: APPKT01698 - 2/25/26-DIRECT PAYABLES

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: ABSOLUTE ICE							
ABSOLUTE ICE	31073	10/14/2025	ICE	610-4810-62590		10/14/2025	200.00
						Vendor ABSOLUTE ICE Total:	**200.00**
Vendor: ACE HARDWARE							
ACE HARDWARE	201848	02/10/2026	275-KEYS FOR ANIMAL PO…	100-4210-62990		02/10/2026	53.33
ACE HARDWARE	201856	02/10/2026	EAR PLUGS	620-4840-62880		02/10/2026	5.90
ACE HARDWARE	202333	02/17/2026	117-WTP SUPPLY	620-4840-62990		02/17/2026	11.98
						Vendor ACE HARDWARE Total:	**71.21**
Vendor: ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES LLC (AE2S)							
ADVANCED ENGINEERING …	108719	02/10/2026	2026 WTP PROJECTS-P0083…	510-4680-65920		02/10/2026	49,780.00
ADVANCED ENGINEERING …	108885	02/10/2026	GPA AUDIT,SCADA JPROGR…	620-4890-63110		02/10/2026	14,920.00
ADVANCED ENGINEERING …	108886	02/10/2026	CO2 REPLACEMENT PROJEC…	550-4680-65920		02/10/2026	246.00
ADVANCED ENGINEERING …	108887	02/10/2026	LSL REPLACEMENT PROJECT…	565-4680-65920		02/10/2026	1,780.75
						Vendor ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES LLC (AE2S) Total:	**66,726.75**
Vendor: AMAZON CAPITAL SERVICES INC							
AMAZON CAPITAL SERVICES ..	1R4N-NQPR-LHV4	01/27/2026	FIRE DEPT OFFICE SUPPLIES	100-4220-62990		01/27/2026	16.82
AMAZON CAPITAL SERVICES ..	11JV-HHVJ-KCQ4	01/28/2026	FIRE DEPT OFFICE SUPPLIES	100-4220-62990		01/28/2026	63.87
						Vendor AMAZON CAPITAL SERVICES INC Total:	**80.69**
Vendor: AQUA PURE INC							
AQUA PURE INC	TRFMN020326-REVISED	01/31/2026	CHEMICALS-REVISED	620-4840-62160		01/31/2026	217.67
						Vendor AQUA PURE INC Total:	**217.67**
Vendor: ARTISAN BEER COMPANY							
ARTISAN BEER COMPANY	3829845	02/09/2026	BEER	610-4810-62520		02/09/2026	1,133.30
						Vendor ARTISAN BEER COMPANY Total:	**1,133.30**
Vendor: AUTO VALUE T R F							
AUTO VALUE T R F	9732003	01/27/2026	CAT BACKHOE	620-4850-62210		01/27/2026	59.98
AUTO VALUE T R F	9732036	01/27/2026	CREDIT-CAT BACKHOE	620-4850-62210		01/27/2026	-59.98
AUTO VALUE T R F	9733546	02/12/2026	SOCKET SET REPLACEMENT	620-4840-62990		02/12/2026	43.97
AUTO VALUE T R F	9732725	02/04/2026	FORKLIFT STARTER	100-4315-62210		02/04/2026	266.37
AUTO VALUE T R F	9732732	02/04/2026	CREDIT-FORKLIFT CORE	100-4315-62210		02/04/2026	-49.38
AUTO VALUE T R F	9732949	02/05/2026	5601-WIPER BLADE TU140 …	100-4315-62210		02/05/2026	19.99
AUTO VALUE T R F	9732995	02/06/2026	FOR GRADER GUN	100-4312-62990		02/06/2026	15.99
AUTO VALUE T R F	9733174	02/09/2026	WTP SUPPLY	620-4840-62990		02/09/2026	16.99
AUTO VALUE T R F	9733218	02/09/2026	SHOP TOWELS	100-4312-62990		02/09/2026	247.96
						Vendor AUTO VALUE T R F Total:	**561.89**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: BEVERAGE WHOLESALERS INC							
BEVERAGE WHOLESALERS I...	420929	02/05/2026	BEER	610-4810-62520		02/05/2026	900.59
						Vendor BEVERAGE WHOLESALERS INC Total:	**900.59**
Vendor: C & L DISTRIBUTING							
C & L DISTRIBUTING	2250043	02/12/2026	LIQUOR, BEER, & MIX	610-4810-62510		02/12/2026	467.20
C & L DISTRIBUTING	2250043	02/12/2026	LIQUOR, BEER, & MIX	610-4810-62520		02/12/2026	206.45
C & L DISTRIBUTING	2250043	02/12/2026	LIQUOR, BEER, & MIX	610-4810-62540		02/12/2026	45.00
						Vendor C & L DISTRIBUTING Total:	**718.65**
Vendor: CIVICPLUS LLC							
CIVICPLUS LLC	358379	02/03/2026	CIVIC OPTIMIZE (FORMS)	100-4192-63020		02/03/2026	9,509.06
						Vendor CIVICPLUS LLC Total:	**9,509.06**
Vendor: CNH INDUSTRIAL ACCOUNTS							
CNH INDUSTRIAL ACCOUNTS	496440-FINC CHRG	02/19/2026	FINANCE CHARGE	100-4312-62210		02/19/2026	1.86
						Vendor CNH INDUSTRIAL ACCOUNTS Total:	**1.86**
Vendor: COCA-COLA BOTTLING COMPANY							
COCA-COLA BOTTLING CO...	5359185	02/12/2026	MIX	610-4810-62540		02/12/2026	425.50
COCA-COLA BOTTLING CO...	5359118	02/02/2026	MIX	610-4810-62540		02/02/2026	81.00
						Vendor COCA-COLA BOTTLING COMPANY Total:	**506.50**
Vendor: COLE PAPERS INC							
COLE PAPERS INC	10680882	02/05/2026	HIPPO QT&PNT BAGS	610-4840-62140		02/05/2026	489.77
						Vendor COLE PAPERS INC Total:	**489.77**
Vendor: DAHLHEIMER BEVERAGE							
DAHLHEIMER BEVERAGE	2691462	02/09/2026	BEER & MIX	610-4810-62520		02/09/2026	2,783.10
DAHLHEIMER BEVERAGE	2691462	02/09/2026	BEER & MIX	610-4810-62540		02/09/2026	302.00
						Vendor DAHLHEIMER BEVERAGE Total:	**3,085.10**
Vendor: DOUGLAS WILLIAMS							
DOUGLAS WILLIAMS	214542-PURDY'S	02/11/2026	BOOT ALLOWANCE-D. WILL...	100-4210-62880		02/11/2026	208.00
						Vendor DOUGLAS WILLIAMS Total:	**208.00**
Vendor: ELAN FINANCIAL SERVICES							
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4210-62990		02/19/2026	47.27
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4210-63034		02/19/2026	650.94
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4210-63320		02/19/2026	300.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4210-63320		02/19/2026	300.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4220-64370		02/19/2026	525.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4315-62010		02/19/2026	13.49
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4315-62010		02/19/2026	13.49
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4315-62210		02/19/2026	128.33
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	100-4510-64400		02/19/2026	272.75
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	230-4840-63150		02/19/2026	27.74
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	620-4840-62010		02/19/2026	31.48
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	620-4840-62010		02/19/2026	31.48

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	620-4890-64370		02/19/2026	30.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	670-4850-62200		02/19/2026	9.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	670-4850-62200		02/19/2026	32.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	680-4840-62010		02/19/2026	9.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	680-4840-62010		02/19/2026	9.00
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	680-4850-62230		02/19/2026	1,355.84
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	690-4840-62010		02/19/2026	35.98
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	690-4840-62010		02/19/2026	35.98
ELAN FINANCIAL SERVICES	FEB 2026	02/19/2026	0182: 1/17/26-2/17/26	690-4890-64370		02/19/2026	188.00
						Vendor ELAN FINANCIAL SERVICES Total:	**4,046.77**
Vendor: FLEET SUPPLY							
FLEET SUPPLY	42481	02/10/2026	JETTING GLOVES	680-4840-62880		02/10/2026	18.99
FLEET SUPPLY	42573	02/16/2026	PPE-JIM NELSON	690-4840-62880		02/16/2026	64.59
						Vendor FLEET SUPPLY Total:	**83.58**
Vendor: GRAYMONT WESTERN CANADA INC							
GRAYMONT WESTERN CAN...	3-448265RI	02/09/2026	CHEMICALS	620-4840-62160		02/09/2026	9,888.09
						Vendor GRAYMONT WESTERN CANADA INC Total:	**9,888.09**
Vendor: GREGORY STEPHEN HUFNAGLE							
GREGORY STEPHEN HUFNA...	228	02/01/2026	JAN2026 SERVICES	100-4240-63030		02/01/2026	9,978.98
						Vendor GREGORY STEPHEN HUFNAGLE Total:	**9,978.98**
Vendor: HAWKINS INC							
HAWKINS INC	7330953	02/10/2026	CHEMICALS	620-4840-62160		02/10/2026	5,670.00
HAWKINS INC	7332074	02/11/2026	CHLORINE FEED	620-4850-62220		02/11/2026	81.10
HAWKINS INC	7333190	02/11/2026	CHEMICALS	620-4840-62160		02/11/2026	150.10
HAWKINS INC	7337229	02/16/2026	CHEMICALS	620-4840-62160		02/16/2026	561.40
						Vendor HAWKINS INC Total:	**6,462.60**
Vendor: HDR ENGINEERING INC - CHICAGO							
HDR ENGINEERING INC - CH...	1200800487	02/06/2026	10318459-CHIEF'S COULEE	515-4680-65920		02/06/2026	600.00
						Vendor HDR ENGINEERING INC - CHICAGO Total:	**600.00**
Vendor: IHEARTMEDIA							
IHEARTMEDIA	8823569757	01/31/2026	iHEART MEDIA	610-4880-63490		01/31/2026	1,077.65
						Vendor IHEARTMEDIA Total:	**1,077.65**
Vendor: INTERSTATE BILLING SERVICE							
INTERSTATE BILLING SERVICE	39874G	02/10/2026	RADIATOR CAP 5520	100-4312-62210		02/10/2026	49.45
						Vendor INTERSTATE BILLING SERVICE Total:	**49.45**
Vendor: JOHNSON BROTHERS LIQUOR							
JOHNSON BROTHERS LIQU...	2986866	02/09/2026	LIQUOR	610-4810-62510		02/09/2026	6,951.56
JOHNSON BROTHERS LIQU...	2986867	02/09/2026	WINE	610-4810-62530		02/09/2026	3,566.25
						Vendor JOHNSON BROTHERS LIQUOR Total:	**10,517.81**
Vendor: L & M SUPPLY INC							
L & M SUPPLY INC	10077568	02/10/2026	WTP REPLACEMENT LEVEL	620-4840-62990		02/10/2026	15.99

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
L & M SUPPLY INC	10075796	02/02/2026	ZIPTIES & CABLE TIE	100-4210-62990		02/02/2026	16.48
L & M SUPPLY INC	10040158	02/06/2026	POWER PLANT DRILL EXT	690-4850-62350		02/06/2026	5.99
						Vendor L & M SUPPLY INC Total:	**38.46**
Vendor: LEE PLUMBING & HEATING INC							
LEE PLUMBING & HEATING ...	36674763	02/17/2026	GLYCOL FOR GEOTHERMAL ...	100-4194-62230		02/17/2026	172.50
						Vendor LEE PLUMBING & HEATING INC Total:	**172.50**
Vendor: MARCO TECHNOLOGIES LLC NW 7128							
MARCO TECHNOLOGIES LLC...	INV14900176	02/16/2026	2026 WIDE FORMAT PRINT...	100-4650-63020		02/16/2026	571.82
						Vendor MARCO TECHNOLOGIES LLC NW 7128 Total:	**571.82**
Vendor: MC KINNON COMPANY INC							
MC KINNON COMPANY INC	898241	02/10/2026	BEER & MIX CREDIT	610-4810-62520		02/10/2026	-11.15
MC KINNON COMPANY INC	898241	02/10/2026	BEER & MIX CREDIT	610-4810-62540		02/10/2026	-8.33
MC KINNON COMPANY INC	898242	02/10/2026	LIQUOR-BEER-MIX	610-4810-62510		02/10/2026	1,315.00
MC KINNON COMPANY INC	898242	02/10/2026	LIQUOR-BEER-MIX	610-4810-62520		02/10/2026	5,855.70
MC KINNON COMPANY INC	898242	02/10/2026	LIQUOR-BEER-MIX	610-4810-62540		02/10/2026	54.70
MC KINNON COMPANY INC	1150000177	02/13/2026	BEER CREDIT	610-4810-62520		02/13/2026	-25.60
MC KINNON COMPANY INC	899274	02/13/2026	BEER & MIX	610-4810-62520		02/13/2026	5,259.35
MC KINNON COMPANY INC	899274	02/13/2026	BEER & MIX	610-4810-62540		02/13/2026	42.00
MC KINNON COMPANY INC	896876	02/03/2026	LIQUOR & BEER	610-4810-62510		02/03/2026	1,350.00
MC KINNON COMPANY INC	896876	02/03/2026	LIQUOR & BEER	610-4810-62520		02/03/2026	3,276.10
MC KINNON COMPANY INC	897949	02/06/2026	BEER	610-4810-62520		02/06/2026	2,613.20
						Vendor MC KINNON COMPANY INC Total:	**19,720.97**
Vendor: MINNKOTA POWER COOPERATIVE INC							
MINNKOTA POWER COOPE...	II60967	02/19/2026	CRANE FOR TRANS CHANGE...	690-4850-62360		02/19/2026	2,609.19
						Vendor MINNKOTA POWER COOPERATIVE INC Total:	**2,609.19**
Vendor: MN DPT OF REVENUE - SALES/USE TAX							
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	100-20220		02/23/2026	12,151.70
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	100-4220-62990		02/23/2026	-0.41
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	100-4315-62210		02/23/2026	3.58
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	100-4315-62990		02/23/2026	7.05
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	100-4510-62230		02/23/2026	-5.75
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	610-4840-62140		02/23/2026	38.52
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	610-4840-62990		02/23/2026	11.34
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	620-20220		02/23/2026	2,322.01
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	620-4850-62230		02/23/2026	-5.11
MN DPT OF REVENUE - SAL...	JAN2026	02/23/2026	SALES TAX-JANUARY 2026	690-20220		02/23/2026	61,434.07
MN DPT OF REVENUE - SAL...	JAN2026-LIQ	02/23/2026	SALES TAX-JAN 2026	610-20220		02/23/2026	31,737.00
MN DPT OF REVENUE - SAL...	JAN2026-PARKS/REC	02/23/2026	SALES TAX-JAN 2026	100-20220		02/23/2026	2.00
						Vendor MN DPT OF REVENUE - SALES/USE TAX Total:	**107,696.00**
Vendor: MN ENERGY RESOURCES #0503090429-00002							
MN ENERGY RESOURCES #0...	5812910895	02/11/2026	JAN 2026 METER 20086097...	100-4312-63890		02/11/2026	868.07
MN ENERGY RESOURCES #0...	5813204090	02/11/2026	JAN 2026 METER 20075293...	100-4510-63890		02/11/2026	129.04

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
MN ENERGY RESOURCES #0...	5813547531	02/11/2026	JAN 2026 METER20082000-...	100-4315-63890		02/11/2026	741.07
MN ENERGY RESOURCES #0...	5813547531	02/11/2026	JAN 2026 METER20082000-...	100-4510-63890		02/11/2026	317.60
					Vendor MN ENERGY RESOURCES #0503090429-00002 Total:		**2,055.78**
Vendor: MN STATE PATROL CMV SECTION							
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	100-4312-62990		02/24/2026	26.00
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	100-4315-62990		02/24/2026	6.00
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	100-4510-62990		02/24/2026	2.00
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	620-4840-62990		02/24/2026	4.00
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	670-4840-62990		02/24/2026	4.00
MN STATE PATROL CMV SE...	2026-927426	02/24/2026	2026 DECALS-MANDATORY...	690-4840-62990		02/24/2026	38.00
					Vendor MN STATE PATROL CMV SECTION Total:		**80.00**
Vendor: MORRIS ELECTRONICS INC							
MORRIS ELECTRONICS INC	18314	02/10/2026	ON CALL WORK-SERVICE LA...	100-4192-63020		02/10/2026	375.00
MORRIS ELECTRONICS INC	18369	02/11/2026	SERVER CALS	100-4192-63020		02/11/2026	2,892.90
MORRIS ELECTRONICS INC	18459	02/12/2026	SERVICE DAY	100-4192-63020		02/12/2026	1,885.00
MORRIS ELECTRONICS INC	18077	02/02/2026	REMOTE SERVICE DAY	100-4192-63020		02/02/2026	1,000.00
					Vendor MORRIS ELECTRONICS INC Total:		**6,152.90**
Vendor: NAPA AUTO PARTS THF RVR FL							
NAPA AUTO PARTS THF RVR..	747959	02/10/2026	V-BELT-5602 FORKLIFT	100-4315-62210		02/10/2026	45.42
NAPA AUTO PARTS THF RVR..	747960	02/10/2026	CAT BACKHOE-WATER TRE...	620-4850-62210		02/10/2026	13.64
NAPA AUTO PARTS THF RVR..	747975	02/11/2026	R-100 TRENCHER	620-4850-62210		02/11/2026	7.22
NAPA AUTO PARTS THF RVR..	747872	02/05/2026	CAT BACKHOE-446B	620-4850-62210		02/05/2026	11.33
					Vendor NAPA AUTO PARTS THF RVR FL Total:		**77.61**
Vendor: NORTH CENTRAL INTERNATIONAL LLC							
NORTH CENTRAL INTERNAT...	X205093375-01	02/11/2026	FUEL FILTERS #5605	100-4315-62210		02/11/2026	141.54
					Vendor NORTH CENTRAL INTERNATIONAL LLC Total:		**141.54**
Vendor: NORTHERN MOTORS INC							
NORTHERN MOTORS INC	6028329/1	02/11/2026	OIL CHANGE & TIRE ROTATI...	100-4210-62120		02/11/2026	88.75
NORTHERN MOTORS INC	6028329/1	02/11/2026	OIL CHANGE & TIRE ROTATI...	100-4210-62210		02/11/2026	25.00
					Vendor NORTHERN MOTORS INC Total:		**113.75**
Vendor: NORTHWEST BEVERAGE INC							
NORTHWEST BEVERAGE INC	160893	02/13/2026	BEER	610-4810-62520		02/13/2026	1,475.90
NORTHWEST BEVERAGE INC	160707	02/03/2026	BEER	610-4810-62520		02/03/2026	1,047.15
NORTHWEST BEVERAGE INC	160781	02/06/2026	LIQUOR & BEER	610-4810-62510		02/06/2026	888.00
NORTHWEST BEVERAGE INC	160781	02/06/2026	LIQUOR & BEER	610-4810-62520		02/06/2026	816.45
NORTHWEST BEVERAGE INC	160792	02/09/2026	LIQUOR, BEER, & MIX	610-4810-62510		02/09/2026	171.00
NORTHWEST BEVERAGE INC	160792	02/09/2026	LIQUOR, BEER, & MIX	610-4810-62520		02/09/2026	8,759.05
NORTHWEST BEVERAGE INC	160792	02/09/2026	LIQUOR, BEER, & MIX	610-4810-62540		02/09/2026	192.50
					Vendor NORTHWEST BEVERAGE INC Total:		**13,350.05**
Vendor: NORTHWEST POWER SYSTEMS INC							
NORTHWEST POWER SYST...	T350007	02/10/2026	CAT BACKHOE	620-4850-62210		02/10/2026	15.15

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
NORTHWEST POWER SYST…	T350038	02/11/2026	K-100 TRENCHER	620-4850-62210		02/11/2026	19.50
NORTHWEST POWER SYST…	T350173	02/23/2026	PARTS FOR COMPRESSOR	690-4840-62990		02/23/2026	2.64
NORTHWEST POWER SYST…	T349806	02/03/2026	FIX CYLINDER	100-4312-62210		02/03/2026	491.86
NORTHWEST POWER SYST…	T349942	02/05/2026	CAT BACKHOE	620-4850-62210		02/05/2026	13.13
NORTHWEST POWER SYST…	T349961	02/06/2026	CASE LOADER-HYDRAULIC …	100-4312-62210		02/06/2026	102.84
NORTHWEST POWER SYST…	T349984	02/09/2026	CAT BACKHOE	620-4850-62210		02/09/2026	6.24
NORTHWEST POWER SYST…	T349988	02/09/2026	HUCK ZAMBONI	630-4840-62990		02/09/2026	100.60
						Vendor NORTHWEST POWER SYSTEMS INC Total:	**751.96**
Vendor: OLSON CONTRUCTION-JEFFREY A OLSON							
OLSON CONTRUCTION-JEFF…	3104i	02/05/2026	MAIN REPAIR-DIGGING FOR…	620-4890-64190		02/05/2026	1,275.00
						Vendor OLSON CONTRUCTION-JEFFREY A OLSON Total:	**1,275.00**
Vendor: PENNINGTON CO RECORDER							
PENNINGTON CO RECORDER	2026 REC FEE-LANTERN	02/24/2026	LANTERN: RECORDING & EA…	100-4650-62990		02/24/2026	46.00
PENNINGTON CO RECORDER	FEB2026-REC FEE-CHALLEN…	02/24/2026	RECORDING OF ENCROAC…	100-4650-62990		02/24/2026	46.00
						Vendor PENNINGTON CO RECORDER Total:	**92.00**
Vendor: PHILLIPS WINE & SPIRITS							
PHILLIPS WINE & SPIRITS	5089139	12/03/2025	LIQUOR	610-4810-62510		12/03/2025	558.00
PHILLIPS WINE & SPIRITS	5124040	02/09/2026	LIQUOR	610-4810-62510		02/09/2026	795.02
PHILLIPS WINE & SPIRITS	5124041	02/09/2026	MIX	610-4810-62540		02/09/2026	31.50
						Vendor PHILLIPS WINE & SPIRITS Total:	**1,384.52**
Vendor: PITNEY BOWES BANK INC PURCHASE POWER							
PITNEY BOWES BANK INC P…	2-1-2026	02/01/2026	POSTAGE METER CHARGES	100-4670-62010		02/01/2026	49.46
						Vendor PITNEY BOWES BANK INC PURCHASE POWER Total:	**49.46**
Vendor: POMPS TIRE SERVICE INC							
POMPS TIRE SERVICE INC	1550037540	02/17/2026	2 NEW TIRES #110	690-4850-62210		02/17/2026	860.88
						Vendor POMPS TIRE SERVICE INC Total:	**860.88**
Vendor: RMB ENVIRONMENTAL LAB INC							
RMB ENVIRONMENTAL LAB …	D085480	02/09/2026	POWER PLANT PHOSPHORU…	690-4850-62350		02/09/2026	25.00
						Vendor RMB ENVIRONMENTAL LAB INC Total:	**25.00**
Vendor: ROBIN HOOD SHIP							
ROBIN HOOD SHIP	16915	02/10/2026	STATE SAMPLES	620-4840-62170		02/10/2026	19.99
ROBIN HOOD SHIP	16818	02/02/2026	PPE-MAIL GLOVES FOR INSP…	690-4840-62880		02/02/2026	29.73
						Vendor ROBIN HOOD SHIP Total:	**49.72**
Vendor: ST HILAIRE SUPPLY COMPANY							
ST HILAIRE SUPPLY COMPA…	448945	02/10/2026	CHLORINE FEED	620-4850-62220		02/10/2026	63.10
						Vendor ST HILAIRE SUPPLY COMPANY Total:	**63.10**
Vendor: STREICHERS							
STREICHERS	I1809600	02/10/2026	UNIFORM SHIRT	100-4210-62880		02/10/2026	79.99
STREICHERS	I1809984	02/11/2026	KEVLAR GLOVES-K. JOHNSR…	100-4210-62880		02/11/2026	45.99
						Vendor STREICHERS Total:	**125.98**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: T R F CHAMBER OF COMMERCE							
T R F CHAMBER OF COMME…	19747	02/01/2026	CHAMBER ANNUAL MEETI…	100-4660-64370		02/01/2026	30.00
						Vendor T R F CHAMBER OF COMMERCE Total:	**30.00**
Vendor: T R F HARDWARE							
T R F HARDWARE	34040032	02/13/2026	MISC. PARTS	690-4840-62990		02/13/2026	8.49
T R F HARDWARE	34038252	02/02/2026	REPAIRS TO METER PAN	690-4850-62360		02/02/2026	16.48
T R F HARDWARE	34038360	02/04/2026	CHLORINE FEED	620-4850-62220		02/04/2026	7.66
						Vendor T R F HARDWARE Total:	**32.63**
Vendor: TREVIPAY - WALMART							
TREVIPAY - WALMART	17b8d9c6	02/10/2026	WTP SUPPLY	620-4840-62990		02/10/2026	58.26
						Vendor TREVIPAY - WALMART Total:	**58.26**
Vendor: UNITED STATES PLASTIC CORP							
UNITED STATES PLASTIC CO…	7858115	02/11/2026	CHLORINE FEED	620-4850-62220		02/11/2026	530.04
						Vendor UNITED STATES PLASTIC CORP Total:	**530.04**
Vendor: VESTIS							
VESTIS	2630516076	02/03/2026	WTP RUGS	620-4890-63030		02/03/2026	86.75
						Vendor VESTIS Total:	**86.75**
Vendor: WESTSIDE MOTORS OF TRF INC							
WESTSIDE MOTORS OF TRF …	34181	02/02/2026	REPAIRED OIL LEAK-6QTS OIL	100-4210-62120		02/02/2026	32.52
WESTSIDE MOTORS OF TRF …	34181	02/02/2026	REPAIRED OIL LEAK-6QTS OIL	100-4210-62210		02/02/2026	909.82
						Vendor WESTSIDE MOTORS OF TRF INC Total:	**942.34**
Vendor: WEX BANK							
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	100-4150-61310		02/20/2026	3,343.00
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	100-4210-61310		02/20/2026	1,747.20
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	100-4220-61310		02/20/2026	866.64
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	100-4650-61310		02/20/2026	3,494.40
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	610-4825-61310		02/20/2026	729.16
WEX BANK	INV0002017	02/20/2026	HEALTH INSURANCE	680-4825-61310		02/20/2026	1,018.04
						Vendor WEX BANK Total:	**11,198.44**
Vendor: WEX HEALTH INC							
WEX HEALTH INC	INV0002016	02/23/2026	FSA Flex Reimbursement	740-20300		02/23/2026	643.37
WEX HEALTH INC	INV0002018	02/24/2026	FSA Flex Reimbursement	740-20300		02/24/2026	10.00
WEX HEALTH INC	INV0002019	02/24/2026	FSA Flex Reimbursement	740-20300		02/24/2026	35.40
						Vendor WEX HEALTH INC Total:	**688.77**
Vendor: WINE MERCHANTS							
WINE MERCHANTS	7553118	02/09/2026	WINE	610-4810-62530		02/09/2026	1,047.00
						Vendor WINE MERCHANTS Total:	**1,047.00**
Vendor: YVONNE PEDERSON							
YVONNE PEDERSON	MAR 2026	02/17/2026	POLICE PENSION-MAR 2026	810-4820-61500		02/17/2026	1,176.86
						Vendor YVONNE PEDERSON Total:	**1,176.86**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: ZIEGLER INC							
ZIEGLER INC	IN002278591	02/02/2026	WW GENERATOR INSPECTI…	680-4890-63030		02/02/2026	6,866.34
ZIEGLER INC	IN002281276	02/04/2026	CAT BACKHOE	620-4850-62210		02/04/2026	3,853.07
						Vendor ZIEGLER INC Total:	**10,719.41**
						Grand Total:	**311,084.66**

Fund Summary

Fund	Expense Amount
100 - GENERAL FUND	55,381.65
230 - TRF AREA K-9 FUND	27.74
510 - 2026 PAC & RW PROJECT	49,780.00
515 - CHIEFS COULEE	600.00
550 - 2025 CO2 TANK REPLACMENT	246.00
565 - LEAD & GALVANIZED SERVICE LINE PROJECT	1,780.75
610 - LIQUOR DISPENSARY	86,647.93
620 - WATER UTILITY FUND	39,977.13
630 - ARENAS - OAK VIEW GROUP	100.60
670 - STORM WATER UTILITY FUND	45.00
680 - WASTEWATER UTILITY FUND	9,277.21
690 - ELECTRIC UTILITY FUND	65,355.02
740 - TRF HEALTH INSURANCE FUND	688.77
810 - POLICE RELIEF ASSOCIATION	1,176.86
Grand Total:	**311,084.66**

Account Summary

Account Number	Account Name	Expense Amount
100-20220	Sales Tax Payable	12,153.70
100-4150-61310	Health Insurance	3,343.00
100-4192-63020	Computer Maintenance…	15,661.96
100-4194-62230	Building Maint & Repair	172.50
100-4210-61310	Health Insurance	1,747.20
100-4210-62120	Gas-Oil-Lube	121.27
100-4210-62210	Equipment Maint & Repa..	934.82
100-4210-62880	Personal Protective Equi…	333.98
100-4210-62990	Misc. Operating Expense	117.08
100-4210-63034	SRT Expense	650.94
100-4210-63320	Training Expense	600.00
100-4220-61310	Health Insurance	866.64
100-4220-62990	Misc. Operating Expense	80.28
100-4220-64370	Taxes and Licenses	525.00
100-4240-63030	Contracts Expense	9,978.98
100-4312-62210	Equipment Maint & Repa..	646.01
100-4312-62990	Misc. Operating Expense	289.95
100-4312-63890	Utilities Expense	868.07
100-4315-62010	Office Supplies	26.98
100-4315-62210	Equipment Maint & Repa..	555.85
100-4315-62990	Misc. Operating Expense	13.05
100-4315-63890	Utilities Expense	741.07
100-4510-62230	Building Maint & Repair	-5.75
100-4510-62990	Misc. Operating Expense	2.00

Account Summary

Account Number	Account Name	Expense Amount
100-4510-63890	Utilities Expense	446.64
100-4510-64400	Travel, Conference, Sch…	272.75
100-4650-61310	Health Insurance	3,494.40
100-4650-62990	Misc. Operating Expense	92.00
100-4650-63020	Computer Maintenance…	571.82
100-4660-64370	Taxes and Licenses	30.00
100-4670-62010	Office Supplies	49.46
230-4840-63150	Canine Unit Expense	27.74
510-4680-65920	Work in Process - Eng/Ar…	49,780.00
515-4680-65920	Work in Process - Eng/Ar…	600.00
550-4680-65920	Work in Process - Eng/Ar…	246.00
565-4680-65920	Work in Process - Eng/Ar…	1,780.75
610-20220	Sales Tax Payable	31,737.00
610-4810-62510	Liquor for Resale	12,495.78
610-4810-62520	Beer for Resale	34,089.59
610-4810-62530	Wine for Resale	4,613.25
610-4810-62540	Soft Drinks/Mix for Resa…	1,165.87
610-4810-62590	Misc. Mdse for Resale	200.00
610-4825-61310	Health Insurance	729.16
610-4840-62140	Off Sale Supplies	528.29
610-4840-62990	Misc. Operating Expense	11.34
610-4880-63490	Advertising	1,077.65
620-20220	Sales Tax Payable	2,322.01
620-4840-62010	Office Supplies	62.96
620-4840-62160	Chemicals	16,487.26
620-4840-62170	Field Supplies	19.99
620-4840-62880	Personal Protective Equi…	5.90
620-4840-62990	Misc. Operating Expense	151.19
620-4850-62210	Equipment Maint & Repa..	3,939.28
620-4850-62220	Plant Equip Maint & Rep…	681.90
620-4850-62230	Building Maint & Repair	-5.11
620-4890-63030	Contracts Expense	86.75
620-4890-63110	Consulting Fees	14,920.00
620-4890-64190	Rentals/Leases	1,275.00
620-4890-64370	Taxes and Licenses	30.00
630-4840-62990	Misc. Operating Expense	100.60
670-4840-62990	Misc. Operating Expense	4.00
670-4850-62200	System Expense	41.00
680-4825-61310	Health Insurance	1,018.04
680-4840-62010	Office Supplies	18.00
680-4840-62880	Personal Protective Equi…	18.99
680-4850-62230	Building Maint & Repair	1,355.84

Account Summary

Account Number	Account Name	Expense Amount
680-4890-63030	Contracts Expense	6,866.34
690-20220	Sales Tax Payable	61,434.07
690-4840-62010	Office Supplies	71.96
690-4840-62880	Personal Protective Equi...	94.32
690-4840-62990	Misc. Operating Expense	49.13
690-4850-62210	Equipment Maint & Repa..	860.88
690-4850-62350	Power Plant/Dam Maint	30.99
690-4850-62360	Distribution Maint	2,625.67
690-4890-64370	Taxes and Licenses	188.00
740-20300	Flex Payroll Deductions	688.77
810-4820-61500	Annuity Payments	1,176.86
	Grand Total:	**311,084.66**

Project Account Summary

Project Account Key		Expense Amount
None		311,084.66
	Grand Total:	**311,084.66**

Council Approval Register

City of Thief River Falls, MN

Packet: APPKT01701 - 3/4/26-COUNCIL MEETING (3/3/26)

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: ACE HARDWARE							
ACE HARDWARE	202667	02/23/2026	WTP SUPPLY	620-4840-62990		02/23/2026	83.88
						Vendor ACE HARDWARE Total:	**83.88**
Vendor: AMAZON CAPITAL SERVICES INC							
AMAZON CAPITAL SERVICES ..	1714-J3G1-3WVG	02/02/2026	POWER PLANT PH BUFFER ...	690-4850-62350		02/02/2026	25.48
AMAZON CAPITAL SERVICES ..	1F1X-WQ4J-HN41	02/02/2026	DYMO LABEL PRNTR-LYS WI...	100-4210-62420		02/02/2026	209.99
AMAZON CAPITAL SERVICES ..	1F1X-WQ4J-HN41	02/02/2026	DYMO LABEL PRNTR-LYS WI...	100-4210-62990		02/02/2026	60.52
AMAZON CAPITAL SERVICES ..	1F1X-WQ4J-HN41	02/02/2026	DYMO LABEL PRNTR-LYS WI...	100-4210-63034		02/02/2026	18.39
AMAZON CAPITAL SERVICES ..	1K9X-Y6VM-Q1VN	02/09/2026	ACCESSORIES	100-4192-62020		02/09/2026	17.99
AMAZON CAPITAL SERVICES ..	1VXT-977G-1YNY	02/09/2026	MOUSE PAD & POWERSTRIP	100-4210-62990		02/09/2026	57.98
						Vendor AMAZON CAPITAL SERVICES INC Total:	**390.35**
Vendor: BELLBOY CORP - LIQUOR							
BELLBOY CORP - LIQUOR	0210527700	02/17/2026	LIQUOR - MIX	610-4810-62510		02/17/2026	7,551.35
BELLBOY CORP - LIQUOR	0210527700	02/17/2026	LIQUOR - MIX	610-4810-62540		02/17/2026	70.45
BELLBOY CORP - LIQUOR	0210527700	02/17/2026	LIQUOR - MIX	610-4810-62590		02/17/2026	50.00
						Vendor BELLBOY CORP - LIQUOR Total:	**7,671.80**
Vendor: BREAKTHRU BEVERAGE							
BREAKTHRU BEVERAGE	125669059	02/17/2026	LIQUOR	610-4810-62510		02/17/2026	1,250.61
BREAKTHRU BEVERAGE	125669060	02/17/2026	WINE	610-4810-62530		02/17/2026	560.00
BREAKTHRU BEVERAGE	125669061	02/17/2026	WINE	610-4810-62530		02/17/2026	40.00
BREAKTHRU BEVERAGE	125669062	02/17/2026	WINE	610-4810-62530		02/17/2026	200.00
						Vendor BREAKTHRU BEVERAGE Total:	**2,050.61**
Vendor: COLE PAPERS INC							
COLE PAPERS INC	10678089	02/12/2026	VAC BAGS & BRSH RLL-TP-I...	100-4194-62990		02/12/2026	26.06
COLE PAPERS INC	10678089	02/12/2026	VAC BAGS & BRSH RLL-TP-I...	100-4550-62230		02/12/2026	91.03
COLE PAPERS INC	10678089	02/12/2026	VAC BAGS & BRSH RLL-TP-I...	100-4550-62990		02/12/2026	26.06
COLE PAPERS INC	10678089	02/12/2026	VAC BAGS & BRSH RLL-TP-I...	100-4550-62990		02/12/2026	50.51
COLE PAPERS INC	10678089	02/12/2026	VAC BAGS & BRSH RLL-TP-I...	100-4560-62990		02/12/2026	26.06
						Vendor COLE PAPERS INC Total:	**219.72**
Vendor: DIGI KEY CORPORATION							
DIGI KEY CORPORATION	120782107	02/12/2026	REPLACE PRESSURE RELIEF ...	100-4220-62210		02/12/2026	91.12
						Vendor DIGI KEY CORPORATION Total:	**91.12**
Vendor: FASTENAL COMPANY							
FASTENAL COMPANY	MNROS139600	02/13/2026	MISC PARTS TRUCK #104	690-4840-62990		02/13/2026	130.40
						Vendor FASTENAL COMPANY Total:	**130.40**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
Vendor: GUARDIAN PEST SOLUTIONS INC							
GUARDIAN PEST SOLUTIONS..	2733138	02/12/2026	PEST CONTROL CONTRACT	690-4890-63030		02/12/2026	55.00
GUARDIAN PEST SOLUTIONS..	2735707	02/16/2026	PEST CONTROL SERVICES	100-4194-63210		02/16/2026	55.00
						Vendor GUARDIAN PEST SOLUTIONS INC Total:	**110.00**
Vendor: HUGOS #7							
HUGOS #7	17FEB2026	02/17/2026	RURAL FIRE ACCOC. MEETI...	100-4220-64400		02/17/2026	114.51
						Vendor HUGOS #7 Total:	**114.51**
Vendor: JOHNSON BROTHERS LIQUOR							
JOHNSON BROTHERS LIQU...	2993795	02/18/2026	LIQUOR	610-4810-62510		02/18/2026	247.50
						Vendor JOHNSON BROTHERS LIQUOR Total:	**247.50**
Vendor: NAPA AUTO PARTS THF RVR FL							
NAPA AUTO PARTS THF RVR..	478036	02/13/2026	CAT BACKHOE 446B	620-4850-62210		02/13/2026	31.18
						Vendor NAPA AUTO PARTS THF RVR FL Total:	**31.18**
Vendor: NEIGHBORS FORD							
NEIGHBORS FORD	TR120824	02/19/2026	REPAIRS TO UNIT #? LIC#93...	690-4850-62210		02/19/2026	4,516.77
NEIGHBORS FORD	TR121204	02/20/2026	OIL CHANGE: 25-01	100-4210-62120		02/20/2026	76.22
						Vendor NEIGHBORS FORD Total:	**4,592.99**
Vendor: NELSON EQUIPMENT OF T R F INC							
NELSON EQUIPMENT OF T R...	CT166916	02/12/2026	POWER PLANT FLUIDS FILT...	690-4850-62350		02/12/2026	190.02
NELSON EQUIPMENT OF T R...	CT166950	02/17/2026	CAT BACKHOE	620-4850-62210		02/17/2026	20.15
						Vendor NELSON EQUIPMENT OF T R F INC Total:	**210.17**
Vendor: NORMAN BETLAND							
NORMAN BETLAND	106	02/16/2026	GIS CONSULTING: 2/8 & 2/16	100-4650-63030		02/16/2026	137.50
						Vendor NORMAN BETLAND Total:	**137.50**
Vendor: NORTHDALE OIL INC							
NORTHDALE OIL INC	8024-PETRO PUMPER	02/16/2026	FUEL CHARGES	100-4210-62120		02/16/2026	23.32
NORTHDALE OIL INC	8027-5-PETRO PUMPER	02/16/2026	FUSE	100-4210-62210		02/16/2026	4.58
						Vendor NORTHDALE OIL INC Total:	**27.90**
Vendor: NORTHWEST SERVICE COOPERATIVE							
NORTHWEST SERVICE COO...	12630	02/11/2026	2026 NWSC MEMBERSHIP ...	100-4670-64330		02/11/2026	250.00
						Vendor NORTHWEST SERVICE COOPERATIVE Total:	**250.00**
Vendor: PEPSI BEVERAGES COMPANY							
PEPSI BEVERAGES COMPANY	56926605	02/12/2026	MIX	610-4810-62540		02/12/2026	437.35
						Vendor PEPSI BEVERAGES COMPANY Total:	**437.35**
Vendor: SOK ENTERPRISES-STEVEN O KVASAGER							
SOK ENTERPRISES-STEVEN O..	002714	02/14/2026	6 NEW PANIC BUTTONS-N...	100-4194-65200		02/14/2026	677.42
SOK ENTERPRISES-STEVEN O..	002715	02/14/2026	NEW FIRE ALARM SYSTEM	100-4194-65200		02/14/2026	23,970.62
						Vendor SOK ENTERPRISES-STEVEN O KVASAGER Total:	**24,648.04**
Vendor: SOUTHERN GLAZERS OF MN							
SOUTHERN GLAZERS OF MN	2724450	02/12/2026	LIQUOR	610-4810-62510		02/12/2026	1,983.45

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Project Account Key	Post Date	Amount
SOUTHERN GLAZERS OF MN	2725575	02/17/2026	WINE	610-4810-62530		02/17/2026	1,159.20
SOUTHERN GLAZERS OF MN	2725576	02/17/2026	LIQUOR	610-4810-62510		02/17/2026	5,660.15
SOUTHERN GLAZERS OF MN	2725577	02/17/2026	LIQUOR	610-4810-62510		02/17/2026	11,336.49
SOUTHERN GLAZERS OF MN	2725578	02/17/2026	LIQUOR	610-4810-62510		02/17/2026	3,099.38
SOUTHERN GLAZERS OF MN	2725579	02/17/2026	LIQUOR	610-4810-62510		02/17/2026	2,362.05
						Vendor SOUTHERN GLAZERS OF MN Total:	**25,600.72**
Vendor: T R F HARDWARE							
T R F HARDWARE	34040567	02/20/2026	MISC STOCK/DBL SWITCH L...	630-4850-62230		02/20/2026	11.99
T R F HARDWARE	34040567	02/20/2026	MISC STOCK/DBL SWITCH L...	690-4840-62990		02/20/2026	2.99
						Vendor T R F HARDWARE Total:	**14.98**
Vendor: UNIVERSAL SCREENPRINT							
UNIVERSAL SCREENPRINT	47265	02/11/2026	WELLNESS PROGRAM	100-4670-62990		02/11/2026	112.50
						Vendor UNIVERSAL SCREENPRINT Total:	**112.50**
Vendor: VESTIS							
VESTIS	2630520936	02/17/2026	WTP RUGS	620-4890-63030		02/17/2026	86.75
						Vendor VESTIS Total:	**86.75**
						Grand Total:	**67,259.97**

Fund Summary

Fund	Expense Amount
100 - GENERAL FUND	26,097.38
610 - LIQUOR DISPENSARY	36,007.98
620 - WATER UTILITY FUND	221.96
630 - ARENAS - OAK VIEW GROUP	11.99
690 - ELECTRIC UTILITY FUND	4,920.66
Grand Total:	**67,259.97**

Account Summary

Account Number	Account Name	Expense Amount
100-4192-62020	Computer Supplies	17.99
100-4194-62990	Misc. Operating Expense	26.06
100-4194-63210	Communication Expense	55.00
100-4194-65200	Buildings and Structures	24,648.04
100-4210-62120	Gas-Oil-Lube	99.54
100-4210-62210	Equipment Maint & Repa..	4.58
100-4210-62420	Computer Equipment	209.99
100-4210-62990	Misc. Operating Expense	118.50
100-4210-63034	SRT Expense	18.39
100-4220-62210	Equipment Maint & Repa..	91.12
100-4220-64400	Travel, Conference, Sch...	114.51
100-4550-62230	Building Maint & Repair	91.03
100-4550-62990	Misc. Operating Expense	76.57
100-4560-62990	Misc. Operating Expense	26.06
100-4650-63030	Contracts Expense	137.50
100-4670-62990	Misc. Operating Expense	112.50
100-4670-64330	Dues and Subscriptions	250.00
610-4810-62510	Liquor for Resale	33,490.98
610-4810-62530	Wine for Resale	1,959.20
610-4810-62540	Soft Drinks/Mix for Resa...	507.80
610-4810-62590	Misc. Mdse for Resale	50.00
620-4840-62990	Misc. Operating Expense	83.88
620-4850-62210	Equipment Maint & Repa..	51.33
620-4890-63030	Contracts Expense	86.75
630-4850-62230	Building Maint & Repair	11.99
690-4840-62990	Misc. Operating Expense	133.39
690-4850-62210	Equipment Maint & Repa..	4,516.77
690-4850-62350	Power Plant/Dam Maint	215.50
690-4890-63030	Contracts Expense	55.00
	Grand Total:	**67,259.97**

Project Account Summary

Project Account Key		Expense Amount
None		67,259.97
	Grand Total:	**67,259.97**

City of Thief River Falls, MN

Refund Check Register
Refund Check Detail

UBPKT03660 - Refunds 01 UBPKT03658 Disconnect

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
05-00627-000	UNITY BANK NORTH	2/23/2026	97395	102.84			102.84	Generated From Billing
16-01989-005	SALZMAN, ERIC S	2/23/2026	97396	5.92			5.92	Generated From Billing
17-02159-000	SLETTEN, DANIEL B	2/23/2026	97397	284.09			284.09	Generated From Billing
Total Refunds: 3			**Total Refunded Amount:**	392.85				

Revenue Code Summary

Revenue Code		Amount
996 - UNAPPLIED CREDITS		392.85
	Revenue Total:	392.85

General Ledger Distribution

Posting Date: 02/23/2026

	Account Number	Account Name		Posting Amount	IFT
Fund: 690 - ELECTRIC UTILITY FUND					
	690-10101	Cash & Investments		-392.85	Yes
	690-11530	Accts Receivable - Billing		392.85	
			690 Total:	0.00	
Fund: 999 - POOL CASH FUND					
	999-10101	Pooled Cash & Investments		-392.85	
	999-20700	Due To Other Funds		392.85	Yes
			999 Total:	0.00	
			Distribution Total:	0.00	

COUNCIL PER DIEM TO BE PAID ON 03/19/2026 PAYROLL
Presented 03/03/2026 Council Meeting

Julie Bolduc -January/February 2026

1/12/2026	Public Safety	City Hall	$32.50	
2/9/2026	Public Safety	City Hall	$32.50	
2/11/2026	Public Works		$32.50	
				$97.50

Kelly Langness - February 2026

2/4/2026	P&Z	City Hall	$32.50	
2/9/2026	Utilities	Rm 101	$32.50	
2/10/2026	Administrative	Rm 101	$32.50	
2/12/2026	P&Z	City Hall	$32.50	
2/6/2026	Phishing Foundation	Online	$32.50	
2/25/2026	Airport	Airport	$32.50	
				$195.00

Jon Scott Pream - January/February 2026

1/12/2026	Utilities	City Hall	$32.50	
1/13/2026	Walk/Bike TRF	City Hall	$32.50	
1/13/2026	CVB	Carnegie	$32.50	
1/13/2026	NWRL	HQ	$32.50	
1/15/2026	Chamber	Carnegie	$32.50	
1/14/2026	Public Works	City Hall	$32.50	
1/20/2026	Committee of the Whole	City Hall	$32.50	
1/21/2026	MEC	NCTC	$32.50	
2/9/2026	Utilities	City Hall	$32.50	
2/10/2026	Walk/Bike TRF	City Hall	$32.50	
2/10/2026	CVB	Carnegie	$32.50	
2/11/2026	Public Works	City Hall	$32.50	
2/12/2026	NWRL	HQ	$32.50	
2/19/2026	TRF Library	TRF Library	$32.50	
				$455.00

Steve Narverud - February 2026

1/28/2026	Long Range Planning	Rm 101	$32.50	
2/3/2026	Advance TRF	Legion	$32.50	
2/4/2026	Planning and Zoning	City Hall	$32.50	
2/9/2026	Public Safety	Rm 101	$32.50	
2/11/2026	Public Works	Rm 101	$32.50	
2/12/2026	Planning and Zoning	City Hall	$32.50	
2/18/2026	Advance TRF	Zoom	$32.50	
2/24/2026	Strategic Planning	City Hall	$32.50	
2/24/2026	Labor	City Hall	$32.50	
				$292.50

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: 3/3/2026

SUBJECT: Purchase – Fire Academy Laptop

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

MOTION TO: Approve the purchase of a Dell Pro 14 Laptop from SHI International for a cost of $1619.68.

BACKGROUND: The Thief River Falls Fire Academy needs to purchase a dedicated laptop for the Lead Instructor. In the past, training sessions were conducted using the Fire Chief's computer. With the Fire Chief no longer serving as the Lead Instructor, continued use of that computer is no longer practical.

KEY ISSUES: The laptop is an essential piece of equipment to continue the operations of the academy.

FINANCIAL CONSIDERATIONS: Use of fire academy money.

LEGAL CONSIDERATION:

DEPARTMENT/RESPONSIBLE PERSON: Rick Beier - Fire Chief

ATTACHMENTS:

1.	SHI Quote-27182578 (1)

Pricing Proposal
Quotation #: 27182578
Created On: 2/17/2026
Valid Until: 3/6/2026

MN-City of Thief River Falls

Joanne Olson
405 THIRD STREET EAST
THIEF RIVER FALLS, MN 56701
United States
Phone: (218) 416-7050
Email: jolson@trfmn.gov

Elijah Elster
Phone:
Email: Elijah_Elster@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	Dell Pro 14 Plus PB14250 - Intel Core Ultra 5 - 236V / up to 4.7 GHz - vPro Enterprise - Win 11 Pro - Arc Graphics 130V - 16 GB RAM - 512 GB SSD NVMe - 14" IPS 1920 x 1200 (Full HD Plus) - Wi-Fi 7 - platinum silver - BTS - with 1 Year Basic Onsite Service Dell - Part#: 2YM1D Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,619.68	$1,619.68
			Subtotal	$1,619.68
			Total	$1,619.68

Additional Comments

Maximize your technology's lifecycle with SHI's services to recover, redeploy, remarket, and recycle your devices. For more information, contact AssetRecoveryServices@SHI.com

Due to ongoing global component shortages affecting memory, storage, and other critical PC hardware, quoted prices and lead times may fluctuate. We are committed to keeping you informed of any changes as supply conditions evolve.

Dell has a no-returns policy on all hardware products. If an item is DOA, missing, wrong, or visibly damaged in transit, SHI must be notified within 20 days.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

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: 3/3/2026

SUBJECT: Second Reading to Rezone 517 Duluth Ave. S. from C-1 to C-2

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

MOTION TO: approve the second reading for the rezoning application from Andrew Peralta, DQ – Peralta, Inc., to rezone 517 Duluth Ave. S. from Neighborhood Business District (C-1) to General Business District (C-2) to allow for broader community-wide consumer traffic.

BACKGROUND: Mr. Peralta is looking to sell his property to a prospective retail business owner. A (C-1) Neighborhood Business District zoning is very limiting on what types of business can locate there. The existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district and should have been rezoned decades ago. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic. It could be argued that with the tight margins in retail sales, the neighborhood Business District doesn't exist anymore, as neighborhood businesses are unable to survive financially unless they attract customers city-wide, or more realistically from surrounding communities.

KEY ISSUES: • Existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic.

• With the tight margins in retail sales, neighborhood businesses are unable to survive financially. Today's retail business really needs to attract customers city-wide and from surrounding communities to survive financially.

FINANCIAL CONSIDERATIONS: The fee for rezoning was paid by Mr. Peralta and used to cover the publishing costs in the Times and postage for mailing letters to induvial property owners within 350 feet of this property.

LEGAL CONSIDERATION: A Public Hearing was held at a special meeting of the Planning and Zoning Commission at 5:00 pm on February 12th.

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

ATTACHMENTS:

1.	Peralta Inc 517 Duluth Ave S. Rezoning Application
2.	CHECKLIST FOR REZONING REQUEST - 517 Duluth Ave. S. Andrew Peralta
3.	Zoning Map

4.	Land Use from Comp Plan Map
5.	C-1 & C-2 Ordinances

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: Andrew Peralta - DQ - Peralta Inc		Phone #: 218-689-3129	
Address: 700 Hwy 32 S	City: TRF	State: MN	Zip: 56701

Property Owner *(if different from Applicant)*

Name: Andrew Peralta		Phone #: 218-689-3129	
Address: 517 Duluth Ave S	City: TRF	State: MN	Zip: 56701

Approximate Location of Property

Address: 517 Duluth Ave. S	Legal Description: Porter's Addition Lot 8 Less Hwy & Lots 9-12 Blk 16
Present Zoning Classification: C1	Present Use: Restaurant

Description of Request

Rezone from C1 to C2

Property Owner Signature: andrew peralta	Date: 1-21-26
Applicant Signature: andrew peralta	Date: 1-21-26

Review *(For office use only)*

Date of Publication	Date on Planning Commission Agenda

Action Taken By Commission:

Action Taken By City Council:

City Council Resolution / Ordinance Number

Fee Paid 1/22/26 CK# 3838

CHECKLIST FOR REZONING REQUESTS

1. **Applicant (Name/Address/Tel:** Andrew Peralta – DQ- Peralta, Inc, 700 Hwy. 32 S. Thief River Falls, MN 56701

2. **General location of the request:** 517 Duluth Ave. S., Thief River Falls, MN 56701. Porter's Addition Lot 8 Less Hwy. & Lots 9-12 Block 16. PID# 2500511460.

3. **Proposed use and/or zoning:** The owner is Requesting that the zoning be amended from Neighborhood Business District (C-1) to General Business District (C-2) to allow for broader community-wide consumer traffic.

4. **Dimension of the request:** **Frontage -** 75' **Depth -** 140'

5. **Area of property in request:** **Sq. Feet -** 10,500 **Acres –** 0.24

6. **Existing characteristics:** **Zoning -** Neighborhood Business District

   Conforming - No **Non-Conforming -** Currently Yes – Existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic.

7. **Adjacent land use:** To the west across Main Ave. is an apartment building and single-family home mix. To the north is Commercial and single-family home mix, to the East is single-family residences and to the South is the Armory and Campground/park area.

8. **Adjacent zoning districts:** Across Main Ave. S. to the west is R-2 General Residential District, Across Duluth Ave. S. to the north is C-2. Across Duluth Ave. S. to the east is R2- General Residential District, and across Emil Street the south is PR Park and Recreation District.

9. **Are Wetlands or Shorelands impacted by this request?** No.

10. **Characteristics of soils:** According to the "Pennington County Soil Survey," the soil is predominately "Smiley Sandy Clay Loam", which is rated very poor to moderately well-drained. Ratings for seasonal high-water table and frost action are severe. The permeability rating is moderate and available water capacity is high.

11. **Has an adequate site plan been provided?** N/A - Existing platted land with structures.

12. What provisions have/can be made for utilities, drainage and adequate easements? N/A This is an already developed parcel

13. Is the proposed rezoning consistent with the Comprehensive Plan? Yes, Comp Plan is zoned for General Commercial.

14. Have other pertinent segments of the Comprehensive Plan been considered? Yes.

15. Is the area platted? Yes.

If so, will the existing lots conform to the requested district? Yes

16. If the area is to be residential: N/A

A. What is the holding capacity?
B. Street access?

C. Has a subdivision plan been submitted?

17. If the request is for a commercial use: YES

A. Is there an economic need? YES

B. Is there a provision for adequate screening? N/A

C. What is the traffic situation? Property sits on Main Ave. S./Hwy. 32 a major arterial street.

D. What is the distance to schools? 1000 feet to Lincoln High school, 1 mile to Franklin Middle School and 1.2 miles to Challenger Elementary School.

18. If the request is for industrial: N/A

A. Is the area readily accessible to major thoroughfares? NA

B. Is it served by a railroad? NA

C. Is it suitably separated from a residential area? NA

19. Comments: Existing use as a coffee shop and former use as a DQ does not meet the intent and purpose of the neighborhood business district. Per City Ordinance, the neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. **Uses within the district shall not attract community-wide consumer traffic.** Decades ago, the city had numerous neighborhood grocery stores, etc. that fit the definition of a neighborhood business. This may be a zoning district that needs to be eliminated in the next Comprehensive Plan update. There are three such properties currently zoned as C-1 in the City; only one could possibly be argued as a neighborhood business and if a person looked at the geo-tracking data, it probably would show it too is a general commercial business and not a neighborhood business.

CRITERIA FOR GRANTING ZONING AMENDMENTS

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

1. **That the rezoning conforms to the Comprehensive Plan for the City, as well as, present land uses.**
   The Comprehensive land use map indicate General Commercial use.

2. **That the rezoning will not impede the normal and orderly development and improvement of surrounding property for uses predominant in the area.**
   The property has been being used as a C-2 business and all of the other commercial properties adjacent and along Hwy. 32 are zoned C-2.

3. **That the rezoning will not adversely affect property values of adjacent landowners.**
   The property has been being misclassified and used as a C-2 business for decades. So, no change there.

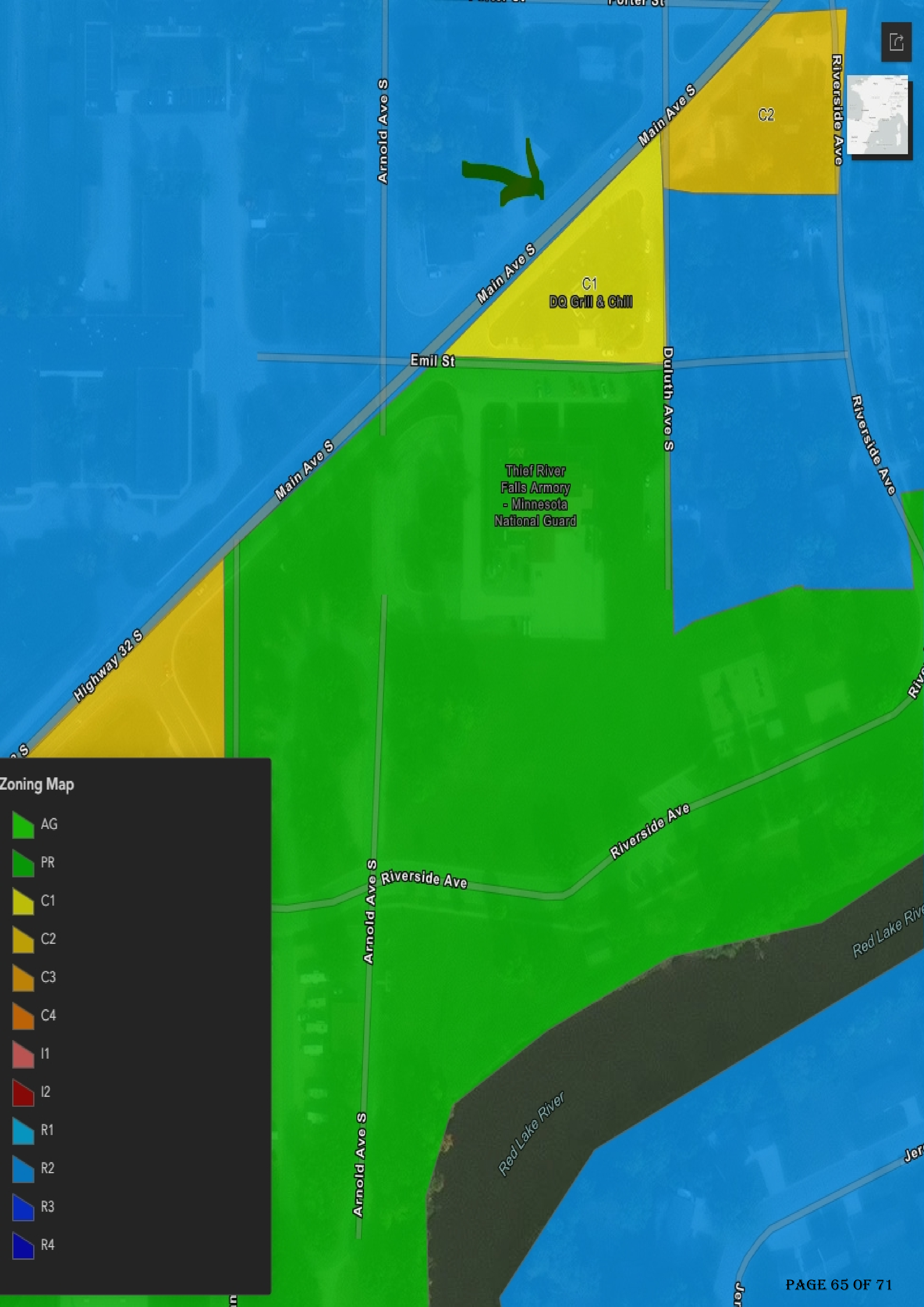
4. **That the rezoning will not impose other undue hardship on adjacent landowners such as noise, electrical display signs, odors, or other nuisances.**
   No Change to current usage.

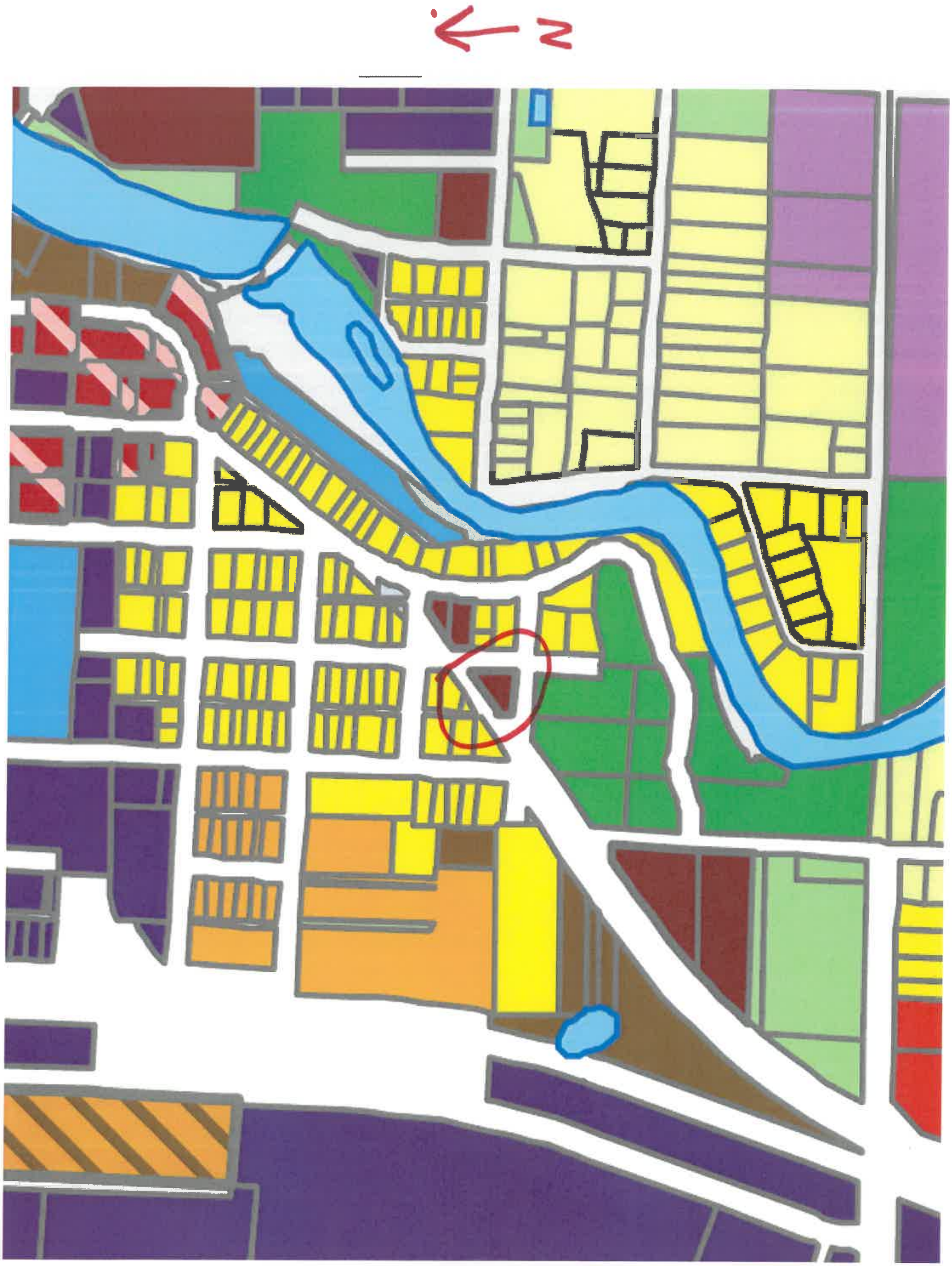
5. **That necessary utilities be available to serve the use intended.**
   Adequate utilities are already in place.

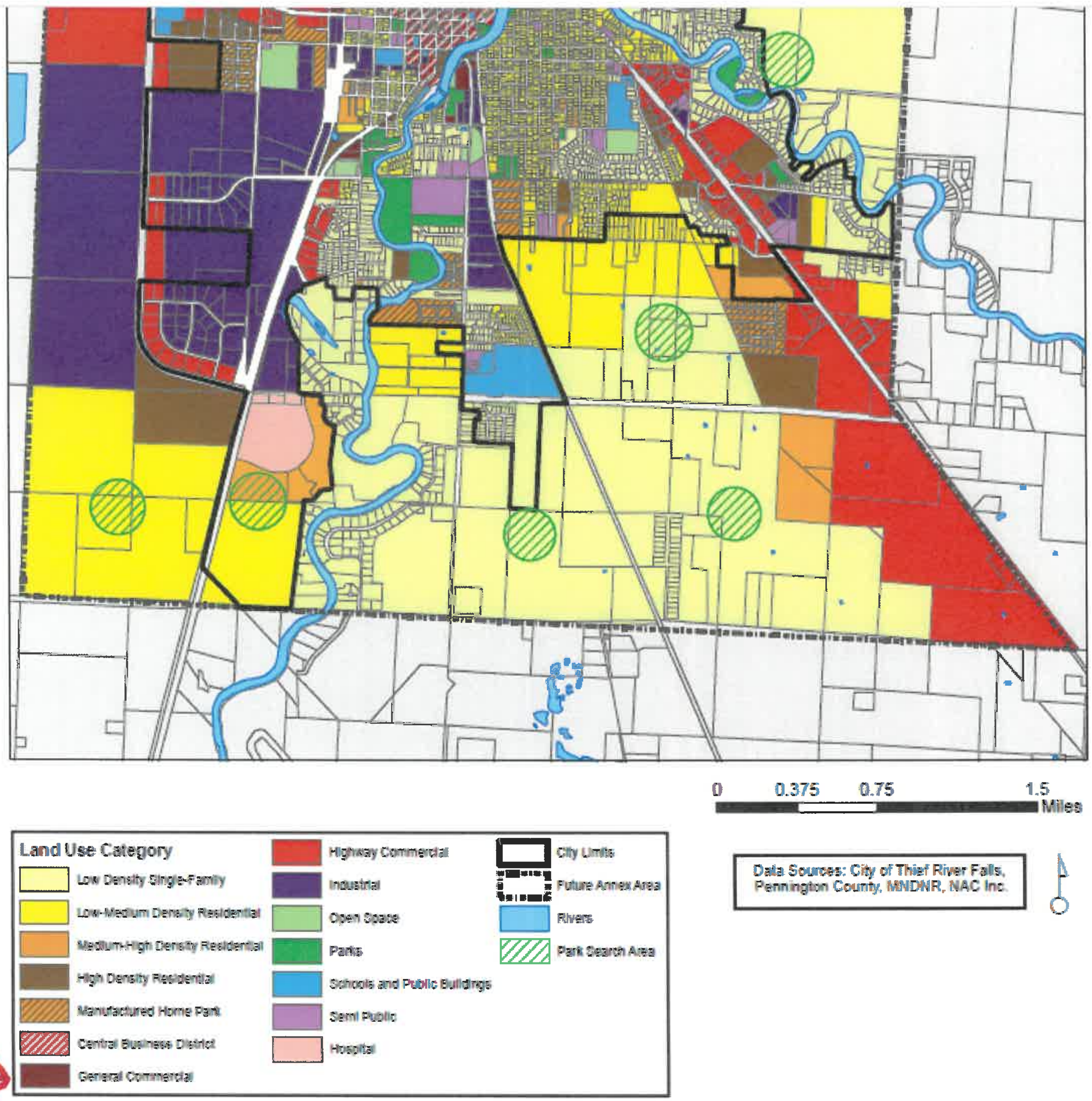
6. **That additional public services needed by the rezoning be considered.**
   No additional service are needed.

7. **That alternate areas previously zoned for the intended use be considered.**
   Building is existing. This is just getting it zoned in the correct zoning district.

8. **That there is a public need for the proposed land use.**
   We need commercial space. It currently is commercial and needs to remain commercial as it is along Hwy. 32.


Porter St
Arnold Ave S
Main Ave S
Riverside Ave
C2
C1
DQ Grill & Chill
Emil St
Duluth Ave S
Thief River Falls Armory - Minnesota National Guard
Highway 32 S
Riverside Ave
Red Lake River
Zoning Map
AG
PR
C1
C2
C3
C4
I1
I2
R1
R2
R3
R4





0
0.375
0.75
1.5
Miles
Land Use Category
Low Density Single-Family
Low-Medium Density Residential
Medium-High Density Residential
High Density Residential
Manufactured Home Park
Central Business District
General Commercial
Highway Commercial
Industrial
Open Space
Parks
Schools and Public Buildings
Semi Public
Hospital
City Limits
Future Annex Area
Rivers
Park Search Area
Data Sources: City of Thief River Falls, Pennington County, MNDNR, NAC Inc.

Sec. 152.029. Nonresidential districts.

The purpose of the nonresidential districts is as follows:

1. Group compatible commercial and industrial land uses;
2. Promote quality commercial and industrial development that will minimize land use, traffic, and environmental conflicts;
3. Encourage the development of commercial and industrial sites that produce an attractive image through architecture and landscaping; and,
4. Encourage commercial and industrial developers to provide for the capital improvements necessary to service the development.

Sec. 152.030. Neighborhood business district (C-1).

1. *Purpose.* The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic.
2. *Permitted uses.* Retail: barber or beauty shops, grocery stores without gas pumps. All uses shall not exceed 3,000 square feet in gross floor area.
3. *Conditional uses.*
   a. *Retail.* Barber or beauty shops, grocery stores with or without gasoline sales, and office buildings. All uses shall not exceed 5,000 square feet in gross floor area.
   b. *Signs.* Freestanding business signs.
4. *Accessory uses.*
   a. Accessory buildings.
   b. Essential services.
   c. Fences.
   d. Parking lots.
   e. Satellite dishes.
   f. Signs.
5. *Yard requirements.*

	Permitted and Conditional Uses	Accessory Uses
Lot area, minimum sq. ft.	9,000	
Lot frontage, minimum at front yard setback	75 feet	
Front yard setback	25 feet	25 feet
Rear yard setback	20 feet	5 feet
Side yard setback, interior	10 feet	10 feet
Side yard setback, corner	15 feet	15 feet

6. *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this chapter.

(Ord. No. 19, 3 rd Series)

Sec. 152.031. General business district (C-2).

1. *Purpose.* The general business district is intended for business establishments that offer a wide variety of goods and services to customers from a large trade area.

2. *Permitted uses.*

   a. *Commercial service:* buses, cabs, clinics, commercial trade or business schools, dry cleaning, financial institutions, hospitals, medical laboratories, laundries, mortuaries, motels, hotels, radio and television studios, and train stations.

   b. *Entertainment:* private clubs, restaurants, and theaters.

   c. *Personal services:* barbers, beauticians, and shoe repair.

   d. *Professional services:* accountants, attorneys, dentists, doctors, engineers, financial consultants, insurance, realtors, and travel bureaus.

   e. *Public services:* armories, fire stations, government offices, libraries, parks, police stations, public buildings, and publicly-owned parking lots.

   f. *Wholesale and retail:* apparel, appliances, video, automobile sales, automobile service station and repair garage, bakeries, beverage, book, candy, carpet, hardware, jewelry, lumber yards, motels, music, office supply, nursery stock, plumbing and heating wholesale showrooms, and variety stores.

   g. *Religious:* churches, convents, monasteries, mosques, nunneries, seminaries, synagogues, temples, and all other religious institutions or places of religious assembly.

   h. *Storage facilities.*

3. *Conditional uses.*

   a. *Retail and wholesale:* agricultural implement dealerships, beer and liquor establishments (on and off sale), lumber yards, manufactured home sales lots, pet and animal shops or clinics, shopping centers, and taxidermists.

   b. *Commercial services:* delivery and express businesses.

   c. *Publicly-owned recreational camping areas and privately-owned recreational camping areas.*

   d. *Surface water-oriented commercial uses.*

   e. *Car and truck wash business.*

   f. Owner occupied residential use with a maximum of 330 square feet on the ground floor. Any larger residential use is required to be above the ground floor. All conditions in City Code section 152.027 and 152.028 apply.

4. *Accessory uses.*

   a. Accessory buildings and structures, including surface water-oriented structures accessory to commercial uses.

   b. Buffers.

   c. Essential services.

   d. Fences.

   e. Loading areas.

   f. Parking lots.

g. Satellite dishes.

h. Signs.

5. *Yard requirements.*

a. *General yard requirements.*

	Permitted and Conditional Uses	Accessory Uses
Lot area, minimum sq. ft.	7,000	
Lot frontage, minimum at front yard setback	50 feet	
Lot frontage for shoreland, minimum at front yard setback	100 feet	
Front yard setback	25 feet	25 feet
Rear yard setback	20 feet	5 feet
Side yard setback, interior	15 feet	15 feet
Side yard setback, corner	15 feet	15 feet
Shoreland setback		
Sewered lots	50 feet	50 feet
Unsewered lots	100 feet	50 feet
Sewage treatment system		75 feet

b. *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

i. Principal buildings in excess of 3,000 square feet of gross floor area shall have a minimum lot area equal to two and a half times the gross floor area of the principal buildings;

ii. General business uses adjacent to a frontage street shall have a front yard setback of no less than 25 feet beginning at the interior edge of the frontage street;

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

iv. Signs: additional yard requirements for signs are set forth in this chapter; and,

v. Setbacks for the following uses located within the shoreland shall not be less than:

1) Bait and fish houses:	10 feet.
2) Boat docks:	0 feet.
3) Detached decks:	10 feet.
4) Gazebos and screen houses:	10 feet.
5) Recreational equipment:	10 feet.
6) Satellite dishes:	30 feet.
7) Signs:	5 feet.

6. *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this chapter.

(Ord. No. 85, 3 rd Series 1-5-16; Ord. No. 136, 3rdSeries, § 1, 4-4-21; Ord. No. 122, 3rdSeries, § 1, 3-3-20; Ord. No. 10.226.25, 3rdSeries, § 3, 10-21-25)

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: 3/3/2026

SUBJECT: Approval to Rezone 517 Duluth Ave. S. from C-1 to C-2.

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

MOTION TO: approve the rezoning application from Andrew Peralta, DQ – Peralta, Inc., to rezone 517 Duluth Ave. S. from Neighborhood Business District (C-1) to General Business District (C-2) to allow for broader community-wide consumer traffic.

BACKGROUND: Mr. Peralta is looking to sell his property to a prospective retail business owner. A (C-1) Neighborhood Business District zoning is very limiting on what types of business can locate there. The existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district and should have been rezoned decades ago. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic. It could be argued that with the tight margins in retail sales, the neighborhood Business District doesn't exist anymore, as neighborhood businesses are unable to survive financially unless they attract customers city-wide, or more realistically from surrounding communities.

KEY ISSUES: • Existing use as a coffee shop/restaurant and former use as a DQ does not meet the intent and purpose of the neighborhood business district. The neighborhood business district is intended for business establishments for use by persons residing in adjacent residential areas. Uses within the district shall not attract community-wide consumer traffic.

• With the tight margins in retail sales, neighborhood businesses are unable to survive financially. Today's retail business really needs to attract customers city-wide and from surrounding communities to survive financially.

FINANCIAL CONSIDERATIONS: The fee for rezoning was paid by Mr. Peralta and used to cover the publishing costs in the Times and postage for mailing letters to induvial property owners within 350 feet of this property.

LEGAL CONSIDERATION: A Public Hearing was held at a special meeting of the Planning and Zoning Commission at 5:00 pm on February 12th.

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

ATTACHMENTS:
None