



BECKER COUNTY BOARD OF COMMISSIONERS

Regular Meeting

Date: Tuesday, August 5, 2025 at 8:15 AM

Location: Board Room, Courthouse

or

Virtual TEAMS Meeting Option

Call-In #: 763-496-5929 - Conference I.D.: 493 662 499#

- 8:15 Call the Board Meeting to Order: Board Chair Meyer
1. Pledge of Allegiance
- 8:20 Regular Business
1. Agenda Confirmation
  2. Minutes of July 15, 2025 **3**
- 8:25 Consent Agenda
1. Auditor-Treasurer: Regular Claims, Auditor Warrants, & Claims over 90 Days **6**
  2. Auditor-Treasurer: Resolution 08-25-1A - Debt Levy **7**
  3. Auditor-Treasurer: 08-25-1B - Cormorant Lions Club Raffle 09-26-25 at Cormorant Community Center in Cormorant Twp **8**
  4. Auditor-Treasurer: Resolution 08-25-1C - Frazee Lions Club Premise Permit for Gambling at Bleachers in Lake View Twp **9**
  5. Auditor-Treasurer: June 2025 Cash Comparison, Sales Tax & Investments **10**
  6. Human Services: Regular Claims, Public Health, & Transit
  7. Land Use - NRM: Acceptance of Dunton Locks County Park Vegetation Restoration Grant **13**
  8. Administration: Civil Commitment Legal Services Contract **20**
- 8:30 Commissioners
1. Open Forum
  2. Reports and Correspondence
  3. Appointments
    - a) Assistant Veterans Service Officer - Oath of Office - Jason Coalwell **21**
- 9:00 County Administrator
1. Report
  2. Resolution 08-25-1D - Redevelopment Plan for Redevelopment Project No. 44 & The TIF Plan TIF District No. 44-1 **22**
- 9:20 Human Resources
1. Resolution 08-25-1G - Career Ladder - Full-Time Custodian II Position **56**
  2. Resolution 08-25-1E - Temporary Full-Time Deputy Position **58**
  3. Policy Revision **60**
- 9:30 Highway
1. Capital Outlay Request - Radar Speed Signs **61**
  2. Request to Sell - 2 Pup Trailers **63**
- 9:35 Land Use/Environmental Services

- 1. Capital Purchase Request - Compactor Truck 64
- 2. Minnkota Power Easement Request 85
- 9:40 Information Technology
  - 1. O365 Renewal for 2026 102
- 9:45 EDA
  - 1. Resolution 08-25-1H - Donation Acceptance for Becker County Bike Partnership 103
- 9:50 Sheriff
  - 1. Resolution 08-25-1F - Personnel Request - Two Full-Time Correctional Officers 105
  - 2. Request to Purchase One Squad Car Radio 114
- 9:55 Break
- 10:00 Planning & Zoning
  - 1. Planning Commission Recommendations 05/28/25 and 06/11/25 115
    - a) Prairie Lake Investments - Request a Conditional Use Permit for Mining Operations
  - 2. Planning Commission Recommendations 07/30/25 132
    - a) M & M Prime Properties - Request a Change of Zone from Agricultural to Commercial
    - b) Joyce Omang - Request an After-the-Fact Conditional Use Permit for day and overnight parking during We Fest.
- Adjourn



BOARD MEETING AS POSTED

BECKER COUNTY BOARD OF COMMISSIONERS

DATE: TUESDAY, July 15, 2025 at 8:15 am

LOCATION: Board Room, Courthouse

1. Meeting was brought to order by Chair Meyer. Commissioners in attendance: Meyer, Jepson, Hansen, Vareberg and Nelson, County Administrator Carrie Smith, and minute taker Peggy Martin.
2. Pledge of Allegiance.

Agenda/Minutes:

1. Agenda – Motion and second to approve the agenda (Hansen, Jepson) carried.
2. Minutes – Motion and second to approve minutes of July 1, 2025, with the requested changes (Hansen, Jepson) carried.
3. Motion and second to approve and accept the following Consent Agenda Items,– Auditor-Treasurer: Regular Claims, Auditor Warrants and Claims over 90 Days, Assessor: Abatements in the amount of (\$666), Human Services: Regular Claims, Public Health, & Transit, Essentia Health Agreement Grant: Equipment for Hearing Screening, Willow Tree Lease, Resolution 07-25-2D – ECI Grant Acceptance, Land Use: Environmental Services: Solid Waste Disposal Agreement, Sheriff: JPA – MN Internet Crimes Against Children Task Force (Nelson, Jepson) carried.

Commissioners:

1. Open Forum:
  - None.
2. Reports and Correspondence: Reports were provided on the following meetings:
  - Commissioner Hansen – MN Demographics, RAC.
  - Commissioner Jepson – Human Services, EDA Housing.
  - Commissioner Nelson – NRM.
  - Commissioner Vareberg – Human Services, NRM, Safety.
  - Commissioner Meyer – NW Regional Emergency Services.
3. Appointments:
  - None.

County Administrator: presented by Carrie Smith.

1. Becker County Museum Update: presented by Becky Mitchell.

- 2024 visitors: 19,780
  - Memberships: 500
  - Annual County Support: \$110,000
2. Becker County Extension – 2026 Budget: presented by Cecilia Amadou.
  3. Motion and second to approve Human Services Pure Water Technology of the North Rental Agreement (Jepson, Vareberg) carried.
  4. Report:
    - Kudos to the Sheriff's Department.
    - MN Demographics Meeting – Growth from migration.
    - Budget Work Session – After Finance on August 4.
    - Sheriff's Storage Facility move in date is July 17.
    - Veteran's Services is very busy. New Assistant Veteran's Service Officer to start July 21.
    - AMC Fall Policy Conference – September 10-12.

EDA: Building Blocks Grant (Round 1) Update: presented by Cody Piper.

- \$50,000 total.
- Motion and second to approve and accept Round 1 Building Blocks Grant distribution of \$31,671 (Jepson, Vareberg) carried.

Human Resources: presented by Teaira Christen.

1. Motion and second to approve Resolution 07-25-2A – HCSP Contribution Group – Auditor Treasurer Office Group to include: Financial Manager, Deputy Auditor-Treasurer, License Supervisor, and Accountants (Nelson, Jepson) carried.
2. Motion and second to approve Resolution 07-25-2B – Offer Working Advantage as an Employee Benefit at no cost to the county (Jepson, Hansen) carried.
3. Motion and second to approve Resolution 07-25-2C – PFML Recommendation of participating in a private plan through MetLife (Jepson, Nelson) carried.
4. Motion and second to approve the LELS Contract Addendums relating to Updated Wage Tables for the Sheriff's Supervisors and Deputies (Nelson, Jepson) carried.

Land Use/Environmental Services: presented by Steve Skoog and Mitch Lundeen.

1. Audubon Transmission Line Project with Option to Purchase Right of Way Easement Tabled for more information.
2. Motion and second to approve the purchase of Compostable Bags from Bio Bag at the cost of \$17,259 using Grant Funding (Hansen, Vareberg) carried.

3. Motion and second to approve fencing in the amount of \$40,300 from Freedom Fencing, verifying with MPCA the amount of barbed wire required on top (Nelson, Meyer) carried.

Planning & Zoning: presented by Kyle Vareberg.

1. Prairie Lake Investment LLC Conditional Use Permit: Decision on Environmental Assessment Worksheet (EAW).
  - Tami Norgard – Vogel Law Firm. The application is sparse and should require an EAW. County needs to follow ordinance.
  - Matt Hedstrom – Developer. Application is similar to previous applications approved by Becker County. Just wanting to get gravel off the property to develop.
  - Motion and second to not require an EAW (Environmental Assessment Worksheet (Vareberg, Hansen) carried.

Being no further business, Board Chair Meyer adjourned the meeting at 11:31 am.

<u>/s/</u>	Carrie Smith	<u>/s/</u>	David Meyer
	Carrie Smith		David Meyer
	County Administrator		Board Chair



## BECKER COUNTY BOARD OF COMMISSIONERS

Finance Committee Meeting

Date: Monday, August 4, 2025 at 8:30 AM

Location: 1st Floor – Board Meeting Room - Courthouse  
915 Lake Avenue, Detroit Lakes, MN

### Administrator

1. Report
2. Civil Commitments Legal Services Contract

### Auditor-Treasurer

1. Regular Claims, Auditor Warrants, & Over 90 Days
2. Human Services: Regular Claims, Public Health, & Transit
3. Resolution 08-25-1A Debt Levy
4. June 2025 Cash Comparison, Sales Tax & Investments

### Human Resources

1. Resolution 08-25-1G - Career Ladder - Full-Time Custodian II Position
2. Resolution 08-25-1E - Temporary Full-Time Deputy Position

### Highway

1. Capital Outlay Request - Radar Speed Signs
2. Request to Sell - 2 Pup Trailers

### Land Use/Environmental Services

1. Environmental Services
  - a) Capital Purchase Request - Compactor Truck
  - b) Minnkota Power Easement Request
2. Natural Resource Management
  - a) Acceptance of Dunton Locks County Park Vegetation Restoration Grant

### Information Technology

1. O365 for 2026

### EDA

1. Resolution 08-25-1H - Donation Acceptance for Becker County Bike Partnership

### Sheriff

1. Resolution 08-25-1F - Personnel Request - Two New Full-Time Correctional Officers

### Adjourn

**BECKER COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION 08-25-1A**

**DEBT SERVICE**

**WHEREAS**, Becker County uses general obligation bonds to fund capital projects, and

**WHEREAS**, MN Statute 475.61 gives the Board of Commissioners the authority to use existing fund balance to cover part of the debt payments, and thereby will only levy a portion of the debt service taxes and the amount levied will be credited against the tax required, and

**NOW THEREFORE BE IT RESOLVED.** That the Board of County Commissioners of Becker County, Minnesota, approves the use of existing fund balance to lower the debt service levy.

Duly adopted this 5th day of August 2025, at Detroit Lakes, MN.

COUNTY BOARD OF COMMISSIONERS  
Becker County, Minnesota

ATTEST:

/s/ Carrie Smith  
\_\_\_\_\_  
Carrie Smith  
County Administrator

/s/ David Meyer  
\_\_\_\_\_  
David Meyer  
Board Chair

State of Minnesota )  
                                  ) ss  
County of Becker )

I, the undersigned being the duly appointed and qualified County Administrator for the County of Becker, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of a Resolution passed, adopted, and approved by the County Board of Commissioners at a meeting held August 5, 2025, as recorded in the record of proceedings.

\_\_\_\_\_  
Carrie Smith  
County Administrator

# MINNESOTA LAWFUL GAMBLING RESOLUTION

Duly adopted at Detroit Lakes, Minnesota, this 5<sup>th</sup> day of August, 2025.

COUNTY BOARD OF COMMISSIONERS

State of Minnesota)  
County of Becker )

Becker County Auditor-Treasurer

SEAL

# MINNESOTA LAWFUL GAMBLING RESOLUTION

Duly adopted at Detroit Lakes, Minnesota, this 5<sup>th</sup> day of August 2025.

COUNTY BOARD OF COMMISSIONERS

State of Minnesota)  
County of Becker )

Becker County Auditor-Treasurer

SEAL

# **BECKER COUNTY CASH COMPARISON**

<b>FUND</b>	<b>June 2024</b>	<b>June 2025</b>	<b>% Change</b>	<b>May 2025</b>
<b>REVENUE FUND</b>				
<b>REVENUE FUND</b>	\$ 14,265,235.82	\$ 16,891,995.54	18.41%	\$ 17,466,515.85
<b>DESIGNATED</b>				
LAW LIBRARY	18,301.55	33,545.29	83.29%	31,026.19
ATTORNEY'S FORFEITURES	81,223.76	85,360.92	5.09%	85,281.42
RECORDERS EQUIPMENT	36,492.38	(3,191.55)	-108.75%	(9,611.55)
RECORDERS ENHANCEMENT	126,520.58	80,923.79	-36.04%	73,861.79
TRANSIT	66,667.52	71,305.73	6.96%	74,022.99
TRANSIT LOCAL RESERVE	36,426.09	37,279.73	2.34%	37,279.73
2023 PUBLIC SAFETY AID	949,660.11	5,710.47	-99.40%	210,456.13
<b>TOTAL REVENUE FUND</b>	<b>\$ 15,580,527.81</b>	<b>\$ 17,202,929.92</b>	<b>10.41%</b>	<b>\$ 17,968,832.55</b>
<b>SPECIAL REVENUE FUNDS</b>				
<b>PUBLIC SAFETY</b>	\$ 3,718,211.55	\$ 3,162,668.57	-14.94%	\$ 4,089,669.26
E-911	256,445.77	371,043.78	44.69%	365,442.40
<b>ROAD AND BRIDGE</b>	5,152,789.28	(421,106.39)	-108.17%	4,089,277.35
<b>HUMAN SERVICES</b>	10,685,515.48	11,420,898.60	6.88%	12,181,751.87
<b>RECREATION</b>	579,014.74	175,749.87	-69.65%	186,213.13
<b>RESOURCE DEVELOPMENT</b>	991,783.38	986,805.71	-0.50%	1,010,386.70
<b>ENVIRONMENTAL AFFAIRS</b>	2,497,472.16	3,221,362.33	28.98%	3,168,696.55
<b>DEBT FUNDS</b>	1,316,773.51	1,482,910.69	12.62%	1,467,910.69
<b>DITCH FUND</b>	215.64	215.64	0.00%	215.64
<b>SUNNYSIDE CARE CENTER</b>	2,197,636.84	2,884,006.90	31.23%	2,764,384.51
<b>NATURAL RESOURCE MGT</b>	171,953.68	218,450.18	27.04%	272,399.67
<b>GRAVEL RESERVE</b>	583,154.59	603,235.46	3.44%	603,235.46
<b>OPIOID SETTLEMENT FUND</b>	379,047.71	502,071.25	32.46%	504,071.25
<b>LOCAL ASSISTANCE &amp; TRIBAL CONSISTENCY FUND</b>	165,515.18	54,286.23	-67.20%	54,286.23
<b>GENERAL - SPECIAL</b>	3,191,019.80	1,582,804.21	-50.40%	1,597,072.21
<b>TOTAL SPECIAL REVENUE FUNDS</b>	<b>\$ 31,886,549.31</b>	<b>\$ 26,245,403.03</b>	<b>-17.69%</b>	<b>\$ 32,355,012.92</b>
<b>AGENCY FUNDS</b>				
<b>BCCI</b>	\$ 163,185.64	\$ 194,256.01	19.04%	\$ 135,144.71
<b>TAXES AND PENALTIES</b>	735,434.85	737,620.78	0.30%	14,705,717.37
<b>CLEARING FUNDS</b>	863,520.33	505,577.27	-41.45%	570,970.41
<b>TOTAL AGENCY PASS THRU FUNDS</b>	<b>\$ 1,762,140.82</b>	<b>\$ 1,437,454.06</b>	<b>-18.43%</b>	<b>\$ 15,411,832.49</b>
<b>TOTAL CASH &amp; INVESTMENTS</b>	<b>\$ 49,229,217.94</b>	<b>\$ 44,885,787.01</b>	<b>-8.82%</b>	<b>\$ 65,735,677.96</b>



# Becker County Sales & Use Tax

2014					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	606,000.00	129,165.85	735,165.85	(31,350.71)	703,815.14
2015					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	1,925,000.00	199,199.05	2,124,199.05	(26,358.15)	2,097,840.90
2016					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	1,912,893.48	209,748.19	2,122,641.67	(27,908.63)	2,094,733.04
2017					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	2,172,000.00	233,642.63	2,405,642.63	(29,318.97)	2,376,323.66
2018					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	2,281,000.00	365,457.85	2,646,457.85	(33,661.93)	2,612,795.92
2019					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	2,452,000.00	222,944.01	2,674,944.01	(34,367.81)	2,640,576.20
2020					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	2,563,000.00	279,602.16	2,842,602.16	(36,985.03)	2,805,617.13
2021					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	2,957,000.00	376,489.88	3,333,489.88	(38,856.08)	3,294,633.80
2022					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	3,230,000.00	485,045.29	3,715,045.29	(38,854.14)	3,676,191.15
2023					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	3,471,000.00	284,727.31	3,755,727.31	(34,889.73)	3,720,837.58
2024					
<u>Month</u>	<u>Receipt 1</u>	<u>Receipt 2</u>	<u>Total Receipts</u>	<u>Fees</u>	<u>Net Total</u>
	3,464,709.18	61,883.40	3,526,592.58	(19,435.57)	3,507,157.01
2025					
<u>Month</u>	<u>Receipt</u>			<u>Fees</u>	<u>Net Total</u>
November	300,638.51		300,638.51	(2,705.75)	297,932.76
December	276,634.30		276,634.30	(2,489.71)	274,144.59
January	307,544.79		307,544.79	(2,767.90)	304,776.89
February	234,737.21		234,737.21	(2,112.63)	232,624.58
March	223,127.64		223,127.64	(2,008.15)	221,119.49
April	293,314.67		293,314.67	(2,639.83)	290,674.84
May			-		-
<b>June</b>			-		-
July			-		-
August			-		-
September			-		-
October			-		-
	1,635,997.12	-	1,635,997.12	(14,723.97)	1,621,273.15
<b>Grand Total</b>	<b>28,670,599.78</b>	<b>2,847,905.62</b>	<b>31,518,505.40</b>	<b>(366,710.72)</b>	<b>31,151,794.68</b>

\*\*\*Please note effective April 2024 ONE payment of GROSS REVENUE and ADMINISTRATIVE COST is received\*\*\*

EX--December 2023 Receipt 1 in the IFS (Bank/Cash Comp) January 2024 and Receipt 2 in the IFS (Bank/Cash Comp) February 2024

**\*Bolded amounts corresponds to Monthly-Cash Comp\***

**Becker County  
Investment Analysis  
June 30, 2025**

Bank or Institution		Investment Number	Interest Rate	Yield Rate	Maturity Date	Book Value(Cost)	Fair Market Value
<b><u>American National Bank</u></b>							
ANB CD	American Natl	24-03	3.950%	3.950%	1/14/26	245,000.00	245,000.00
<b><u>Deerwood Bank</u></b>							
CDB CD	CDBoO	09-13	5.000%	5.000%	7/18/25	500,000.00	500,000.00
CDB CD	CDBoO	13-1	4.000%	4.000%	2/15/26	425,000.00	425,000.00
<b><u>Midwest bank</u></b>							
MW CD	Midwest	0-39	4.250%	4.250%	12/8/25	96,000.00	96,000.00
MW CD	Midwest CDARS	10-09	5.100%	5.100%	7/6/25	1,000,000.00	1,000,000.00
<b><u>State Bank of Lake Park</u></b>							
SBLP CD	State Bank of LP	01-39	4.110%	4.110%	9/30/25	159,111.84	159,111.84
<b><u>United Community Bank of Frazee</u></b>							
UCB CD	UCBoF	23-07	3.750%	3.750%	6/7/26	200,099.38	200,099.38
<b><u>Raymond James</u></b>							
MK Lake Park-Audubon MN GO		11-6	5.375%	3.652%	2/1/26	500,000.00	503,900.00
MK Connecticut St Taxable Go Bond		20-14	3.310%	3.310%	1/15/26	564,114.72	497,435.00
MK BOND	Alcoa Tenn Taxable Bds 2021 B	21-02	0.820%	0.820%	3/1/26	244,054.30	239,651.65
MK FHLB	Federal Home Loan Bank	23-03	4.240%	4.240%	2/17/28	250,000.00	248,780.00
MK FHLMC	Federal Home Loan Mortgage Corporation	25-02	4.250%	4.250%	1/9/29	302,163.17	299,418.00
MK CD	First Southwest Bank Alamosa Colorado	24-08	3.800%	3.800%	9/5/28	150,000.00	149,064.00
MK CD	Discover Bank Greenwood, DE	22-07	4.850%	4.850%	11/9/26	244,000.00	246,686.44
MK CD	CIBC Bank USA Chicago, IL	23-04	4.950%	4.950%	3/24/26	225,000.00	226,230.75
MK CD	First St Bk of Dequeen Dequeen	23-06	4.600%	4.600%	7/7/26	100,000.00	100,569.00
MK CD	HAPO Community Credit UN	23-07	5.250%	5.250%	2/27/26	240,000.00	241,651.20
<b><u>Wells Fargo Advisors (Formerly Wachovia Securities)</u></b>							
WFA BOND	US Treasury Notes	22-03	2.750%	2.750%	4/30/27	326,476.93	324,145.80
WFA FHLMC	Federal Home Loan Mtg Corp	25-03	4.000%	4.000%	4/17/29	1,497,000.00	1,493,925.00
WFA FHLBMSUCP	Federal Home Loan Bank Multi Step Up Cpn Bor	21-03	1.000%	1.000%	3/16/26	455,000.00	444,894.45
WFA CD	Goldman Sachs BK USA CD	21-07	1.000%	1.000%	8/8/26	215,000.00	207,844.80
WFA CD	UBS Bank USA CD	24-07	3.850%	3.850%	8/30/27	245,000.00	244,389.95
WFA CD	JP Morgan Chase Bk NA CD	25-01	4.600%	4.600%	1/31/28	245,000.00	245,058.80
WFA CD	City Natl Bk - Bev Hi CD	23-01	4.350%	4.350%	1/26/26	245,000.00	245,257.25
WFA CD	Synchrony Bank CD	23-08	5.050%	5.050%	10/27/26	245,000.00	248,150.70
WFA CD	Sallie Mae Bank/Salt CD	24-09	4.050%	4.050%	11/22/27	245,000.00	245,360.15
WFA CD	American Expr National Bk CD	25-04	4.250%	4.250%	6/12/28	245,000.00	246,688.05
WFA CD	Morgan Stanley BK NA CD	23-12	4.800%	4.800%	12/8/25	245,000.00	245,521.85
WFA CD	Wells Fargo Bank NA CD	24-04	4.850%	4.850%	5/14/27	245,000.00	248,848.95
WFA CD	Bank of America NA CD	24-05	5.050%	5.050%	6/8/26	240,000.00	242,174.40
<b>Total Pooled Investments - Securities</b>						<b>10,138,020.34</b>	<b>10,060,857.41</b>

<b>Summary of Investments by Type</b>		
	Book Value	Fair Value
CD's	4,999,211.22	5,008,707.51
CDARS	1,000,000.00	1,000,000.00
Jumbo CDs		
Local Gov Issues	0.00	0.00
Govt. Securities	1,308,169.02	1,240,986.65
Treasury	1,823,476.93	1,818,070.80
FNMA	0.00	0.00
FHLBMSUCP	455,000.00	444,894.45
FHLMC	552,163.17	548,198.00
FHLB	=	=
<b>Totals</b>	<b>10,138,020.34</b>	<b>10,060,857.41</b>

<b>Investment Summary by Fund</b>		
Revenue Fund	10,138,020.34	10,060,857.41
	<b>10,138,020.34</b>	<b>10,060,857.41</b>
<b>Fair Market Value Adjustment</b>		<b>(77,162.93)</b>



# BECKER COUNTY

## Land Use Department

915 Lake Avenue • Detroit Lakes, MN 56501  
218-846-7201

### MEMORANDUM FOR ACTION

Date: August 5<sup>th</sup>, 2025

SUBJECT: Accept and Authorize Signatures for DNR CPL Grant.

TO: Becker County Board of Commissioners

1. Discussion:

Becker County Lands Use Department was awarded \$21,000 for a Conservation Partners Legacy Grant (CPL) from MN DNR. This grant will offset the costs of mechanical and herbicide application to control invasive woody plants, specifically Common Buckthorn in Dunton Locks County Park on Becker County Managed Lands. Estimated Costs to complete project is approximately \$25,000 depending on how many acres get treated.

2. Funding: DNR Grant \$21,000 (reimbursable), \$3,650 In-kind/Cash Match Becker County Parks Fund.

4. Action request: Approve and Authorize Signatures for CPL Grant Contract.

5. The point of contact for this memorandum is Steve Skoog/Mitch Lundeen

Distribution: Board of Commissioners, County Administrator

**DIVISION OF FISH AND WILDLIFE  
CONSERVATION PARTNERS LEGACY GRANT***Winter cut 2025 or 2026  
Summer/Fall Approved*

Revision: 20191104

Data Date: July 23, 2025

---

**PROJECT CONTACT**

**Project Name:** Dunton Locks County Park Vegetation  
Restoration  
**Organization Name:** Becker County NRM  
**Organization Type:** Government  
**Mailing Address 1:** 1771 North Tower Road  
**City, State ZIP Code:** DETROIT LAKES, MN 56501-7025

**Project Manager:** Mitch Lundeen  
**Title:** Land Commissioner  
**Phone:** 218-849-2151  
**Email:** mitch.lundeen@co.becker.mn.us

---

**PROJECT OVERVIEW****Sites / Location**

**County Name:** Becker  
**Project Site Name:** Dunton Locks County Park  
**Total Project Sites:** 1  
**Total Project Acres:** 25

**Land Ownership**

**Primary Land Ownership:** County  
**Additional Land Ownerships:** (N/A)

**Habitat**

**Primary Type:** Forest  
**Additional Types:** (N/A)

**Activities**

**Primary Activity:** Restoration  
**Additional Activities:** (N/A)

---

**PROJECT FUNDING SUMMARY**

**Grant Type:** Statewide  
**Grant Request Level:** \$25,000 And Under  
  
**Total Grant Amount Requested:** \$21,000  
**Total Match Amount Pledged:** \$3,650  
**Additional Funding Amount:** \$0  
  
**Total Project Cost:** \$24,650

---

**PROJECT SUMMARY**

Becker County Natural Resources Department is working collaboratively with adjoining landowners to combat invasive species. In the fall of 2024 the Minnesota DNR, adjoining landowner to the north of the Dunton Locks County Park implemented a mechanical treatment on Common Buckthorn within the boundaries of its Aquatic Management Area (AMA) and other private landowners that adjoin Dunton Locks County Park have also made strides to control Buckthorn via DNR financial and technical assistance.

In order to help contain or control the spread of invasive species, Becker County (adjoining landowner) shall make every effort to prevent further spreading of this invasive woody plant by playing our part. This application request will help alleviate the costs for invasive species control and restore native vegetation back to the county park.

---

**PROBLEM STATEMENT**

Invasive Common Buckthorn mechanical removal and chemical application. This is important to stop the spread to further areas in the county, preserve Aquatic Management Areas, and to maintain a high trafficked and high visibility park within Detroit Lakes. Buckthorn overcrowds woodland areas and suppresses native vegetation. Its seed is easily spread by birds and other animals due to its berries, and the seed bank can last 8 years.

Becker County wants to be a good neighbor and help combat invasive species from spreading further onto surrounding neighbors property. This project would do just that.

# CONSERVATION PARTNERS LEGACY GRANT

## PROJECT OBJECTIVES

Expected results would be to clear the buckthorn and to open up the understory for native plants to establish in the understory. The benefits would be slowing the spread of buckthorn by limiting their seed source and applying chemical to the new growth to limit regrowth in the future. This removal project will benefit all native habitats from wildlife to vegetation, along with private landowners and the MN DNR that is adjacent to the Dunton Locks property. Staff will monitor the site continuously and persistently, staff will also do some native tree interplanting in areas of need where native vegetation struggles to bounce back. After this grant is closed out and all funds have been spent, Becker County will take the necessary steps to control Common Buckthorn of other invasive species from taking over.

## METHODS

Mechanical removal of buckthorn (Skid Steer Attachment and/or hand cut). Hand cut: stump treatment of cut buckthorn (Garlon4 and Bark Oil), stacking and burning of piles, and chemical overspray for new growth in the spring. Forestry mow: overspray chemical application in spring/summer (Garlon3 or Garlon4) for new growth. These methods are the proven methods for buckthorn management and have shown results in slowing the spread and returning native habitat back to its original state. Becker county is working collaboratively with local MN DNR Forestry Division and the Becker County Agriculture/Weed Inspector to make sure these methods are applied precisely and timely.

## EXPERIENCE / ABILITIES

Becker County Natural Resources Dept is partnering up with MN DNR and the Becker County Agriculture/Weed Inspector for all technical assistance related to this project. Becker County has the responsibility and experience controlling invasive species on all county owned parks and on our 75,000 acres of tax forfeited lands. The Becker County natural resources department annually administers multiple projects with contractors such as tree plantings, bud capping, site preparation, etc. The department recently received a drought relief grant from MN DNR and has been successful in meeting the project deliverables and outcomes. The department also received a CPL grant back in 2021 for acquiring a parcel of private land to aide in the MN DNR fish passage project which is underway and would not be possible without Becker Counties unwavering support financially and coordination.

## PROJECT TIMELINE

Time Frame	Goal
November-March 2025-26	Buckthorn removed mechanically
April-June 2026	Buckthorn chemical treatment

Estimated Project Completion Date: 2026-07-03

## PROJECT INFORMATION

1. Describe the degree of collaboration and local support for this project.

(N/A)

2. Describe any urgency associated with this project.

(N/A)

3. Discuss if there is full funding secured for this project, the sources of that funding and if CPL Grant funds will supplement or supplant existing funding.

(N/A)

4. Describe public access at project site for hunting and fishing, identifying all open seasons.

(N/A)

5. Discuss use of native vegetation (if applicable).

(N/A)

6. Discuss your budget and why it is cost effective.

(N/A)

# CONSERVATION PARTNERS LEGACY GRANT

## PROJECT INFORMATION *(Continued)*

7. Provide information on how your organization encourages a local conservation culture. This includes your organization's history of promoting conservation in the local area, visibility of work to the public and any activities and outreach your organization has completed in the local area.

(N/A)

## BUDGET INFORMATION

### Organization's Fiscal Contact Information

**Name:** Mitch Lundeen  
**Title:** Land Commissioner  
**Email:** mitch.lundeen@co.becker.mn.us  
**Phone:** 218-847-0099

**Street Address 1:** 1771 North Tower Road

**City, State ZIP Code:** DETROIT LAKES, MN 56501-7025

### Budget Details

#### Personnel

Name	Title / Work to be completed	Amount	Grant/Match	In-kind/Cash
Erick Barthel	Nat Res Manager/ Project Coord	\$500	Match	In-Kind
Joy/Welter/Interns	Hand Cut Inter-Plant Trees	\$1,000	Match	In-Kind
Mitch Lundeen	Land Comm/Grant Admin	\$500	Match	In-Kind

#### Professional Services

Professional Name	Description of Services	Amount	Grant/Match	In-kind/Cash
TBD	Mechanical Treatment	\$15,000	Grant	(N/A)
TBD	Chemical Treatment	\$6,000	Grant	(N/A)

#### Equipment/Tools/Supplies

Item	Purpose	Amount	Grant/Match	In-kind/Cash
Purchase 1 Brush Cutter	Hand Cutting	\$1,500	Match	In-Kind

#### Additional Budget Items

Item	Purpose	Amount	Grant/Match	In-kind/Cash
Chemical	Garlon/Blue Bark Oil	\$150	Match	In-Kind

### Additional Funding

**Additional Funding Amount:** \$0

### Budget Overview

Item Type	Grant	Match	Total
Personnel	-	\$2,000	\$2,000
Contracts	-	-	-
Fee Acquisition with PILT	-	-	-
Fee Acquisition without PILT	-	-	-
Easement Acquisition	-	-	-
Easement Stewardship	-	-	-
Travel (in-state)	-	-	-
Professional Services	\$21,000	-	\$21,000
DNR Land Acquisition Cost	-	-	-
Equipment/Tools/Supplies	-	\$1,500	\$1,500
Additional Budget Items	-	\$150	\$150

## CONSERVATION PARTNERS LEGACY GRANT

### BUDGET INFORMATION *(Continued)*

<b>Totals:</b>	<b>\$21,000</b>	<b>\$3,650</b>	<b>\$24,650</b>
----------------	-----------------	----------------	-----------------

### SITE INFORMATION

You may group your project sites together as long as land ownership, activity and habitat information is the same for the land manager.

#### Land Manager

**Name:** Erick Barthel

**Organization:** Becker Co

**Title:** Natural Resource Manager

**Phone:** 218-570-8925

**Email:** erick.barthel@co.becker.mn.us

#### Site Information

**Habitat:** Forest

**Activity:** Restoration

**Land Ownership:** County

(1) **Site Name:** Dunton Locks County Park

**DOW Lake #:** (N/A)

**Acres:** 23

**PLS Section:** Township - 138, Range - 41W, Section - 8

**Open to Public Hunting?**

No

**Open to Public Fishing?**

Yes - all

### NATURAL HERITAGE DATABASE REVIEW

**Natural Heritage elements were found within my project site(s):** Yes

**Natural Heritage Sites and Managers:** (N/A)

**Natural Heritage Elements:** (N/A)

**Natural Heritage Mitigation:** Narrow-leaved Water Plantain (*Alisma gramineum*) - Aquatic Plant - Greater than 500 feet from project area.

Bald Eagle Nest - 1/2 mile south of project area

Colonial Waterbird Nesting Area- Greater than 500 yards from project area

Widgeon-grass (*Ruppia cirrhosa*) - Greater than 500 yards from project area

Attached is most recent Phase One Archeological Study Completed for the Park.

### ATTACHMENTS

#### Additional Documentation

Attach additional documentation as applicable using the appropriate categories below. If you exceed the size limit while uploading, contact CPL Grant staff to discuss your options.

#### Letter of Support

##### File Name

##### Description

CAI\_CPL\_grant\_letter\_of\_support.pdf

DNR\_Becker\_County\_Grant\_Support.pdf

#### Photo

##### File Name

##### Description

Dunton\_Locks\_Boundary.pdf

Boundary lines for Dunton Locks

#### Supplemental Document

##### File Name

##### Description

## CONSERVATION PARTNERS LEGACY GRANT

### ATTACHMENTS *(Continued)*

#### Supplemental Document *(Continued)*

File Name	Description
<a href="#">_EXTERNAL_Re__Herbicide_Mechanical_Treatment.pdf</a>	L&M Road Service Quote
<a href="#">Dunton_Locks_Cultural_Report_07.20.2023_compressed.pdf</a>	Phase one study
<a href="#">Estimate_10326-E_-_24878_Dunton_Locks_Road__Detroit_Lakes.pdf</a>	Carrs Tree Service Quote
<a href="#">NHDBREPORT_Dunton_Locks_County_Park_.pdf</a>	DNR NHDB REPORT
<a href="#">Quotes.xlsx</a>	

### FINAL APPLICATION SUBMISSION

- P** I certify that I have read the Conservation Partners Legacy Grants Program Request for Proposal, Program Manual and other program documents, and have discussed this project with the appropriate public land manager, or private landowner and easement holder.
- P** I certify I am authorized to apply for and manage these grant and match funds, and the project work by the organization or agency listed below. I certify this organization to have the financial capability to complete this project and that it will comply with all applicable laws and regulations.
- P** I certify that all of the information contained in this application is correct as of the time of the submission. If anything should change, I will contact CPL Grant staff immediately to make corrections.
- P** I certify that if funded I will give consideration to and make timely written contact to Minnesota Conservation Corps or its successor for consideration of possible use of their services to contract for restoration and enhancement services. I will provide CPL Grant staff a copy of that written contact within 10 days after the execution of my grant, should I be awarded.
- P** I certify that I am aware at least one Land Manager Review and Approval form is required for every application and at least one Public Waters Contact form is required for all public waters work. I am aware I must submit all completed forms by uploading them into this application. I have attached the required type and number of forms as necessary for this project.
- P** I am aware that by typing my name in the box below, I am applying my signature to this online document.

Signature: [Mitch Lundeen](#)

Organization / Agency: [Becker County](#)

Title: [Land Commissioner](#)

Date Signed: [February 14, 2025](#)

(CPL Grant Application ID = 2536)





AGREEMENT TO PROVIDE LEGAL SERVICES UNDER MINNESOTA STATUTE 253B

CONTRACT PERIOD JANUARY 1, 2026 - DECEMBER 31, 2028

In consideration for services, Kitzmann Law Office, shall receive equal payments paid monthly on or before the 1<sup>st</sup> day of each successive month. Beginning January 1, 2026 and concluding on December 31, 2026 shall be paid (\$2750) per month; beginning January 1, 2027 and concluding on December 31, 2027 shall be paid (\$2750) per month; and beginning January 1, 2028 shall be paid (\$3100) per month and concluding on December 31, 2028, Kitzmann Law Office, covenants and agrees to provide legal services and representation to chemically dependent individuals, mentally ill individuals facing civil commitment proceedings, and Jarvis hearings, not including individuals under any proceedings pursuant to Minn. Stat. 253B.185 dealing with procedures for Commitment of Persons with Sexual Psychopathic Personalities and Sexually Dangerous Persons.

Kitzmann Law Office further agrees to file with Becker County Auditor a monthly written summary of time expended by the law office for the previous month regarding said commitment proceedings, as well as an itemization of reimbursement of expenses agreed to be paid by Becker County, including, but not limited to, photocopies and long distance telephone, fax and internet charges, and mileage at whatever the prevailing county rate may be at the time of the submission of the request. Said expenses shall be over and above the regular monthly pay rate and shall be paid within 90 days of the submission of the request.

This agreement shall in no way be construed to create an attorney-client relationship between Becker County and Kitzmann Law Office. This agreement can be terminated by either party with a 90-day notice by either party. No changes shall be made to this agreement unless agreed to in writing.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Carrie Smith  
Becker County Administrator

Dated: \_\_\_\_\_

\_\_\_\_\_  
Mary Hendrickson  
Becker County Auditor

Dated: \_\_\_\_\_

\_\_\_\_\_  
Stuart J. Kitzmann  
Kitzmann Law Office

Dated: \_\_\_\_\_

\_\_\_\_\_  
Brian McDonald  
Becker County Attorney

# OATH OF OFFICE

State of Minnesota)

)SS

County of Becker )

I, Jason Coalwell, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Minnesota, and that I will faithfully and impartially execute and discharge the duties of the Assistant County Veterans Service Officer in the County of Becker, State of Minnesota, according to the law and to the best of my judgment and ability. So help me God.

---

(Signed)

Subscribed and sworn to before me  
This Fifth day of August 2025

---

David Meyer, Becker County Board Chair

Approving the Redevelopment Plan for Redevelopment Project NO. 44 and the Tax Increment Financing Plan for Tax Increment Financing District NO. 44-1

Page 22 of 134

Adoption Date: August 12, 2025

**Detroit Lakes Development Authority**  
**City of Detroit Lakes**  
**Becker County, Minnesota**

**REDEVELOPMENT PLAN**  
Redevelopment Project No. 44



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Prepared by:

Ehlers  
3001 Broadway Street NE, Suite 320  
Minneapolis, Minnesota 55413

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

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## **Municipal Action Taken**

Based upon the statutory authority described in the Redevelopment Plan attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Redevelopment Plan, the City Council has created, established and designated Redevelopment Project No. 44 pursuant to and in accordance with the requirements of Minnesota Statutes, Section 469.001 to 469.047 and the TIF Act as defined in the definitions of this document.

Tax Increment Financing (Workforce Housing Economic Development) District No. 44-1, was established at the same time Redevelopment Project No. 44 was established.

The following municipal action was taken in connection with Redevelopment Project No. 44:

### **Redevelopment Project No. 44**

*August 12, 2025:* The Redevelopment Plan for Redevelopment Project No. 44 was adopted by the Port Authority in and for the City of Detroit Lakes.

### **Tax Increment Financing (Workforce Housing Economic Development) District No. 44-1: Highland Lakeview Apartments**

*August 12, 2025:* The Tax Increment Financing Plan for the Tax Increment Financing (Workforce Housing Economic Development) District No. 44-1 was adopted by the Port Authority in and for the City of Detroit Lakes.

# **REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 44**

## **DEFINITIONS**

The terms defined below shall, for purposes of this Redevelopment Plan, have the meanings herein specified, unless the context otherwise specifically requires.

"City" means the City of Detroit Lakes.

"City Council" means the City Council of the City of Detroit Lakes.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Becker, Minnesota.

"Enabling Act" means Minnesota Statutes, 469.073 and 469.048 to 469.068, as amended and supplemented from time to time.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Port Authority" means the Detroit Lakes Development Authority.

"HRA Act" means Minnesota Statutes, Section 469.001 through 469.047.

"Project Area" means the real property within the City constituting the Redevelopment Project.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act and HRA Act.

"Public Improvements" means the public improvements described in the Redevelopment Plan and Tax Increment Financing Plan.



"Redevelopment Project" means the property within Redevelopment Project No. 44, as described in the Redevelopment Plan.

"Redevelopment Plan" means this Redevelopment Plan for Redevelopment Project No. 44, as initially proposed, and as it shall be modified.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Redevelopment Plan for Redevelopment Project No. 44 and in the Tax Increment Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.179, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Redevelopment Project No. 44.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by the Port Authority and the City for any Tax Increment Financing District.

## **STATUTORY AUTHORITY**

The Enabling Act authorizes the Port Authority, upon certain public purpose findings by the Port Authority and City, to establish and designate development and redevelopment projects within the City and to establish, develop and administer redevelopment plans therefore to meet the needs and accomplish the public purposes specified in Statement of and Finding of Public Purpose. In accordance with the purposes set forth in the Enabling Act, the Port Authority and City have established the Redevelopment Project comprising the area described on the attached Exhibit A and has adopted this Redevelopment Plan.

The Tax Increment Financing Act authorizes the Port Authority, upon certain findings, establish and designate tax increment financing districts within the Redevelopment Project and to adopt and implement a tax increment financing plan to accomplish the Redevelopment Plan established for the Redevelopment Project.

## STATEMENT OF AND FINDING OF PUBLIC PURPOSE

The City and Port Authority finds that there is a need for development and redevelopment within the City and the Redevelopment Project to remedy blight and blighting conditions, prevent the emergence of blight, promote the health, safety and welfare of City residents, encourage related development and redevelopment in order to provide employment opportunities, and protect and improve the tax base and general economic vitality of the City and State. The City and Port Authority has further determined that there is a need for the Port Authority to take certain actions designed to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized and unused land located within the corporate limits of the City

The City and Port Authority have found that there is a need for development and redevelopment within the City based upon the following conditions:

1. The City contains numerous parcels containing buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, and a combination of these and other factors is detrimental to the safety, health, morals or welfare of the community.
2. The City suffers from a lack of necessary streets, utilities, parking facilities and site improvements essential to preparing and making sites available for meaningful development.
3. The City requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing emergence and continuation of blight and the occurrence of conditions requiring redevelopment
4. The City contains vacant, unused, underused and inappropriately used land.

Therefore, the City and Port Authority have determined there is a need for the Port Authority to take certain actions and develop a program for improving Redevelopment Project No. 44, to provide an impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential development and redevelopment and to provide other facilities as are outlined in the Redevelopment Plan.

The Port Authority finds that:

- (a) the land within the Redevelopment Project would not be available for development or redevelopment without the financial aid to be sought under this Redevelopment Plan;
- (b) the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Redevelopment Project by private enterprise; and
- (c) that the Redevelopment Plan conforms to the general plan for the development of the City as a whole.

## STATEMENT OF OBJECTIVES

The establishment of the Redevelopment Project in the City pursuant to the Enabling Act is necessary and in the best interests of the City and its residents and is necessary to give the Port Authority the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the City in the normal development process.

The Port Authority intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Redevelopment Plan:

1. Promote and secure the prompt development of property in the Redevelopment Project in a manner consistent with the City's Comprehensive Plan and with minimal adverse impact on the environment, which property is less productive because of substandard conditions or blighting factors, lack of proper utilization and lack of investment, thereby promoting and securing the development of other land in the City;
2. Provide and secure the development of increased opportunities for families to reside in quality owner-occupied housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.
3. Prevent the emergence of, and promote redevelopment of, blighted or marginal property.

4. Promote and secure additional employment opportunities within the Redevelopment Project and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
5. Encourage the expansion and improvement of local business, economic activity and development, whenever possible.
6. Promote the development of adequate public facilities necessary to serve the area within the Redevelopment Project and the City as whole.
7. Construct, acquire or finance any public facilities, including sanitary sewer, water, storm drainage, roads, interchanges, transit facilities and recreational facilities, deemed necessary and desirable for the development or redevelopment of the Redevelopment Project.
8. Assist in development or redevelopment through provision of public services, environmental remediation, demolition and relocation, soil and terrain corrections or site improvements, or land acquisition, all in cases deemed appropriate by the Port Authority.
9. Create a desirable and unique character within the Redevelopment Project through quality land use alternatives and design quality in new buildings.
10. Secure the increase in value of property subject to taxation by the City, School Districts, County and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
11. Employ any powers of the Port Authority under the Port Authority Act for the benefit of the Redevelopment Project in such cases and upon such terms as the Port Authority may deem appropriate.

## **STATEMENT OF PUBLIC FACILITIES AND COSTS TO BE FINANCED**

The Port Authority will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Enabling Act, the Tax Increment Financing Act and other applicable State laws, and in doing so anticipates that the following may, but are not required, to be undertaken by the Port Authority:

- (a) The making of studies, planning, and other formal and informal activities relating to the Redevelopment Plan.
- (b) The implementation and administration of the Redevelopment Plan.
- (c) The re-zoning of land within the City.
- (d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Redevelopment Plan.
- (e) The preparation of property for use and development in accordance with applicable Land Use Regulations and any development agreements, including demolition of structures, clearance of sites, placement of fill and grading.
- (f) The resale of property to private parties.
- (g) The construction or reconstruction of facilities to own and lease as described in the Tax Increment Financing Plans.
- (h) The issuance of Tax Increment Bonds to finance the Public Costs of the Redevelopment Plan, and the use of Tax Increments or other funds available to the City to pay or finance the Public Costs of the Redevelopment Plan incurred or to be incurred by it pursuant to the Development Agreement.
- (i) The use of Tax Increments to pay debt service on the Tax Increment Bonds or otherwise pay or reimburse with interest the Public Costs of the Redevelopment Plan

## **FUNDING OF DEVELOPMENTS AND REDEVELOPMENTS**

It is anticipated that the Public Costs of the Redevelopment Plan will be paid from proceeds of Tax Increment Bonds. The Port Authority reserves the right to utilize other available sources of revenue, including but not limited to special assessments and user charges, which the Port Authority may apply to pay a portion of the Public Costs.

## **ENVIRONMENTAL CONTROLS**

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

## **PROPOSED REUSE OF PROPERTY**

The Redevelopment Plan contemplates that the Port Authority or City may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the Port Authority or City will require the execution of a binding development agreement with respect thereto and evidence that Tax Increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of the Port Authority and City to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the Port Authority is a party.

## **OPEN SPACE TO BE CREATED**

Any open space within the Redevelopment Project will be created in accordance with the zoning and ordinances of the City.

## **ADMINISTRATION AND MAINTENANCE OF REDEVELOPMENT PROJECT NO. 44**

Maintenance and operation of the Redevelopment Project will be the responsibility of the Community Development Director. Each year, the administrator of the Redevelopment Project will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Redevelopment Project will administer the Redevelopment Project pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of the Port Authority. No action taken by the administrator of the Redevelopment Project pursuant to the above-mentioned powers shall be effective without authorization by the Port Authority.

## **REHABILITATION**

Owners of properties within the Redevelopment Project may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Redevelopment Project from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

## **RELOCATION**

Any person or business that is displaced as a result of the Redevelopment Plan will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The Port Authority accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

## **PROPERTY ACQUISITION**

The Port Authority or City intends to acquire such property, or appropriate interest therein, within the Project Area as the Port Authority or City may deem to be necessary or desirable to assist in the implementation of the Redevelopment Plan.

## **MODIFICATION OF THE REDEVELOPMENT PLAN AND/OR REDEVELOPMENT PROJECT NO. 44**

The City and Port Authority reserve the right to alter and amend the Redevelopment Plan and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The Port Authority specifically reserves the right to enlarge or reduce the size of the Project Area and the Tax Increment Financing District, the Redevelopment Plan, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

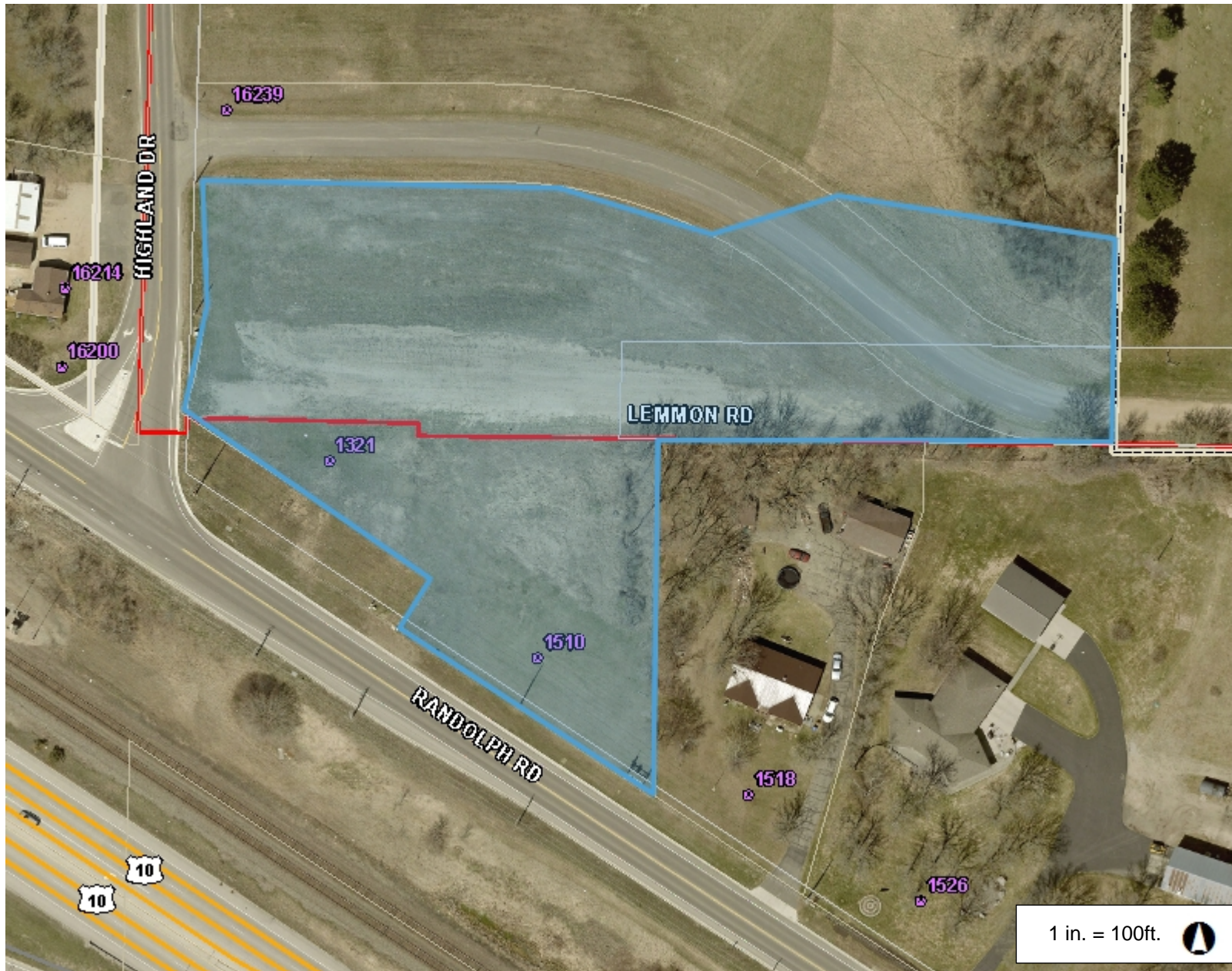
## **DESCRIPTION OF BOUNDARIES OF REDEVELOPMENT PROJECT NO. 44**

The boundaries of the Redevelopment Project are as outlined in the map found in Appendix A.

## **Appendix A: Map of Redevelopment Project No. 44**



# Detroit Lakes, MN



## Legend

### Churches

1. Berean Baptist
2. Christian Fellowship
3. Community Alliance
4. Congregational United
5. Faith Lutheran
6. First Baptist
7. First Lutheran
8. Grace Lutheran
9. Jesus Christ of Latter-Day Saints
10. Jesus is Real Outreach Center
11. Jeovvah's Witnesses
12. Lakes Area Vineyard
13. Mt. Olive Lutheran
14. Refuge
15. St. Luke's Episcopal
16. St. Mary's Catholic
17. Seventh Day Adventist
18. Trinity Lutheran
19. True Life Assembly of God
20. United Methodist
21. Zion Lutheran - Child Care Sup

### Hotels

1. American Inn
2. American Best Value Inn
3. Budget Host

## Notes

TIF District 44-1

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Adoption Date: August 12, 2025

# **Detroit Lakes Development Authority**

## **City of Detroit Lakes, Becker County, Minnesota**

### **Tax Increment Financing (TIF) Plan**

Establishment of Tax Increment Financing (Workforce  
Housing Economic Development) District No. 44-1:  
Highland Lakeview Apartments

within

Redevelopment Project No. 44



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Prepared by:

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

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# **Tax Increment Financing Plan for Tax Increment Financing District No. 44-1**

## **FOREWORD**

The Detroit Lakes Development Authority (the "Port Authority"), the City of Detroit Lakes (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 44-1 (the "District"), a workforce housing economic development tax increment financing district, located in Redevelopment Project No. 44.

## **STATUTORY AUTHORITY**

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the Port Authority and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.001 - 469.047, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Redevelopment Plan for Redevelopment Project No. 44.

## **STATEMENT OF OBJECTIVES**

The District currently consists of two (2) parcels of land and adjacent roads and internal rights-of-way. The District is being created to facilitate the development of an approximately 36-unit market-rate/workforce housing apartment complex at 1321 Highland Drive in the City. The Port Authority has not entered into an agreement but has designated Highland Lakeview LLP as the developer at the time of preparation of this TIF Plan. Development is anticipated to begin in 2025. This TIF Plan is expected to achieve many of the objectives outlined in the Redevelopment Plan for Redevelopment Project No. 44.

The activities contemplated in the Redevelopment Plan and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Redevelopment Project No. 44 and the District.



## REDEVELOPMENT PLAN OVERVIEW

Pursuant to the Redevelopment Plan and authorizing state statutes, the Port Authority or City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the Port Authority or City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the Port Authority or City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The Port Authority or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.
5. The City proposes both public and private infrastructure within the District. The proposed reuse of private property within the District will be for an apartment complex, and there will be continued operation of Redevelopment Project No. 44 after the capital improvements within Redevelopment Project No. 44 have been completed.

## DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

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

Parcel number	Address	Owner
49.1091.100	1321 Highland Dr	Hld Lkev LLP
49.1091.104	Unknown	Hld Lkev LLP

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

The Port Authority or City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the Port Authority or City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The Port Authority or City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

## DISTRICT CLASSIFICATION

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

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

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

1. The manufacturing or production of tangible personal property, including processing resulting in the change in condition of the property;
2. Warehousing, storage, and distribution of tangible personal property, excluding retail sales;
3. Research and development related to the activities listed in items (1) or (2);

4. Telemarketing if that activity is the exclusive use of the property; or
5. Tourism facilities;
6. Space necessary for and related to the activities listed in items (1) to (5); or
7. A workforce housing project that satisfies the requirements of *M.S., Section 469.176, Subd. 4c(d)*.

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

## **DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT**

Pursuant to *M.S., Section 469.175, Subd. 1*, and *M.S., Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 8 years after receipt of the first increment by the Port Authority or City. The date of receipt by the City of the first tax increment is expected to be 2027.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2035, or when the TIF Plan is satisfied. If increment is received in 2026, the term of the District will be 2034. The Port Authority or City reserves the right to decertify the District prior to the legally required date.

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

Pursuant to *M.S., Section 469.174, Subd. 7* and *M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2025 for taxes payable 2026.

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

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;

3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

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

The original local tax rate for the District will be the local tax rate for taxes payable 2026, assuming the request for certification is made before June 30, 2026. The rates for 2026 were not available at the time the District was established. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4* and *M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Redevelopment Project No. 44, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The Port Authority and City request 100% of the available increase in tax capacity be used for repayment of the obligations of the Port Authority or City and current expenditures, beginning in the tax year payable 2027. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity	
Development estimated Tax Capacity upon completion	\$83,016
Original estimated Net Tax Capacity	1,170
Fiscal Disparities	0
Estimated Captured Tax Capacity	<b>\$81,846</b>
Original Local Tax Rate	84.7211% Pay 2025
Estimated Annual Tax Increment	<b>\$69,341</b>
Percent Retained by the City	100%

Note: Tax capacity includes a 3.00% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 9. The tax capacity of the District in year one is estimated to be \$33,750.



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

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

## **SOURCES OF REVENUE/BONDS TO BE ISSUED**

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

<b>SOURCES</b>	
Tax Increment	\$ 526,294
Interest	52,629
<b>TOTAL</b>	<b>\$ 578,923</b>

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

The Port Authority or City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$420,600. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

## USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate the development of an approximately 36-unit market-rate/workforce housing apartment complex at 1321 Highland Drive. The Port Authority and City have determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described herein.

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

USES	
Land/Building Acquisition	\$ 100,000
Site Improvements/Preparation	200,000
Affordable Housing	-
Utilities	60,000
Other Qualifying Improvements	7,971
Administrative Costs (up to 10%)	52,629
PROJECT COSTS TOTAL	<b>\$ 420,600</b>
Interest	158,323
PROJECT AND INTEREST COSTS TOTAL	<b>\$ 578,923</b>

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

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed above. Further, the Port Authority or City may spend up to 20% of the tax increment revenues from the District for activities (described in the table above) located outside the boundaries of the District but within the boundaries of the Redevelopment Project No. 44 (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of this TIF Plan.

## ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

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

Impact on Tax Base			
Entity	2024/Pay 2025 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Becker County	101,172,723	81,846	0.0809%
City of Detroit Lakes	21,856,328	81,846	0.3745%
ISD No. 22 (Detroit Lakes)	46,934,539	81,846	0.1744%

Impact on Tax Rates				
Entity	Pay 2025 Extension Rate	Percent of Total	CTC	Potential Taxes
Becker County	27.8456%	32.87%	81,846	\$22,791
City of Detroit Lakes	39.7992%	46.98%	81,846	32,574
ISD No. 22 (Detroit Lakes)	15.3465%	18.11%	81,846	12,561
Other	1.7298%	2.04%	81,846	1,416
	<b>84.7211%</b>	<b>100.00%</b>		<b>\$69,341</b>

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2025 rate. The total net capacity for the entities listed above are based on Pay 2025 figures. The District will be certified under the Pay 2026 rates, which were unavailable at the time this TIF Plan was prepared.

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

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$526,294;

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

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The existing buildings, located at the site, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as access, hydrant locations, and converted structures. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

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

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

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$95,334;

- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$172,979;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

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

## SUPPORTING DOCUMENTATION

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

- (i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects, (2) review of the Developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

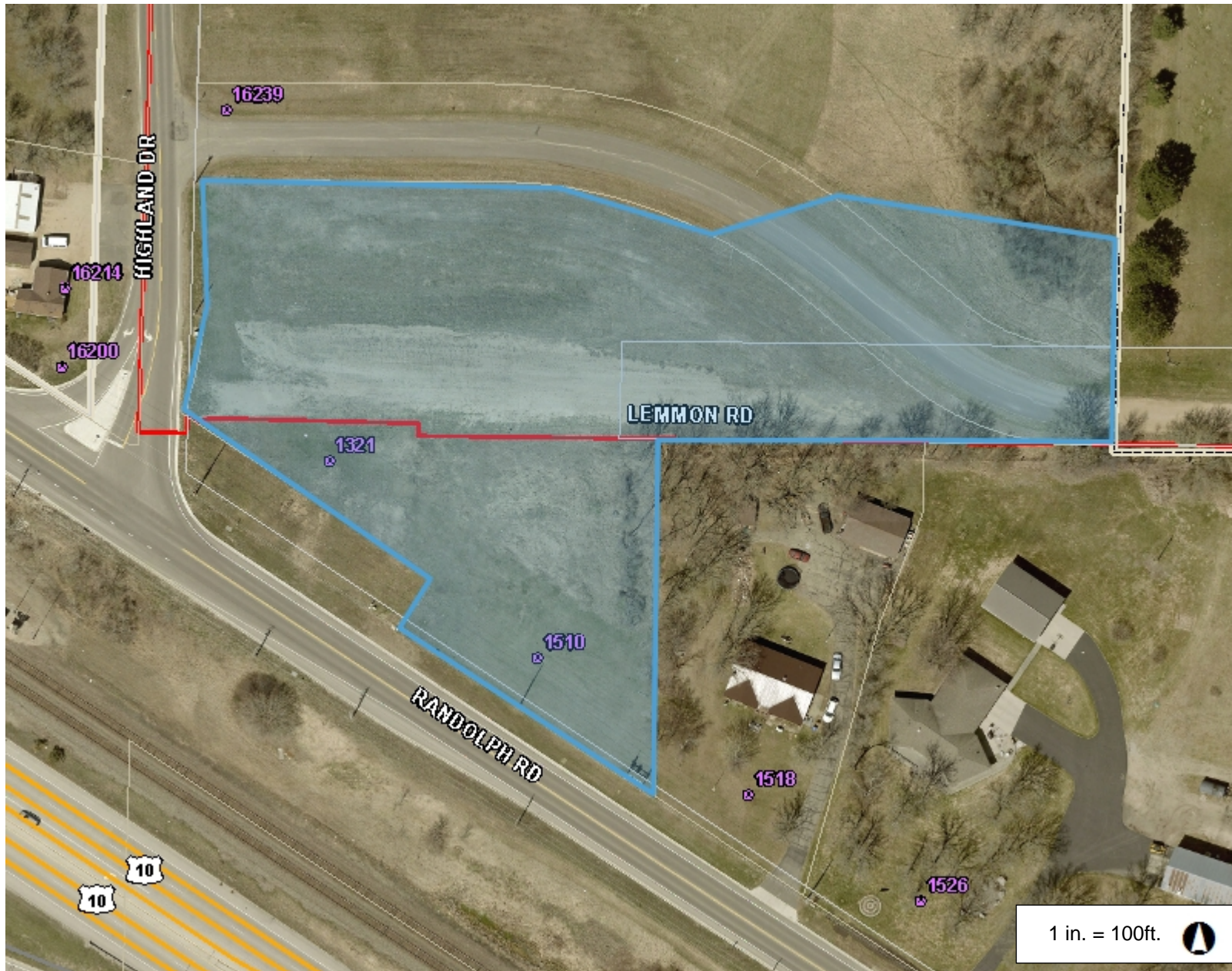
## DISTRICT ADMINISTRATION

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

## **Appendix A: Map of Redevelopment Project No. 44 and the TIF District**



# Detroit Lakes, MN



## Legend

### Churches

1. Berean Baptist
2. Christian Fellowship
3. Community Alliance
4. Congregational United
5. Faith Lutheran
6. First Baptist
7. First Lutheran
8. Grace Lutheran
9. Jesus Christ of Latter-Day Saints
10. Jesus is Real Outreach Center
11. Jevovah's Witnesses
12. Lakes Area Vineyard
13. Mt. Olive Lutheran
14. Refuge
15. St. Luke's Episcopal
16. St. Mary's Catholic
17. Seventh Day Adventist
18. Trinity Lutheran
19. True Life Assembly of God
20. United Methodist
21. Zion Lutheran - Child Care Sup

### Hotels

1. American Inn
2. American Best Value Inn
3. Budget Host

## Notes

TIF District 44-1

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Appendix B: Estimated Cash Flow for the District



## Highland Lakeview LLP Development - New TIF District w/Inflation

City of Detroit Lakes, Minnesota

Proposed 36-Unit Market-Rate/Workforce Housing Apartment Complex at 1321 Highland Drive



### ASSUMPTIONS AND RATES

DistrictType:	Economic Development
District Name/Number:	44-1
County District #:	TBD
First Year Construction or Inflation on Value	2025
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	3.00%
Interest Rate:	6.95%
Present Value Date:	1-Feb-26
First Period Ending	1-Aug-26
Tax Year District was Certified:	Pay 2025
Cashflow Assumes First Tax Increment For Development:	2027
Years of Tax Increment	9
Assumes Last Year of Tax Increment	2035
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	0.0000% Pay 2025
Fiscal Disparities Metro-Wide Tax Rate	0.0000% Pay 2025
Maximum/Frozen Local Tax Rate:	84.721% Pay 2025
Current Local Tax Rate: (Use lesser of Current or Max.)	84.721% Pay 2025
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.8570% Pay 2025
Market Value Tax Rate (Used for total taxes)	0.09296% Pay 2025

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

### BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	49.1091.100	Hld Lkev LLP	1321 Highland Dr	87,800	0	87,800	100%	87,800	Pay 2025	Non-H Res. 1 Unit	878	Rental	1,098	1
1	49.1091.104	Hld Lkev LLP	Unknown	5,800	0	5,800	100%	5,800	Pay 2025	Non-H Res. 1 Unit	58	Rental	73	1
				93,600	0	93,600		93,600			936		1,170	

**Note:**

1. Base values are from County website on April 21, 2025.
2. Located in ISD #22 and Pelican River Watershed.

## Highland Lakeview LLP Development - New TIF District w/Inflation

City of Detroit Lakes, Minnesota  
Proposed 36-Unit Market-Rate/Workforce Housing Apartment Complex at 1321 Highland Drive



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2025	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	First Year Full Taxes Payable
1	Apartments	150,000	150,000	36	5,400,000	Rental	67,500	1,875	50%	100%	100%	100%	2028
<b>TOTAL</b>					<b>5,400,000</b>		<b>67,500</b>						
Subtotal Residential				36	5,400,000		67,500						
Subtotal Commercial/Ind.				0	0		0						

**Note:**

- Estimated market value could range from \$90K to \$100K/unit from County Assessor on April 25, 2025. Other comps could use existing Grand North apartments estimated value from County Assessor's office on April 23, 2025 if built today for 50-units would cost \$7.5M to build with a TMV of \$3.7M at \$74K/unit. Developer estimates total taxes to range from \$60K to \$65K per year.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	67,500	0	67,500	57,187	0	0	5,020	62,207	1,727.96
<b>TOTAL</b>	<b>67,500</b>	<b>0</b>	<b>67,500</b>	<b>57,187</b>	<b>0</b>	<b>0</b>	<b>5,020</b>	<b>62,207</b>	

**Note:**

- Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law and other factors which cannot be predicted.
- If tax increment is received in 2026, then the district will be one year shorter.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	62,207
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(5,020)
less Base Value Taxes	(991)
<b>Annual Gross TIF</b>	<b>56,196</b>

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	93,600
New Market Value - Est.	5,400,000
Difference	5,306,400
Present Value of Tax Increment	351,646
Difference	4,954,754
Value likely to occur without Tax Increment is less than:	4,954,754



## Highland Lakeview LLP Development - New TIF District w/Inflation

City of Detroit Lakes, Minnesota

Proposed 36-Unit Market-Rate/Workforce Housing Apartment Complex at 1321 Highland Drive

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities -	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				08/01/26
100%	33,750	(1,170)	-	32,580	84.721%	27,602	13,801	(50)	(1,375)	12,376	11,171	0.5	2027	08/01/27
100%	67,500	(1,170)	-	66,330	84.721%	56,196	13,801	(50)	(1,375)	12,376	21,966	1	2027	02/01/28
100%	69,525	(1,170)	-	68,355	84.721%	57,911	28,098	(101)	(2,800)	25,197	43,207	1.5	2028	08/01/28
100%	71,611	(1,170)	-	70,441	84.721%	59,678	28,098	(101)	(2,800)	25,197	63,735	2	2028	02/01/29
100%	73,759	(1,170)	-	72,589	84.721%	61,498	28,956	(104)	(2,885)	25,966	84,178	2.5	2029	08/01/29
100%	75,972	(1,170)	-	74,802	84.721%	63,373	28,956	(104)	(2,885)	25,966	103,936	3	2029	02/01/30
100%	78,251	(1,170)	-	77,081	84.721%	65,304	29,839	(107)	(2,973)	26,759	123,612	3.5	2030	08/01/30
100%	80,599	(1,170)	-	79,429	84.721%	67,293	29,839	(107)	(2,973)	26,759	142,627	4	2030	02/01/31
100%	83,016	(1,170)	-	81,846	84.721%	69,341	30,749	(111)	(3,064)	27,575	161,565	4.5	2031	08/01/31
							30,749	(111)	(3,064)	27,575	179,866	5	2031	02/01/32
							31,686	(114)	(3,157)	28,415	198,092	5.5	2032	08/01/32
							31,686	(114)	(3,157)	28,415	215,706	6	2032	02/01/33
							32,652	(118)	(3,253)	29,281	233,247	6.5	2033	08/01/33
							32,652	(118)	(3,253)	29,281	250,199	7	2033	02/01/34
							33,646	(121)	(3,353)	30,173	267,080	7.5	2034	08/01/34
							33,646	(121)	(3,353)	30,173	283,395	8	2034	02/01/35
							34,671	(125)	(3,455)	31,091	299,641	8.5	2035	08/01/35
							34,671	(125)	(3,455)	31,091	315,343	9	2035	02/01/36
<b>Total</b>							<b>528,196</b>	<b>(1,902)</b>	<b>(52,629)</b>	<b>473,665</b>				
<b>Present Value From 02/01/2026</b>							<b>351,646</b>	<b>(1,266)</b>	<b>(35,038)</b>	<b>315,343</b>				

## Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 44-1 as required pursuant to *Minnesota Statutes (M.S.), Section 469.175, Subd. 3* are as follows:

1. *Finding that Tax Increment Financing District No. 44-1 is a workforce housing economic development district as defined in M.S., Section 469.174, Subd. 12.*

Tax Increment Financing District No. 44-1 is a contiguous geographic area within the Port Authority's Redevelopment Project No. 44, delineated in the TIF Plan, for the purpose of financing workforce housing in the City through the use of tax increment. The District is in the public interest because it will facilitate the development of an approximately 36-unit market-rate/workforce housing apartment complex at 1321 Highland Drive in the City which will increase employment in the State and preserve and enhance the tax base of the State.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 44-1 permitted by the TIF Plan.*

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

*The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed*

---

*development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:* The City supported this finding on the grounds that the project includes workforce housing. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
  - b. If the proposed development occurs, the total increase in market value will be \$5,306,400 (see Appendix B of the TIF Plan)
  - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$351,646 (see Appendix B of the TIF Plan).
  - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$4,954,754 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for Tax Increment Financing District No. 44-1 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan on July 24, 2025 and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the Tax Increment Financing Plan for Tax Increment Financing District No. 44-1 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Redevelopment Project No. 44 by private enterprise.*

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

**BECKER COUNTY BOARD OF COMMISSIONERS RESOLUTION**

**08-25-1G**

**Career Ladder - Full Time Custodian II Position**

**WHEREAS** Becker County implemented a career ladder to promote staff in the Facilities Department that have demonstrated the necessary work skills and experience to fulfill the job requirements of the Custodian II position, and;

**WHEREAS** there is a need to promote a Custodian I in the Facilities Department to become a Full-Time Custodian II in the Facilities Department, and;

**NOW THEREFORE BE IT RESOLVED.** That the Board of County Commissioners of Becker County, Minnesota, do approve the posting of the position internally and interviewing for a Full-Time Custodian II position in the Facilities Department.

Duly adopted this 5th day of August, 2025, at Detroit Lakes, MN.

COUNTY BOARD OF COMMISSIONERS  
Becker County, Minnesota

ATTEST:

/s/ Carrie Smith  
\_\_\_\_\_  
Carrie Smith  
County Administrator

/s/ David Meyer  
\_\_\_\_\_  
David Meyer  
Board Chair

State of Minnesota )  
                                  ) ss  
County of Becker )

I, the undersigned being the duly appointed and qualified County Administrator for the County of Becker, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of a Resolution passed, adopted, and approved by the County Board of Commissioners at a meeting held August 5th, 2025, as recorded in the record of proceedings.

\_\_\_\_\_  
Carrie Smith  
County Administrator

**Date:** August 5, 2025  
**To:** Becker County Board of Commissioners  
**From:** Brent Bristlin, Facilities Manager  
**Re:** Personnel Request

**Action Request:** Request to implement the career ladder in the Facilities Department and post/interview for a Custodian II position.

**Justification:** One of the Custodian I employees has demonstrated the necessary work skills and experience to fulfill the job requirements of the Custodian II position.

### Cost Analysis:

Custodian II	2025 COST TO FILL FT	CURRENT COST	2025 BUDGET	2026 BUDGET
<b>SALARY</b>	\$18,053	\$28,350	\$44,977	\$49,644
<b>PERA</b>	\$1,354	\$2,126	\$3,373	\$3,723
<b>HEALTH</b>	\$7,537	\$10,552	\$18,089	\$18,089
<b>FICA</b>	\$1,381	\$2,169	\$3,441	\$3,798
<b>SEVERANCE</b>	\$-	\$-	\$-	\$-
<b>TOTAL</b>	\$28,325	\$43,197	\$69,880	\$75,254

2025 Year Cost: \$ 1,641

**Cost Explanation:** The Custodian II position was identified as a career ladder opportunity during the DDA's evaluation of job descriptions for Becker County. Although not budgeted for in the 2025 budget cycle as it had not been identified at that time there were two Maintenance Tech II positions for that career ladder budgeted for and only one will be filled in 2025. The budgeting of those roles provides a \$4,370 difference in the Facilities Department budget which covers the cost difference for the Custodian II position.

**BECKER COUNTY BOARD OF COMMISSIONERS**  
**RESOLUTION 08-25-1E**  
**Temporary Full-Time Deputy Position**

Duly adopted this 5<sup>th</sup> day of August 2025, at Detroit Lakes, MN.

COUNTY BOARD OF COMMISSIONERS  
Becker County, Minnesota

ATTEST:

/s/ Carrie Smith  
Carrie Smith  
County Administrator

/s/	David Meyer
	David Meyer
	Board Chair

State of Minnesota )  
 ) ss  
County of Becker )

I, the undersigned being the duly appointed and qualified County Administrator for the County of Becker, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of a Resolution passed, adopted, and approved by the County Board of Commissioners at a meeting held August 5<sup>th</sup>, 2025, as recorded in the record of proceedings.

Carrie Smith  
County Administrator



**Date:** August 5, 2025  
**To:** Becker County Board of Commissioners  
**From:** Todd Glander, County Sheriff  
**Re:** Personnel Request

**Action Request:** Request to hire a full-time Temporary Sheriff Deputy position due to an extended leave of a current Deputy.

**Justification:** Due to an extended medical leave of a current Sheriff Deputy the Sheriff's Department will be short-handed for at least 6 months. Requesting to temporarily fill this position until a determination is made on if the current Deputy can return or not. We currently have a pool of candidates for another Deputy opening and would like to fill this temporary position with one of those candidates.

### Cost Analysis:

FT Temporary Sheriff Deputy	2025 COST TO FILL
SALARY	\$ 36,171
PERA	\$ 6,402
HEALTH	\$ 9,044
FICA	\$ 525
SEVERANCE	\$ -
TOTAL	\$ 52,142

2025 Year Cost: \$ 52,142

**Cost Explanation:** The County is required by the state to continue paying the Deputy on extended leave, but can be reimbursed for those wages. The cost for the temporary Deputy would be an additional cost until the County is reimbursed. The cost analysis above reflects the cost for a temporary Sheriff Deputy at step 2 for 6 months.

### Other Options Explored:

To leave this position vacant: This option is not in the best interest of the County and administration. This position is needed to complete necessary tasks and provide support to our County. A vacancy would create a loss in coverage for the County and will result in unsafe conditions or increased overtime.

Replace with two part-time staff: There are a number of restrictions for part time officers in Minnesota that would make it difficult to fully utilize these positions. In Minnesota part-time peace officers are still required to hold a full-time peace officer license through the POST Board and meet all the same licensing requirements as full-time officers. Part time officers have hours restrictions and can not work more than 20 hours a week or 1040 hours in a year. Part time officers also must work under the supervision of a designated peace officer.

## 5.0 CHANGES IN EMPLOYMENT STATUS

### 5.5 Career Ladders

After the implementation of a career ladder in a department and the initial posting of the position, it will be at the Department Head's discretion to initiate a career ladder advancement. Once an employee in the department has obtained all qualifications for the next position in the career ladder the Department Head will submit a request for career ladder advancement to the Human Resources department. Requests will be reviewed by the Human Resources Director, the County Administrator, and the appropriate Committee. If recommended by the Committee and not budgeted for, the Department Head will present the request to the County Board for approval.

Upon approval ~~by the County Board~~ the employee will be placed in the new position salary scale as follows:

- If the employee's anniversary date has passed within the last 6 months the employee will be placed in the new position at the nearest step without going backward allowing at least a 1.5% increase.
- If the employee's anniversary date has not passed within the last 6 months the employee will receive a step increase at their current grade then be placed in the new position at the nearest step without going backward allowing at least a 1.5% increase.
- If the employee is currently at the top step of the current grade and did not receive a step ~~in~~ the year within the last 6 months they will be placed in the new position at the nearest step without going backward allowing at least a 1.5% increase and receive an additional step in the new grade.

The employee will retain their longevity date as the original hire date for a regular employee; the probationary period and step advancement date would then go into effect from the date of placement in the new position.

## Capital Improvement Expenditure Request Form

Date Requested: August 5<sup>th</sup>, 2025

Department: Highway

Department Head: Jim Olson, P.E.

Capital Improvement Request: Radar activated Speed Sign

Request Amount: \$11,266 for two signs

### EXPLANATION OF THE REQUEST

Purpose/Need: The Highway and Sheriff's department receive frequent complaints on speeding traffic, this device will help reduce speeding in problem areas and can be used to identify if consistent patterns exist which can then be targeted for enforcement. These signs will be installed on County Highway 44 at Two Inlets where we have frequent complaints for high speed in a 30 mph zone.

Savings Achieved (Dollar Amount/Time/ Efficiency): The speed sign will provide time and efficiency savings by helping to control traffic speeds and identifying problem areas for additional enforcement if needed.

Are There Sufficient Funds In Your Budget? Yes, funds available from traffic budget funds and 50% cost share with the Sheriff's Department.

Was This In Your 5-Year Capital Improvement Plan? No, but funds are available.

Action Taken (If different than request): \_\_\_\_\_

Date Request Completed: \_\_\_\_\_

\* This form must be completed and sent to the County Administrator for any request of Capital Improvement Purchase.



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## QUOTATION

2429 S MILL STREET KANSAS CITY, KS 66103

PHONE (913) 432-5002

<http://www.midamsignal.com>

PREPARED FOR: Steve Walberg  
Becker County

DATE: 7/23/2025

PREPARED BY: Mitch Gaida

Per Your Request: **Becker County Driver Feedback Sign Options**

### QTY DESCRIPTION

	Each:	Total:
<b>Trafficalm Driver Feedback Sign:</b>		
2 IQ1500 Full Matrix speed sign, message capable. Data retrieval via Blue Tooth. DG Fl Y/G background. 15" Display Digits	\$ 3,973.00	\$ 7,946.00
2 Solar Kit: 100 Watt Panel 70 Ah Battery	\$ 1,660.00	\$ 3,320.00

NOTE: Quote includes freight to customer location

NOTE: All Product qualifies for Buy America

On-Site Field support available for the County

**Total:** \$ 11,266.00

Terms: Net 30 days from date of invoice, or as approved by Mid American Signal Credit Department.

An interest charge, as permitted by law, may be assessed on accounts unpaid after 30 days.

Quotation is valid for 60 days, with delivery 8-10 weeks after release of approval drawings

Quotation is based upon quantities shown, any changes can be subject to price adjustment.

Customer assumes liability for any liquidated damages

The above information is for the use of the person or entity named only. Unauthorized use is prohibited.

The above quotation does not include any installation of the products quoted.



# BECKER COUNTY

HIGHWAY DEPARTMENT

1771 Tower Road • Detroit Lakes, MN 56501

218-847-4463

## MEMORANDUM

**Date:** August 5, 2025

**To:** Becker County Board of Commissioners

**From:** Jim Olson, County Engineer

**Subject:** Sale of 2 Pup Trailers

**Background:** The Highway department has (2) 1994 Clement Pup Trailers that are in non-usable condition due to rusted and cracked frames. The undercarriage would also need a lot of work, including brakes, springs and tires. We do not intend to replace these in the future.

**Recommended Action:** Approve the Highway Department to sell on auction (2) 1994 Clement Pup Trailers.

## **Capital Improvement Expenditure Request Form**



Date Requested: 7/31/2024

Department: Land Use/Environmental Services

Department Head: Steve Skoog

### **EXPLANATION OF THE REQUEST**

**Purpose/Need:** Purchase a new Compactor Truck for the Recycling Program

**REQUEST AMOUNT:** \$ 362,472.52 plus applicable sales tax and transfer fees.

Savings Achieved (Dollar Amount/Time/ Efficiency): Quotes for a new 40 cubic yard (CY) Front Loader (FL) style compactor truck were solicited from two vendors:

1. Northland Truck Sales for a New Way compactor box on a 2025 Peterbilt 520 Chassis for the amount of \$362,472.52 plus estimated vehicle tax for a total of \$372,022.
2. McNeilus Compactor Box on a 2025 Peterbilt 520 Chassis for the amount of \$402,062.25 plus vehicle tax for a total of \$417,090.24.

Currently staff uses two compactor trucks daily and there is one as a backup. The trucks currently being used are 2021 and 2023 models (Peterbilt chassis) used daily, and a 2012 truck is a backup. The 2021 truck will be fitted to be used to collect organics and as a backup truck for the 2023 model and this purchase. The 2012 model will be sold; the anticipated sale price on public auction is minimal.

### **Are There Sufficient Funds In Your Budget?**

Yes ☒ No ☐

### **Is this included in your department's 5-Year Capital Improvement Plan?** Yes ☒ No ☐

**Please explain further, if necessary:** Board request - approval to purchase a 2025 Front Loader style compactor truck from Northland Truck Sales for the amount of \$362,472.52 plus applicable transfer costs, estimated at \$13,549 for a total of \$372,022.

**Action Taken** *(If different than request):* Click or tap here to enter text.

Date Request Completed: 7/30/2025

\* This form must be completed and sent to the County Administrator for any request of Capital Improvement Purchase.

# McNeilus Atlantic



## Chassis Specs

- **Model & Type:** 2024 Peterbilt 520
- **Body Type:** MODEL 29-ATLANTIC Front Loader
- **Fuel & Engine:** PACCAR MX11-AFT
- **Frame:** Double frame
- **Transmission:** Allison 4500 RDS automatic
- **Cab Equipment:**
  - Aero style mirrors
  - Windshield single bar guard
  - Streetside top spot
- **Pump Drive:** MTM install SS 897 con mesh
- **GVWR:** 33,001 lbs or greater

## Hydraulic System

- Gear pump, air/hyd main hydraulic valve on headframe
- Street side steel rectangular frame-mounted reservoir
- #6 male QD Eaton 3K21 fill-through filter
- Gate valve suction shutoff
- Schroeder return filter in reservoir
- SS FOB #4 Aeroquip FD45 QDC pressure test port
- Cordura wrap for required hoses
- Preinstalled hydraulic fluid sample port (LF-7611)
- Hydraulic service lift

## Body Specs

- **Capacity:** 40 YD
- **Materials:**
  - AR400 body floor
  - Standard hopper floor with ATL CS cleanouts
- **Doors & Panels:**
  - Curbsided cleanout door spill tray
  - 10-gauge AR200 tailgate side panels
  - 72-inch steel tailgate bumper width
- **Access & Canopy:**
  - Center rung slide-out hopper access ladder
  - Universal square steel canopy
  - Curbside push-pull air switch for canopy lip lift

## Cameras & Lighting

- **Lighting Hardware:**
  - Economy LED DOT lighting with standard 12V harness
  - Canopy-mounted economy 5" round LED lights
  - Oval amber turn signal/marker
  - FDR-mounted economy 5" LED work lights
  - Tailgate camera assist lighting: dual economy 5" round LEDs
- **Camera Equipment:**
  - 3rd Eye 4-port, 7" color monitor
  - Tailgate reverse camera with monitor display in reverse
  - Rear hopper camera (street side)





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**Ship To:** BECKER COUNTY ENVIRONMENTAL SERVICE  
24413 CTY RD 144  
DETROIT LAKES MN  
ATTN: STEVE SKOOG 56501

**Invoice To:** BECKER COUNTY ENVIRONMENTAL SERVICE  
24413 CTY RD 144  
DETROIT LAKES MN 56501

Branch 01 - ST PAUL MN		
Date 05/28/2025	Time 9:54:31 (O)	Page 1
Account No BECKE007	Phone No 2188467310	Est No 07 Q03846
Ship Via		Purchase Order
Tax ID No		
TRENTON PERRON		Salesperson 552

### EQUIPMENT ESTIMATE - NOT AN INVOICE

Description      \*\* Q U O T E \*\*      EXPIRY DATE: 06/22/2025      Amount

QUOTED PRICES ARE BASED ON CURRENT COSTS AND THEREFORE SUBJECT TO CHANGE  
WITH WRITTEN NOTICE TO ACCOUNT FOR PRICING CHANGES BEYOND SELLER'S CONTROL  
Stock #: C047763      Serial #: 10424PA402968712      183473.25

New 2024 MN 4029

NEW 2024 MCNEILUS ATLANTIC 40YD COMM FRONT LOADER BODY

BODY	\$155,488.00
897 CONTSTANT MESH PTO	\$2,161.00
TOP SPOT MIRROR	\$119.00
CS WITH CLEAN OUTS	\$656.00
CLEANOUT DOOR SPILL TRAY, CS	\$102.00
CURBSIDE PUSH-PULL AIR SWITCH	\$1,025.00
ANSI ROOF LADDER, REARWARD (CS)	\$258.00
3/16" AR400 HOPPER FLOOR LINER	\$1584.00
#6 MALE QD EATON 3K21	\$366.00
HYDRAULIC SERVICE LIFT	\$5,479.00
4" PETERSON SMART LIGHTS IN TG	\$1,428.00
ECONOMY LED LIGHT CENTER OF TG	\$371.00
CENTER OVERHEAD MOUNT W/SWIVEL	\$258.00
BLACK MCNEILUS MUDFLAPS-FRONT	\$158.00
TRIANGLE SFTY KIT&FIRE ESTINGUISHER BLT IN CAB	\$318.00
20LB FIRE ESTINGUISHER	\$882.00

SUBTOTAL/SOURCEWELL CONTRACTED COMPONENTS      \$170,653.00

\*\*

INCLUDED NON-SOURCEWELL CONTRACTED COMPONENTS

SS FOB #4 AEROQUIP FD45 QDC	\$989.00
3RD EYE CAMERA QTY.2	\$9500.00

TOTAL BODY PRICE      \$181,142.00

PRE-DELIVERY INSPECTION	\$951.25
DELIVERY	\$1170
TRAINING	\$210

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**Ship To:** BECKER COUNTY ENVIRONMENTAL SERVICE  
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24413 CTY RD 144  
DETROIT LAKES MN 56501

Branch		
01 - ST PAUL MN		
Date	Time	Page
05/28/2025	9:54:31 (O)	2
Account No	Phone No	Est No 07
BECKE007	2188467310	Q03846
Ship Via	Purchase Order	
Tax ID No		
TRENTON PERRON		Salesperson 552

**EQUIPMENT ESTIMATE - NOT AN INVOICE**

-----			
Description	** Q U O T E **	EXPIRY DATE: 06/22/2025	Amount

TOTAL	\$183,473.25
-------	--------------


Sale # 01 Subtotal:	183473.25
Total:	183473.25

Stock #:	C047764	Serial #:	3BPDLK0X5SF745185	218589.00
New	2025 PB PETERBILT520			
New	2024 PETERBILT 520 CHASSIS			
	LEFT HAND STEER, TANDEM CHASSIS			
	MX11 DIESEL ENGINE			
	4500 RDS TRANSMISSION, AUTOMATIC			
	66K GVW			

Sale # 02 Subtotal:	218589.00
Vehicle Tax:	15027.99
Total:	233616.99

Subtotal:	402062.25
Vehicle Tax:	15027.99
Quote Total:	417090.24

Authorization:

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Line	Part Number/Description	Quantity	Unit Price	Unit Discount	Net Unit	Ext Price
1	9061	1.000000 /EA				
FRONTLOADER,40,CRVD FLR,STD,CAN BUS						
Chassis VIN: 3BPDJ0X1SF736669			Chassis Make: Peterbilt		Chassis Model: 520	
Serial Number: 28165F						



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- 1:131448 OPT,LNR,BODY FLR,36IN,.188 AR450,FL Qty:1
  - 2:127965 OPT,CLEANOUT,.25 AR450 HPR FLR,FL Qty:1
  - 3:127684 ASSY,CANOPY,STL,DUAL EXHAUST,LONG,FL Qty:1
  - 4:136780 OPT,PIVOT SHAFT,INSERT,FL Qty:1
  - 5:132952 OPT,ARM,8K,108.5,FL,GEN2 Qty:1
  - 6:121843 OPT,FORK,1.5 IN,T1,HOOK,48 USABLE Qty:1
  - 7:118855 OPT,FORK LIMITER,FL,REMOVE BOLTS PRIOR TO SHIPPING Qty:1
  - 8:106240 OPT,SERV HOIST,FL,STD Qty:1
  - 9:130175 OPT,TRUCK CLEAN TOOL,tarpARMOR,FL Qty:1
  - 10:131218 OPT,REM GREASE,TG HINGE & CYL,CRVD FLR,FL Qty:1
  - 11:120908 ASSY,FIBERGLASS,SLIDING ACCESS DOOR Qty:1
  - 12:135022 OPT,TG SEAL EXT,.5 BELTING,15IN,FL,ASL Qty:1
  - 13:130571 OPT,BROOM/SHOVEL RACK,IN HPR,BACKSIDE OF BH SCREEN,FL Qty:1  
Back side of front bulkhead screen
  - 14:133588 OPT,PAINT WHITE,FL Qty:1  
N0006EX
  - 15:129885 OPT,BCKUP LIGHTS,LED,CAN BUS,MID TG,REVERSE ON,ASL,FL Qty:1
  - 16:131111 OPT,CAN BUS,WORKLIGHT,LED,2 HPR,1 CANOPY,FL Qty:1
  - 17:113459 OPT,WORKLIGHT,LED,2 CANOPY,UNDER MNT,TOWARD CAN,FL Qty:1
  - 18:130554 OPT,CAN BUS,INTEGRATED STROBE,2 RND,UPR TG,FL,STD Qty:1
  - 19:130555 OPT,CAN BUS,INTEGRATED STROBE,2 RND,LWR TG,ASL,FL Qty:1
  - 20:134377 OPT,3 CAMERA,7IN MONITOR,SAFETY VISION Qty:1
  - 21:136430 OPT,CAMERA LOCATION MNT,CENTER TG FACING REAR,ASL,FL Qty:1
  - 22:133538 OPT,MID BODY CAMERA,HPR,LF,FL Qty:1
  - 23:137742 OPT,CAMERA LOCATION MNT,TG CORNER,RT,FL Qty:1
  - 24:127005 WARRANTY,1YR HYD,1YR BODY,2YR CYL Qty:1
  - 25:132621 ASSY,PUMP,VANE,T7DSW B42,FL Qty:1
  - 26:128363 JOYSTICK,CAN BUS,QUAD CTRL,SGL,FL STD Qty:1
  - 27:104217 OPT,PTO HOUR METER Qty:1
  - 28:124738 OPT,PRESSURE GAUGE,QUICK DISC Qty:1
  - 29:104252 OPT,TOOLBOX,18X18X24,CHASSIS MNT,STL Qty:1
  - 30:113305 OPT,FIRE EXT,10 LB Qty:1
  - 31:119201 OPT,TRIANGLE,SAFETY,ROADSIDE Qty:1
-



Sales Code	Std/ Opt	Description	\$ List	Weight
<b>Base Model</b>				
0005201	S	<b>Model 520</b> Peterbilt's Model 520 is built to withstand the harsh demands of the refuse industry. The rugged, aluminum cab delivers best-in-class durability for increased uptime and lap seam construction on a zinc-coated steel sub-frame for corrosion resistance. Bulkhead-style doors provide years of watertight performance. This low-cab forward vehicle adds a new dimension of productivity and versatility. An industry-leading, 65-degree cab tilt enhances maintenance and serviceability. Body installation is cost effective and efficient and the center console provides convenient access to body control integration points.		16,475
0091180	S	<b>Refuse, Scrap, Recycling</b>		0
0093040	O	<b>Refuse/Landfill</b> Truck which picks up refuse or recycled material from curbside containers in residential areas. Operation typically includes very frequent stops and starts. Unloading can be at transfer station or at landfill (may enter landfill).		0
0095380	O	<b>Commercial Front Loader/Push-out</b> A lift-equipped truck used to load waste from the front into the body on commercial routes. A hydraulic ram pushes the load out of the body.		0
0098170	S	<b>United States Registry</b> Canadian Registry Package Requires Air Conditioning Excise Tax Canada, Speedometer to be KPH ipo MPH, Daytime Running Lights and Rubber Battery Pad in Bottom of Battery Box.		0
<b>Configuration</b>				
0200700	S	<b>Not Applicable</b> Secondary Manufacturer		0
<b>Frame &amp; Equipment</b>				
0514160	O	<b>10-3/4" Steel Rails 306-342"</b> 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000		213





Sales Code	Std/ Opt	Description	\$ List	Weight
		psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair		
0601500	O	<b>Full Steel Inner Liner</b>		691
0611330	O	<b>Zinc Coated Anti Corrosion Treated Frame Rails</b> Requires Frame Rail Code. Zinc Phosphate coating will replace the standard frame rail primer and provide added corrosion prevention for your customer's operating in severe conditions or in climates where vehicle rust is common.		4
0620160	O	<b>FEPTO Provision 4-7/8in Bumper Extension</b> Includes 1350 Series Front Drive PTO Attachment Provision, Radiator with PTO Cut-Out in Grille, Radiator Protection Sleeve, and Bumper Extension		45
0644090	S	<b>EOF Square without Crossmember</b> End-of-frame square without crossmember. For use with body builder installed crossmember.		0
0651090	S	<b>Omit Rear Mudflaps and Hangers</b>		0
<b>Front Axle &amp; Equipment</b>				
1011890	S	<b>PACCAR FX-20 Steer Axle 20,000 lbs. 4" Drop</b> Axle is designed for applications with a gross axle weight rating (GAWR) of 20,000 pounds. Front axle is designed for demanding applications such as construction, heavy haul, refuse, and other vocational uses. Robust forged steel beam construction for long-lasting performance. It utilizes innovative tapered kingpin roller bearings for more efficient operation and improved steering efficiency.  The PACCAR Steer Axle comes standard with the PACCAR warranty of 5 years, 750,000 miles.		0
1114040	O	<b>Taper Leaf Springs, Shocks 23,000 lb</b> Standard with Heavy Resistance Shocks.		210
1243010	S	<b>Power Steering Sheppard M100 Dual Gear</b> For use with 16,000 to 20,000 lb. axle ratings. Glidekote splines on steering shaft extend service life of components.		0
1354840	O	<b>PHP10 Iron PreSet PLUS Hubs</b> PHP10 iron PreSet PLUS hubs have a fully integrated spindle nut design, an optimized wheel spacer, magnetic fill plug on drive and trailer hubs for inspection of metal particles in lubricant, with a long life oil seal and bearings are pre-adjusted. Use with Front Axle.		84
1380280	O	<b>Bendix Air Cam Front Drum Brakes 16.5x7</b> For use with 16,000 lbs to 23,000 lbs steer axles or front drive axles. Includes automatic slack adjusters & outboard mounted brake drums.		0
1380490	O	<b>PACCAR FX Wide Track IPO Standard</b> 71in KPI IPO 69in front axle for improved turning radius.		0



<b>Sales Code</b>	<b>Std/ Opt</b>	<b>Description</b>	<b>\$ List</b>	<b>Weight</b>
1391410	O	<b>Gusseted Cam Brackets, Steer Axle</b>		0
1392970	O	<b>Heavy Duty Cam Bushings, Steer Axle</b>		0
<b>Rear Axle &amp; Equipment</b>				
1523440	S	<b>Dana Spicer D46-172 46,000 LBS</b> Dana Spicer D46-172 46,000 lbs tandem drive axles offer efficiency improvement, axle weight reduction and reduced lube quantity.		0
1616300	O	<b>PHP10 Iron PreSet PLUS Hubs</b>		0
1680440	O	<b>Refuse Service Brakes, Steer And Drive Axles</b> Designed for heavy-duty applications for refuse industry, providing long brake life, safety and performance.		0
1680450	O	<b>Rear Brake Camshaft Reinforcement</b> Rear brake camshaft reinforcement helps guard against wear and corrosion.		9
1680470	O	<b>Lube Pump, Drive Axle(s)</b> Used to circulate oil within the axle housing. Recommended for use on 46,000 or greater axles used in refuse or severe service applications.		36
1680490	O	<b>Gusseted Cam Brackets, Drive Axle(s)</b>		2
1680500	S	<b>SBM Valve</b> Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.		0
1680550	O	<b>Upsize Parking Brakes</b>		0
1680920	O	<b>Heavy Duty Brake Drums, Drive Axle(s)</b> Use with 16.5x8.6 Brakes		27
1682430	S	<b>Anti-Lock Braking System (ABS) 4S4M</b> ABS-6. Includes air braking system.		0
1684200	S	<b>Synthetic Axle Lubricant All Axles</b> Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.		0
1687020	O	<b>Bendix Air Cam Rear Drum Brakes 16.5x8.6</b>		0





Sales Code	Std/Opt	Description	\$ List	Weight
		Bendix Air Cam Rear Drum Brakes to fit all heavy haul, construction, refuse and highway truck and tractor applications. Includes Automatic Slack Adjusters & Outboard Mounted Brake Drums. Refer to TSB 11-57 for more information.		
1687090	U	Diff Lock Tandem Axles		60
1705250	O	Ratio 5.25 Rear Axle		0
1824410	O	Hendrickson HMX EX 460 46,000 LBS., 54" Haulmax, 70K Creep Rating. Includes Traax Rod as standard, option 1920905 is not needed or available. Progressive load spring system easily adjusts to the load for an enhanced combination of empty-ride quality and loaded stability.		-67

### Engine & Equipment

2074808	S	PACCAR PX-9 360@2000 GOV@2200 1150@1200 Productivity (2024 Emissions)		0
		N21350 C121 64....Maximum Accelerator Pedal Ve		
		N21370 C128 64....Maximum Cruise Speed (P059)		
		N21460 C132 1400...Max PTO Speed (P046)		
		N21520 C133 5.....Timer Setting (P030)		
		N21610 C188 39....Low Ambient Temperature Thre		
		N21620 C189 60....Intermediate Ambient Tempera		
		N21630 C190 80....High Ambient Temperature Thr		
		N21550 C206 35....Engine Load Threshold (P516)		
		N21340 C209 120...Hard Maximum Speed Limit (P1		
		N21510 C225 YES...Enable Idle Shutdown Park Br		
		N21450 C231 NO....Gear Down Protection (P026)		
		N21570 C233 NO....Idle Shutdown Manual Overrul		
		N21440 C234 NO....Engine Protection Shutdown (		
		N21480 C238 NO....Auto Engine Brake in Cruise		
		N21470 C239 NO....Cruise Control Auto Resume (		
		N21430 C333 0.....Reserve Speed Limit Offset (		
		N21410 C334 0.....Maximum Cycle Distance (N202		
		N21590 C382 YES...Enable Hot Ambient Automatic		
		N21500 C395 0.....Expiration Distance (N209)		
		N21530 C396 YES...Enable Impending Shutdown Wa		
		N21540 C397 60....Timer For Impending Shutdown		
		N21320 C399 120...Standard Maximum Speed Limit		
		N21400 C400 252...Reserve Speed Function Reset		
		N21420 C401 10....Maximum Active Distance (N20		
		N21330 C402 0.....Expiration Distance (N207)		
2091130	S	VMUX Electronics Architecture		0
2091305	O	Engine Idle Shutdown Timer Enabled		0
2091315	O	Enable EIST Ambient Temp Override		0





Sales Code	Std/ Opt	Description	\$ List	Weight
2091372		<b>Eff EIST NA Expiration Miles</b>		0
2091640		<b>Effective VSL Setting NA</b>		0
2092016	O	<b>Typical Operating Speed 62 MPH</b>		0
2092033	O	<b>Powertrain Optimized for Balance</b> Best analysis for vehicles where service includes frequent start and stop cycles.		0
2140200	O	<b>CARB Engine Idling Compliance</b> PACCAR PX-7, PX-9 and MX, Cummins X15 and ISX diesel engines will include the required factory installed serialized sticker on the drivers door to identify them as meeting the NOx idling standard.		0
2140420	O	<b>Engine Oil Test Port</b> Expanded availability of the engine oil test port to include availability with MX-11 engines.		0
2140450	O	<b>Remote PTO/Throttle, 12-Pin</b> Eng Bay Remote Control Provision		0
2140660	O	<b>CARB Emission Warranty</b>		0
2140700	S	<b>EPA Engine Idling Compliance</b>		0
2147460	S	<b>Bed Plate for PX-9, L9N Engines</b> Designed to increase engine longevity by incorporating a stiffener bracket on the bottom side of the engine, inside the oil pan, for additional reinforcement. Required for all PX-9/L9N refuse applications and recommended for other high load 9-liter applications.		0
2513060	S	<b>PACCAR 160 Amp Alternator, Brushed</b> PACCAR 160 AMP alternator, brushed producing 160 Amps at road speed and 100 Amps at idle.		0
2521090	O	<b>Immersion Type Block Heater 110-120V</b> Standard location is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.		2
2522110	O	<b>PACCAR 12V Starter, N/A PACCAR MX Engines</b> PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.		0
2538040	S	<b>3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA</b> Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.		0
2539010	O	<b>Battery Warmer, 120V</b>		0



Sales Code	Std/ Opt	Description	\$ List	Weight
		120V heating blanket that wraps around the batteries.		
2539220	O	<b>Battery Jumper Terminals Mtd In Front Of Battery Box</b>		4
2539720	U	<b>Low Voltage Disconnect System</b>		0
2539740	O	<b>Kissling Battery Disconnect Switch 300AMP</b> Dual Tab Mounted on Battery Box		3
2621000	S	<b>2-Speed Fan Clutch For Frequent Start/Stops</b> A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.		0
2723210	S	<b>18.7 CFM Air Compressor</b> N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.		0
2921110	S	<b>PACCAR Fuel/Water Separator Standard Service</b> PACCAR Fuel/Water separator standard service intervals. High efficiency media protects critical engine components.		0
2921210	S	<b>No Fluid Heat Option for Fuel Filter</b>		0
2921320	O	<b>12V Heat for Fuel Filter</b> Fuel filter heaters help ensure a seamless flow of diesel from the tank to the combustion chamber. Eliminating any possibility of moisture freezing within the fuel filter while simultaneously increasing the fuel temperature for atomization within the engine.		0
3114270	S	<b>High Efficiency Cooling System</b> Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 367 1325 sq in, 367 HH Fepto 1325 sq in, 365 Fepto 1183 sq in, 365 Full Frame Extension 1000 sq in, 520 1202 sq in, 579 1456.9 sq in, 535/536/537/548 949.3 sq in, 537/548 VOC 1000.3 sq in, 389/367 HH 1604 sq in, 365/567 1379 sq in.		0
3120320	O	<b>Bugscreen</b>		0
3120450	S	<b>Stainless Steel Grille</b>		0
3261980	S	<b>Heavy Duty Air Cleaner</b> Molded rubber air intake connections with lined stainless steel clamps		0





Sales Code	Std/ Opt	Description	\$ List	Weight
		seal to prevent contaminants in air intake.		
3281750	O	<b>Pre-Cleaner ECG</b>		13
3367200	S	<b>Exhaust Vertical LH DPR/SCR</b> LH Back of Cab Vertical, Single Module		0
3381860	O	<b>Exhaust 90 Degree Diffuser</b>		0

### Transmission & Equipment

4052970	O	<b>Allison 4500 RDS-P Transmission, Gen 6</b> Rugged Duty Series		390
4210190	O	<b>1810 HD Driveline, 1 Midship Bearing</b> 4.5in x .180 wall tubing		15
4216590	O	<b>1710 Driveline Interaxle</b> For tandem rear axles		-5
4250470	U	<b>Allison RDS, Pkg 225</b>		0
4252890	O	<b>Allison FuelSense Not Desired</b> Dynamic Shift Sensing		0
4252950	O	<b>Omit Allison Neutral At Stop</b>		0
4256020	S	<b>Console Mounted Push Button Shifter</b>		0
4256740	O	<b>Allison 6-Speed Configuration, Wide Ratio Gears</b> Allison 4500 transmission only		0
4256870	O	<b>Allison Output Function S Neutral Indicator</b> Allison output function S Neutral Indicator for PTO. Required on Refuse Packer Applications. With this configuration NEUTRAL only, PTO engagement is permitted only when the transmission is in Neutral. Once the transmission is in Neutral, the PTO is automatically engaged and fast idle is initiated when the PTO switch is on. In addition with this configuration Pack-on-the-fly, the PTO is automatically engaged and fast idle is initiated when the PTO switch is On concurrently with shifting of the transmission to Neutral.		0
4256910	O	<b>Allison Transmission Fluid Test Port</b> Remote coupler. The fluid test port provides easy access to transmission fluid for testing from its location under the hood on the right-hand frame rail.		0

### Air & Trailer Equipment

4510210	S	<b>Bendix AD-HF EP Air Dryer, Heater</b> Coalescing filter, extended purge. Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil		0
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Sales Code	Std/ Opt	Description	\$ List	Weight
		coalescing technology in the the air dryer cartridge. This oil coalescing filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.		
4540420	S	Nylon Chassis Hose		0
4542320	O	Central Location For Air Tank Drain Valves Wire braid hose to air tanks. (Not available with optional drain valves.)		4
4543320	S	Steel Painted Air Tanks All air tanks are steel with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.		0
<b>Tires &amp; Wheels</b>				
5008040	O	FF: AP 20ply 315/80R22.5 EnduTrax MA		-16
5108020	O	RR: AP 16ply 11R22.5 EnduCombi RD CS		200
5190008	S	Code-rear Tire Qty 08		0
5220520	O	FF: Alcoa 89U637 22.5 X 9.00 High Polish Aluminum, Ultra ONE technology that saves more than 50 lbs. versus a comparable steel wheel. Built for refuse, logging, mining and other heavy haul applications that demand a tough wheel. Each wheel offers a 10,000 lbs. load rating.		-110
5310600	S	RR: Accur Std Armor 50291PK 22.5X8.25 Heavy Duty, Two Hand Holes		0
5390008	S	Code-rear Rim Qty 08		0
5400100	O	Alligator V2B Double Sealing Valve Caps On Tire Valve stems. Inflate thru valve.		0
<b>Fuel Tanks</b>				
5556130	O	26" Aluminum 80 Gallon Fuel Tank LH BOC Paddle handle filler cap with threadless filler neck. Top draw fuel plumbing reduces chance of introducing air into the fuel system during low fuel level conditions due to the central placement of fuel pickup tube. Wire braid fuel lines increase durability & reduce potential for leaks.		13
5604080	O	Location LH BOC 80 Gallon		0
5650490	S	Fuel Cooler Required with single fuel tank		0





Sales Code	Std/ Opt	Description	\$ List	Weight
5650710	O	<b>Locate BOC Fuel Tanks Forward As Far As Possible</b> May result in filler neck under sleeper		0
5651390	O	<b>Top Of Fuel Tank 5" Below Top Of Frame</b>		33
5652850	O	<b>Perforated Metal Anti-Siphon Device(s)</b> Requires engineering review with Arctic Fox or split fuel tanks		0
5652890	S	<b>DEF Tank Mounted LH BOC</b> Models 220 and 520 mounted left hand back-of-cab.		0
5652990	O	<b>DEF To Fuel Ratio 2:1 Or Greater</b>		0
5655069	S	<b>DEF Tank 520, 7.3 Gal</b>		0
<b>Battery Box &amp; Bumper</b>				
6011070	O	<b>Aluminum Battery Box LH Frame Mtd Back-of- Fender</b> Aluminum battery box left hand frame mounted back-of-fender. 8" Below top of frame.		0
6030150	O	<b>Rubber Battery Pad In Bottom of (1) Battery Box</b> Mat in box that holds batteries only		4
6122810	O	<b>Steel Bumper Swept Back Painted</b> Requires bumper extension, includes two front tow eyes with pins		2
6132400	O	<b>Notched Top Flange Of Bumper</b> Does not include fepto provisions		0
6132900	O	<b>Screen Over Air Intake Opening In Bumper</b>		2
<b>Cab &amp; Equipment</b>				
6501080	S	<b>53" LCF ProBilt Cab LH Drive</b> Includes steel frames with alum and fiberglass panels, all alum doors, dual door stops, door locks, tinted safety glass thru-out, cab and door mounted entry grab handles, 65 degree hydraulic tilt, stainless steel grille, dual rear cab fenders, service module BOC (cab tilt pump, oil fill and dipstick, coolant fill and check, fluid fill and dipstick for auto trans), door mounted armrests, power windows, doghousefull insulation, rubber floor mats, ergonomic center control console, removable instrument panel, Driver Information Display, LED backlit gauges, adjustable side flip-down interior sunvisor, 16" steering wheel with integrated horn button, tilt/telescopic adjustable column, over-door storage, driver and passenger side cup holders, USB charging port and 12VDC charging outlet, header includes HVAC controls and 12V power connection behind header cover, rear cab corner windows, 18" bolt-on step each side, self-canceling turn signals and front directional and side mounted turn signals.		0



<b>Sales Code</b>	<b>Std/ Opt</b>	<b>Description</b>	<b>\$ List</b>	<b>Weight</b>
6800500	S	<b>4.5" Rubber Flares On Cab</b> And wheel well fenders		0
6911720	S	<b>Peterbilt Driver Seat</b>		0
6921720	S	<b>Peterbilt Passenger Seat</b>		0
6930500	O	<b>Drivers Armrest - RH Only</b>		2
6931120	O	<b>Seat Belt Color Orange IPO Standard Black</b>		0
6939400	O	<b>Air Ride Driver</b>		43
6939420	O	<b>High Back Driver</b>		0
6939480	O	<b>Mordura Driver</b>		0
6939510	S	<b>Non-Air Ride Passenger</b>		0
6939540	S	<b>Low Back Passenger</b>		0
6939560	O	<b>Fabric Passenger</b>		0
7000000	S	<b>Gray Interior Color</b> Includes ABS Gray Headliner & Rear Cab Panel, Gray Vinyl Engine Tunnel Cover. For LH, RH, and Dual Steer Dual Seated Power Windows are standard on both doors. For Dual Steer RH stand-up the LH Window is Power and the RH Window is a Manual Sliding window.		0
7000045	O	<b>High-Visibility Interior Grabhandles, Painted</b> Bright yellow interior grabhandle for vocational vehicles.		2
7001520	S	<b>Adjustable Steering Column - Tilt/Telescope</b>		0
7001620	S	<b>Steering Wheel With Peterbilt Logo</b> Steering Wheel with embossed Peterbilt logo over horn button.		0
7110680	S	<b>Exterior Cab Entry Grabhandle</b> Textured; NFPA compliant. Available on Day Cab specifications only.		0
7220150	O	<b>Rear Window Back of Cab Dark Tint</b> 18.5in X 54in		0
7230350	S	<b>2-Piece Flat Windshield</b>		0
7322010	S	<b>Combo Fresh Air Heater/Air Conditioner</b> With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.		0





<b>Sales Code</b>	<b>Std/ Opt</b>	<b>Description</b>	<b>\$ List</b>	<b>Weight</b>
7330920	O	<b>(2) Defroster Fan On Rear Header</b>		60
7561400	O	<b>Look Down Mirror Mounted Front Of Cab</b> Opposite side of the driver position. Stainless steel.		0
7564140	O	<b>Black LH/RH Dual Plane Mirrors, Heated</b> Dual Plane motorized mirrors are mounted to doors on both the right and left hand sides. Includes fold-away feature and requires additional top mounted convex mirrors (7564160) For front loader body type configuration.		2
7564160	O	<b>Add'l Convex Mirrors, Mounted Top of LH/RH Dual Plane Mirrors</b>		0
7610020	S	<b>(1) Air Horn 15" Painted</b> Mounted under cab.		0
7722120	O	<b>ConcertClass, AM/FM, Weatherband, 3.5 Aux</b>		10
7725740	O	<b>Midlevel Speaker Package For Cab</b> (4) Speakers		6
7728020	O	<b>Bluetooth Located On Driver Side</b>		0
7728030	O	<b>Radio Mute When In Reverse</b> For automatic or automated transmission		0
7728040	O	<b>Bluetooth Phone and Audio Requires USB Port</b>		0
7728050	O	<b>USB Port</b>		0
7788055	S	<b>SmartLINQ Remote Diagnostics</b> SmartLINQ is Peterbilts proprietary remote diagnostics service which monitors the engine and aftertreatment for diagnostic codes providing real-time code analysis maximizing vehicle uptime and strengthening the fleets partnership with their dealer. SmartLINQ provides fault coverage for over 800 codes, a customizable email notification for 116 codes plus a web portal to manage your entire fleet included at no additional charge. SmartLINQ is compatible with any telematics system and doesnt require a specific fleet management system. For those whose customers utilize PeopleNet, the pre-wire with remote diagnostics will provide a more integrated solution utilizing the existing SmartLINQ modem. For those whose customers utilize other fleet services products, the existing pre-wire option for the other fleet service devices will continue to be available.		0
7851330	O	<b>Cab Tilt Pump Air Assist</b>		0
7851580	O	<b>Front Cab Guard, Painted Black</b>		15
7851870	O	<b>Rain Gutters Over Driver and Passenger Doors</b>		8



<b>Sales Code</b>	<b>Std/ Opt</b>	<b>Description</b>	<b>\$ List</b>	<b>Weight</b>
7852150	S	<b>Peterbilt Pantograph Windshield Wipers</b> With intermittent feature.		0
7900090	O	<b>Triangle Reflector Kit, Ship Loose</b> Florescent triangle emergency road flares are designed to meet and exceed all DOT standards.		13
7900270	O	<b>Fire Extinguisher, Cab Mounted</b> Hazmat approved UL listed/rated ABC		12
7900970	S	<b>Backup Alarm Wiring To EOF</b>		0
8011800	O	<b>Drive Axle #1 Front Oil Temperature Gauge</b> Located in Digital Cluster Display.		0
8011810	O	<b>Drive Axle #2 Rear Oil Temperature Gauge</b> Located in Digital Cluster Display.		0
8011850	S	<b>Transmission Oil Temperature (Main)</b> Located in Digital Cluster Display.		0
8021315	S	<b>Air Restriction Indicator</b> Mounted on exhaust stanchion		0
8021800	O	<b>Air Filter Restriction Pressure Gauge</b> Located in Digital Cluster Display		0
8021810	O	<b>Brake Application Air Pressure (Tractor)</b> Located in Digital Cluster Display.		0
8031120	O	<b>Warning Light Battery Disconnect, Switch Engaged</b> Marker light external mounted		0
8070010	O	<b>Up To (4) Additional Electric Switches</b> Up to (4) additional electric switches without wiring. Switch will short pin5 to pin 4 when off, and pin 5 to 6 when on. Backlighting provided by Lin jumper.		1
8070390	O	<b>Engine Hourmeter Gauge</b> Located in Digital Cluster Display		0
8070450	O	<b>Engine PTO Hourmeter Gauge</b> Located In Digital Cluster Display		0
8070810	O	<b>Engine Manifold Pressure (Turbo Boost)</b> Located in Digital Cluster Display		0
8070820	O	<b>Engine Percent Torque</b> Located in Digital Cluster Display		0





<b>Sales Code</b>	<b>Std/ Opt</b>	<b>Description</b>	<b>\$ List</b>	<b>Weight</b>
8070860	O	<b>Main Instrumentation Panel</b> Digital Cluster 7" Display includes: Physical (Analog) - Speedometer, Tachometer, Oil Pressure, Coolant Temp and Display Gauges - Fuel Level, DEF Level, DPF Filter Status, Fuel Economy, Volts Telltale, OAT and Primary Air Pressure, Secondary Air Pressure for air brake trucks.		0
8070940	O	<b>Voltmeter Gauge (MD/520 Only)</b> Located in Digital Cluster Display		0
8110150	O	<b>Headlights Single Rectangular LED</b> Model 520 LED headlights provide outstanding brightness and coverage that can help with driver eye-fatigue. LED headlights are easy to install, long lasting, energy efficient and cost effective and they provide improved headlight brightness.		0
8120570	S	<b>(5) LED Clearance With (2) LED Marker Lights</b> Includes (5) lights mounted on roof of cab and (1) cab side marker light mounted in front of each cab door		0
8133900	S	<b>None Furnished Stop/Tail/Backup Lights</b> Available with full truck only, not available with tractor		0
8134160	O	<b>Self-Canceling Turn Signal</b>		0
8140690	O	<b>Brake Lights Activated by Park Brake</b>		0
<b>Paint</b>				
8500710	S	<b>Standard Paint Color Selection</b>		0
8530770	O	<b>(1) Color Axalta Two Stage - Cab/Hood</b> Base Coat/Clear Coat		0
<b>Shipping Destination</b>				
<b>Options Not Subject To Discount</b>				
9400090	S	<b>Peterbilt Class 8 Standard Coverage</b> 1 year/100,000 Miles (160,000 km)		0
9400094	S	<b>PACCAR PX-9 Standard Coverage</b> 2 yrs/250,000 mi (402,336 km)/6,250 hrs		0
9407147	O	<b>Fuel Price Index Factor \$99 NET</b>		0
9408632	O	<b>SmartLINQ RD - 3YR Sub</b> PACCAR PX Engines		0
9408701	O	<b>Base Warr: Emissions (CARB Operation)</b> 5YR/150K MI - PX-9 Engine		0



June 5, 2025

Becker County Environmental Services – Sourcewell #8609  
Steve Skoog, Director  
Detroit Lakes, MN 56501  
218-846-7310

Steve:

Sourcewell quote for new 2025 Peterbilt 520 with a 40yd New Way Mammoth as per the specifications.

New Way Mammoth 40yd Frontload, 28yd Body & 12yd Hopper, Can Bus.

*Front Hyd Pump	*Body Service Hoist
*Work lights 2) Hopper/1) Canopy	*2) Work lights Under Canopy, Toward Can
*Body Floor Liner	*3) Camera's, Hopper & TG Facing Rear & Corner
*Mid Body Backup Lights	*Integrated Strobe Lights Upper&Lower Tailgate
*Toolbox	*Remote Grease TG Hinge & Cylinders
*Curved Body Floor	*Broom/Shovel Rack
*Tail Gate Seal Ext	*Color White

Body Price	\$162,370.52
Chassis Price, (Sourced Goods)	\$197,902.00
Shipping	\$ 2,200.00
Total Cost	<b>\$362,472.52</b>

Sincerely,

  
Greg C Krutsinger  
Northland Truck Sales Inc/Olympic Sales Inc.

Sourcewell #110223-NWY

\*Unit Is Subject to Sale.

**P.O. Box 55 | West Fargo, ND 58078**  
**Phone: 701-281-8223 | Fax: 701-277-9998**  
**www.northlandtrucksales.com**



# BECKER COUNTY

## Land Use Department

915 Lake Avenue • Detroit Lakes, MN 56501  
218-846-7201

### MEMORANDUM FOR ACTION

**Date:** July 9, 2025 (updated July 30, 2025)

**SUBJECT:** Minnkota Power Transmission Line Project Option Agreement

**THROUGH:** Environmental Services Committee

**TO:** Becker County Commission

1. **Reference:** Minnkota Power Cooperative would like to add another electric power transmission line adjacent to the main power lines that cross the County land south of the main Solid Waste Campus.
  - a. The proposed line would run parallel to the south of the existing power line.
  - b. The new line is smaller and would turn south along Hwy 59 as it extends east from the County property.
2. **Discussion:** This will not impact County solid waste operations on this land, as it is currently used to store old equipment and there are not any plans to use this area for solid waste purposes in the future at this time.
3. **Funding:** Total purchase offer from Minnkota Power Cooperative to Becker County is for the amount of \$12,240.00
4. **Action:** Recommend approval of the AUDUBON TRANSMISSION LINE PROJECT OPTION TO PURCHASE RIGHT OF WAY EASEMENT.
5. The point of contact for this memorandum is [Steve.Skoog@co.becker.mn.us](mailto:Steve.Skoog@co.becker.mn.us) or by phone at 846-7310.

Distribution: County Commissioners  
County Administrator

**AUDUBON TRANSMISSION LINE PROJECT**  
**OPTION TO PURCHASE RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **County of Becker, a political division of the State of Minnesota**, whose address is 915 Lake Ave Detroit Lakes, Becker County, Minnesota, 56501, hereinafter called the "Grantor," whether singular or plural, for and on behalf of their heirs, successors and assigns, does hereby grant to Minnkota Power Cooperative, Inc., of 5301 32nd Avenue South, Grand Forks, North Dakota 58201, its successors and assigns, hereinafter called "Grantee," the sole and exclusive option (the "Option") to purchase a right of way easement for the construction, operation, maintenance, repair and/or removal of an overhead electric transmission system, which may include the placement of pole structures, crossarms, wires, braces and other associated fixtures; together, the 'Easement', as more fully described below and reflected in Exhibit A, as part of Grantee's proposed electric transmission line project (the "Project"), which Option shall pertain to the following described real property owned by Grantor, in Becker County, Minnesota, to wit:

**Township 139 North, Range 41 West of the Fifth Principal Meridian**  
**Section 17: NE4SW4, S2SE4NW4**

A 200-foot easement for the purpose of constructing, operating and maintaining an overhead electric transmission line under and across part of the of Northeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of the Northwest Quarter, all in Section 17, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota:

Said easement contains 2.4 acres, more or less, and is subject to any rights of way, easements, and/or other restrictions of record, if any.

On the following terms and conditions:

1. **Option Money:** Upon the execution of this Agreement, Grantee shall pay to the Grantor, the sum of 20% of the Purchase Price of Easement as consideration for the Option, or \$2,448.00 as "Option Money," which shall be nonrefundable to the Grantee if Grantee does not exercise its Option.
2. **Purchase Price for Option Easement:** The total purchase price of the Easement, if the Option is exercised, shall be \$12,240.00. All sums paid for this Option shall be applied to said purchase price of the Easement. In the event of the exercise of the Option, Grantor agrees to complete the necessary steps for granting the Easement, if any, within thirty (30) days of notification from Grantee.
3. **Easement:** The Easement to be granted upon the exercise of this Option is attached as Exhibit A (attached).
4. **Expiration Date:** This Option shall be exercisable for an approximate three-year (3) term, at which time the Option shall expire at midnight on December 31<sup>st</sup>, 2028, but Grantee shall have the exclusive right to exercise this Option at any time prior to such expiration (the Option Term).

5. **Method of Exercise:** This option shall be exercised by paying the remaining 80% of the total easement at the address shown above price and subsequently recording the easement prior to the Expiration Date.
6. **Breach by Grantor:** Should Grantor breach this Agreement or in any way fail to perform, Grantor agrees that Grantee may bring suit against Grantor, at the option of Grantee for specific performance, seeking an order of the Court requiring Grantor to convey said Easement over the Property. Grantor further agrees that Grantee may apply to the Court of competent jurisdiction and receive an ex parte temporary restraining order prohibiting Grantor from conveying fee title of any portion thereof, conveying any leasehold interest in or encumbering said real estate. Grantor further agrees that, notwithstanding his/her own objection, a Court of competent jurisdiction may issue a temporary injunction prohibiting Grantor from conveying fee title or any portion thereof, conveying any leasehold interest in or encumbering said real estate in a manner that interferes with Grantee's enjoyment of the Easement. Grantor further agrees to pay any attorney's fees, or other costs incurred by either party, should the need arise, to legally enforce this Agreement.
7. **Right of Entry:** During the Option Term and prior to the recordation of the Easement, Grantee, its employees, agents and representatives shall have the right and license to enter upon the Property for the purpose of doing those things reasonably convenient or necessary to study, survey, test and plan for the development of its Project, including but not limited to: establishing ground and aerial survey control points and section corners; conducting a feasibility study, which may cover subjects such as soil conditions, geological tests, engineering reports, topographic studies, flood protection, environmental impact reports, zoning and planning regulations and any other tests and studies the Grantee may elect to perform on the Property, all at the sole cost and expense of the Grantee.
8. **Damage Settlement.** Grantee hereby agrees to promptly pay, to the undersigned Grantor or the tenant in possession of the Property, as directed by the Grantor, a reasonable monetary settlement for all damages to the Property and crops growing, thereon, only as such Property and crops are affected by the Right of Entry, as specified in paragraph seven of this Agreement. Additionally, Grantee hereby agrees to promptly pay, to the undersigned Grantor Five Hundred dollars per acre (\$500.00/acre) for any tree clearing deemed necessary by Grantee. An example of the Grantee tree clearing form giving optionality to the manner in which trees are cleared and disposed of is attached for review.
9. **Notice to be Recorded:** A Notice of Option reflecting the basic terms of this Agreement is authorized, by Grantor, to be recorded in the County Recorder's office.
10. **Governing Law:** This Agreement shall be governed by and construed under the laws of the State of Minnesota.
11. **Time is of the Essence:** Time is of the essence in the performance of this Agreement.
12. **Future Modifications:** This Agreement may only be modified in writing and requires signatures by all parties.
13. **No Waiver:** No delay or failure, by either party, to exercise any right under this Agreement and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

14. **Invalidity.** If for any reason any section or provision of this Agreement shall be declared to be void or unenforceable by any court of law or equity, it shall only affect such particular section or provision of this Agreement and the balance of this Agreement shall remain in full force and effect upon the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Notice of Option to Purchase

Easement this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of:

Grantor

County of Becker, a political division of the State of Minnesota

By: \_\_\_\_\_  
Its Representative

STATE OF MINNESOTA       )  
  )SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

before me a Notary Public, personally appeared, undersigned, \_\_\_\_\_ Representative for County of Becker, a political division of the State of Minnesota, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public

(SEAL)

Grantee/Purchaser of Option:  
Minnkota Power Cooperative, Inc.

By: \_\_\_\_\_  
Its Representative

STATE OF MINNESOTA     )  
                                      )SS  
COUNTY OF                 )

The foregoing instrument was acknowledged, before me,

this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

by \_\_\_\_\_, its \_\_\_\_\_,

of Minnkota Power Cooperative, Inc., on behalf of the corporation.

(SEAL)

\_\_\_\_\_  
Notary Public

This document was drafted by and,  
upon recording, should be returned to:

**Minnkota Power Cooperative, Inc.**  
**ATTN: Property and ROW Manager**  
**5301 32<sup>nd</sup> Avenue South**  
**Grand Forks, ND 58201**  
**701-795-4000**

## **AUDUBON TRANSMISSION LINE PROJECT**

### **NOTICE OF OPTION TO PURCHASE EASEMENT**

Notice is given that **County of Becker, a political division of the State of Minnesota**, whose address is 915 Lake Ave Detroit Lakes, Becker County, Minnesota, 56501, hereinafter referred to as "Grantor," whether singular or plural, has given to Minnkota Power Cooperative, Inc., 5301 32nd Avenue South, Grand Forks, North Dakota 58201, hereinafter referred to as "Grantee," as well as its successors and assigns, the sole and exclusive option to purchase an easement across the following described real estate (the "Property") in Becker County, Minnesota to wit:

**Township 139 North, Range 41 West of the Fifth Principal Meridian**  
**Section 17: NE4SW4, S2SE4NW4**

#### **More specifically described on attached Exhibits A & B**

The Option to Purchase Easement contains all the terms of the Option and is included, by reference, as if fully set forth herein. The Option to Purchase Easement, held by Grantee, expires at midnight on December 31st, 2028.

The parties have agreed to record this Notice, in the Office of the County Recorder, as Notice of The Option to Purchase Easement, rather than recording The Option to Purchase Easement in its complete form.



IN WITNESS WHEREOF, the parties have executed this Notice of Option to Purchase

Easement this \_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of:

Grantor

County of Becker, a political division of the State of Minnesota

By: \_\_\_\_\_  
Its Representative

STATE OF MINNESOTA     )  
  )SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

before me a Notary Public, personally appeared, undersigned, \_\_\_\_\_ Representative for  
County of Becker, a political division of the State of Minnesota, known to me to be the person described in  
and who executed the foregoing instrument and acknowledged to me that they executed the same as their  
free act and deed.

\_\_\_\_\_  
Notary Public

(SEAL)

Grantee/Purchaser of Option:  
Minnkota Power Cooperative, Inc.

By: \_\_\_\_\_  
Its Representative

STATE OF MINNESOTA     )  
                                      )SS  
COUNTY OF                 )

The foregoing instrument was acknowledged, before me,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by \_\_\_\_\_, its \_\_\_\_\_,

of Minnkota Power Cooperative, Inc., on behalf of the corporation.

(SEAL)

\_\_\_\_\_  
Notary Public

**AUDUBON TRANSMISSION LINE PROJECT**  
**EASEMENT OPTION PAYMENT AGREEMENT**

MINNKOTA POWER COOPERATIVE, INC., hereby, agrees to pay, while the undersigned Landowner(s), hereby, agrees to accept, the sum of \$12,240.00 in full payment for The Option to Purchase a certain Right of Way Easement upon the land described below:

**Township 139 North, Range 41 West of the Fifth Principal Meridian**  
**Section 17: NE4SW4, S2SE4NW4**

in the County of Becker and State of Minnesota.

The payment required under this agreement will be mailed to the undersigned Landowner, to order and address of the Landowner, as directed below, not later than 60 days after this agreement has been executed.

Total Purchase Price of Easement	<u>\$12,240.00</u>
----------------------------------	--------------------

Initial Option Payment – 3 year term	<u>\$2,448.00</u>
(20% of Total Easement amount for an approximate 3 year term)	

Remainder	<u>\$9,792.00</u>
(Due upon exercise of Option)	

The Landowner(s), undersigned, hereby acknowledges receipt of a copy of this Easement Option Payment Agreement and of the Option to Purchase Right of Way Easement herein referred to.

Dated: \_\_\_\_\_, \_\_\_\_\_

**MINNKOTA POWER COOPERATIVE, INC.**

By: \_\_\_\_\_

Its Representative

\_\_\_\_\_

(NAME)

Pay to Signature: \_\_\_\_\_

SSN: \_\_\_\_\_

Pay to Print Name: \_\_\_\_\_

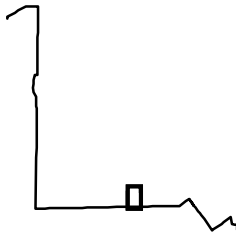
Mailing Address: \_\_\_\_\_

#### PAYMENT RECORD

Paid by Company Voucher No. \_\_\_\_\_ Check No. \_\_\_\_\_

Date \_\_\_\_\_ Amount \_\_\_\_\_

# BECKER COUNTY MINNKOTA EXHIBIT A



N

1 inch = 406 feet



W

E

S

## LEGEND

--- Proposed  
Transmission  
Centerline

200ft Option  
Easement  
Area

80ft Easement  
Area

Owner Parcel

Border Parcels

PROPERTY DESCRIPTION: NE1/4 SW1/4 & S1/2 SE1/4 NW1/4 DUMP GROUND

COUNTY: BECKER STATE: MINNESOTA MERIDIAN: 5TH

OWNER: COUNTY OF BECKER ADDRESS: 915 LAKE AVE DETROIT

PARCEL ID #: 087017015

LAKES, MN 56501  
EXHIBIT DATE: 6/4/2025

EASEMENT ACRES: 2.4

PAGE: 1 of 1

**Disclaimer** The data shown in this map is not survey grade accuracy and should not be used as a legal survey document. All parcel boundaries within this map have unknown accuracies. This map was produced utilizing ESRI's ArcMap 10.8 on Windows 10 professional workstation and compiled according to conventional cartographic standards, using what is thought to be the most reliable information available. This map does not guarantee freedom from errors or inaccuracies and disclaims any legal responsibility or liability for interpretations made from the map, or decisions based thereon. Data Source: Becker County

## **Exhibit B**

Legal Description from Document #288342

The South Half (S1/2) of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) in Section Seventeen (17), Township One Hundred Thirty-Nine (139) Range Forty-one (41) in Becker County, Minnesota

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	<b>6</b> City, state, and ZIP code	
	<b>7</b> List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>											
				-				-			
<b>or</b>											
<b>Employer identification number</b>											
					-						

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date
------------------	--------------------------	------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



# DETROIT LAKES LINE PROJECT

## Transmission substation and 69-kilovolt line proposal

In an effort to better support the electricity needs of the Detroit Lakes-area population, Minnkota Power Cooperative and Wild Rice Electric Cooperative have proposed a new 69-kilovolt (kV) line through the Wild Rice Electric Cooperative service territory. The line would begin at Minnkota's Erie distribution substation (just east of Schultz Lake) and would route southeast to a new transmission substation northwest of Hungry Lake.

### WHO CAN ANSWER MY QUESTIONS?

Developing and maintaining a clear line of communication with landowners is a vital component of this project. With over 35 years of experience in the right-of-way industry, KLJ Engineering will work with landowners located along the proposed new line and address any questions that may arise. Landowners with questions or concerns may reach out to Jim Sandau (KLJ point of contact) at **701-429-0629**.

### WHY DO WE NEED THIS ADDITIONAL LINE?

This project would provide greater electricity reliability to homes, farms and businesses within this service territory. The Erie distribution substation is at the end of a single transmission line with no redundant backup, which can lead to more frequent blink outages and longer outages. With the addition of a new line and substation, those outages would be reduced.

### WILL THIS PROJECT HARM AREA WETLANDS?

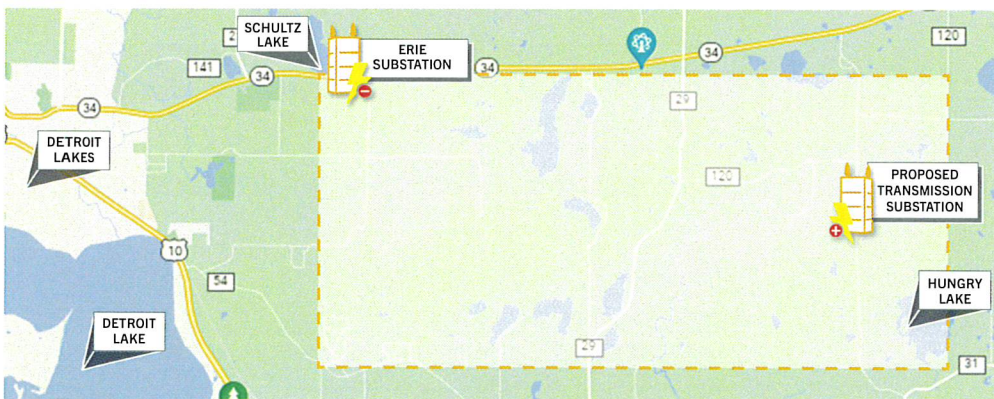
The proposed project's right of way would occupy approximately 65 acres of land – some of which may include wetlands. Minnkota will take every precaution to respect and protect these ecologically important areas, adhering to all environmental regulations.

### HOW WILL LANDOWNERS BE AFFECTED?

Landowners would be minimally affected and would be compensated appropriately for any land changes in the development and management of an accessible right-of-way corridor.

### HOW LONG WOULD THE DETROIT LAKES LINE PROJECT TAKE?

All timelines for the project are proposed and tentative. Land and easement acquisition is planned to begin in the spring of 2022 and conclude in 2023. Construction could start in the winter of 2023-24, with a completion timeline of several months. Crews must begin construction when the ground is frozen to ensure safe accessibility to the worksite.



*Proposed line would fall within the dashed box*

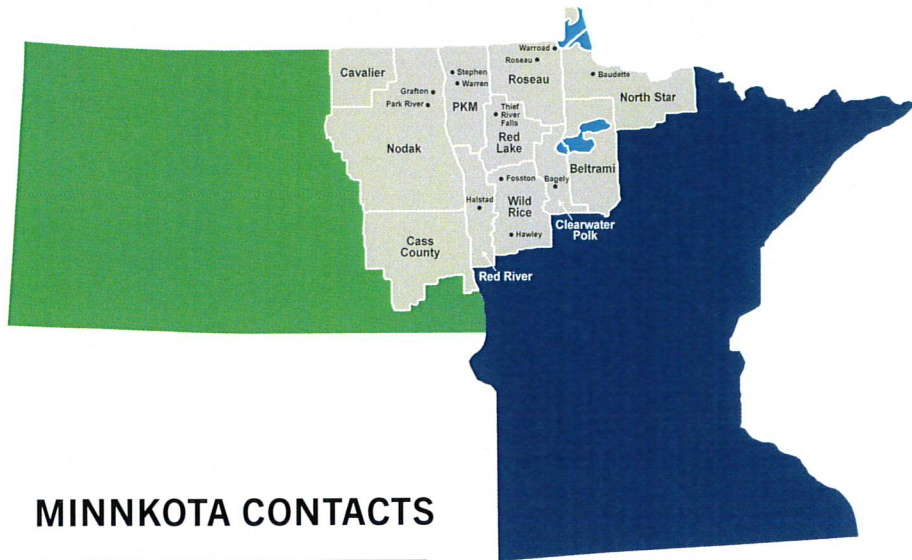


*Example of proposed 69-kV line structure*



## MINNKOTA POWER COOPERATIVE

Minnkota Power Cooperative is a not-for-profit electric generation and transmission cooperative headquartered in Grand Forks, N.D. Formed in 1940, Minnkota provides wholesale electric energy to 11 member-owner distribution cooperatives located in eastern North Dakota and northwestern Minnesota – including Wild Rice Electric Cooperative.



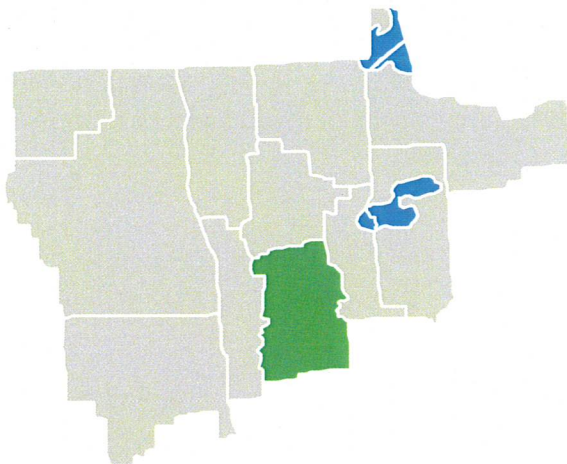
### MINNKOTA CONTACTS

- **Cole Beckel**  
Minnkota Right of Way Agent  
701-795-4336
- **Brian Hoffart**  
Minnkota Property and Right of Way Manager  
701-795-4354

Minnkota is committed to delivering safe, reliable, affordable and environmentally responsible electricity. In order to deliver power, Minnkota operates and maintains a robust set of electric transmission infrastructure, including more than 3,370 miles of transmission line and more than 250 substations. Minnkota's mission is to keep its electricity the best energy value in the region.

Learn more about the cooperative at [Minnkota.com](http://Minnkota.com).

## WILD RICE ELECTRIC COOPERATIVE



Wild Rice Electric Cooperative is a member-owned utility organized in 1939 to provide services to its consumers in northwestern Minnesota. The cooperative is based in Mahnomen and its service territory covers 3,200 square miles – approximately 40 miles east and west by 80 miles north and south – including all of Mahnomen County and parts of Polk, Norman, Clay, Becker and Clearwater counties. The energy Wild Rice Electric Cooperative distributes is purchased from Minnkota Power Cooperative.

Learn more about the cooperative at [WildRiceElectric.com](http://WildRiceElectric.com).

### WILD RICE ELECTRIC CONTACT

- **Al Brunner**  
Director of Operations  
1-800-244-5709

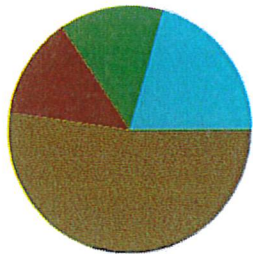




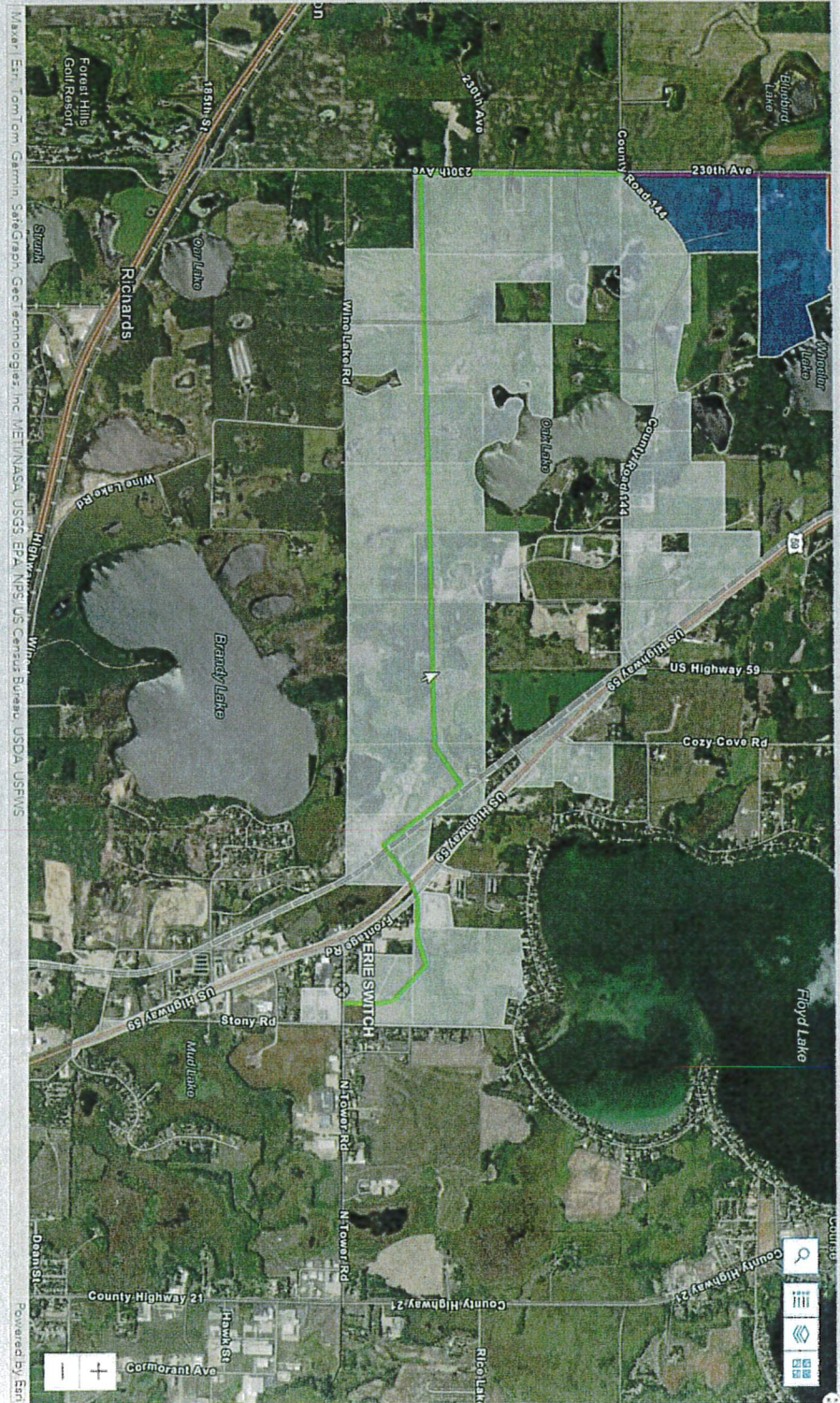
MILEAGE

4.1

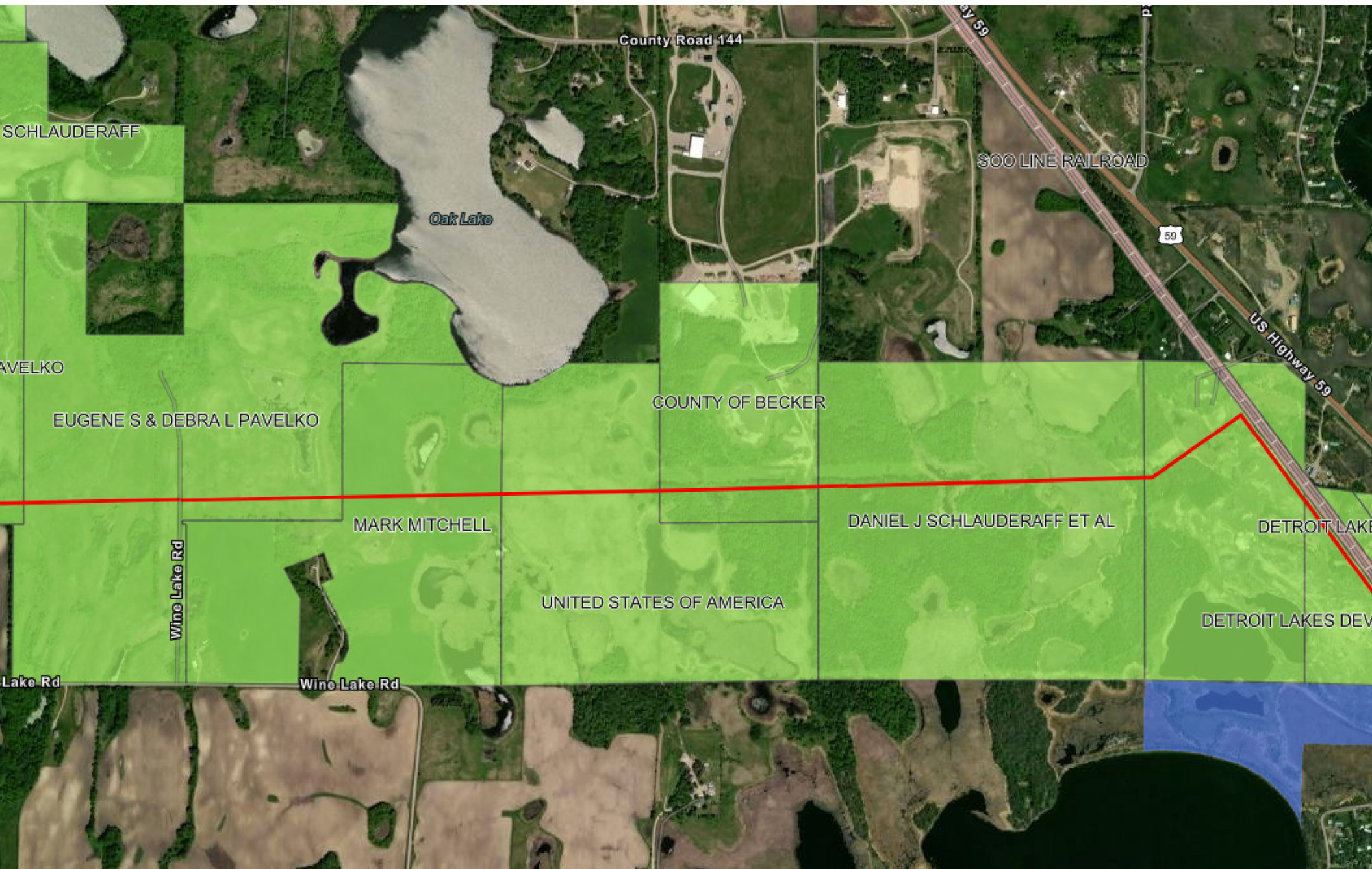
LAND COVER DATA



- CROPLAND/PASTURE 21.1 acres
- URBAN 5.3 acres
- FOREST 5.3 acres
- WATER 0 acres
- WETLANDS 8.3 acres









# BECKER COUNTY

## IT Department

915 Lake Avenue • Detroit Lakes, MN 56501

218-846-7230

MEMORANDUM FOR ACTION

Date: 8/5/2025

SUBJECT: O365 Renewal 2025

THROUGH: IT Department, Courthouse Committee and Finance Committee

TO: Becker County Commission

1. References:

Liftoff is the current vendor for O365.

2. Discussion: Office 365 Licenses

G SKU Item Name	Part Number	Term in Months	Price/User/ Month	Licenses	Cost/Year
Office 365 Plan F3 GCC	3KS-00001	12	3.80	98	\$4,468.80
Office 365 Plan E3 GCC	AAA-11894	12	25.30	325	\$98,670.00
Exchange Online Plan 1 GCC	3MS-00001	12	3.80	6	\$273.60
ExchangeOnlineArchiving GCC	4ES-00001	12	2.90	94	\$3,271.20
Visio Plan 2 GCC	P3U-00001	12	14.10	1	\$169.20
Entra ID P1 GCC	MQM-00001	12	5.70	1	\$68.40
Entra ID P2 GCC	MQN-00001	12	8.50	1	\$102.00
Audio Conferencing GCC	NYH-00001	12	0.00	5	\$0.00
LiftOff One Time Discount	-	-	-5%	-	-\$5,351.16

Subtotal:  
\$107,023.20

Discount: -  
\$5,351.16

Total: \$101,672.04

3. Funding

a. IT budget for the 2025 licenses.

4. Action – recommend ordering approving the quote for Liftoff for \$101,672.02

5. The point of contact for this is Judy Dodd, IT Director, 218-846-7200 X733



# COUNTY OF BECKER

## *Economic Development Authority*

915 Lake Ave., Detroit Lakes, MN 56501

telephone: 218-846-7330

Website: [www.co.becker.mn.us](http://www.co.becker.mn.us)

**DATE:** 8/5/25  
**TO:** Becker County Board  
**FROM:** Cody Piper, EDA Specialist  
**SUBJECT:** Becker County Bike Partnership

### **MEMO**

Resolution 08-25-1H: Donation from Essentia Health

### **PROJECT OVERVIEW**

Becker County staff from Land Use, Economic Development, and multiple community partners from the City of Detroit Lakes, City of Frazee, and Project 412 collaborated on a grant proposal through the Minnesota Pollution Control Agency to develop additional amenities along designated bike paths to increase safety, security, and usability throughout our community. Although the grant proposal was unsuccessful, Essentia Health, has made a generous donation to assist with the efforts of developing more amenities along current bike path routes and further support the use of trails and physical activity for an overall healthier community.

Staff will work with community partners to distribute funds to support the development of bike path amenities previously identified and supported in the prior grant proposal.

### **RECOMMENDED ACTION:**

Approve resolution to accept donation of cash to help develop bike trail amenities at previously identified locations from the Community Resiliency Grant proposal and designate EDA staff to distribute funding.

### **Through:**

Finance Committee

### **Point of Contact:**

Cody Piper  
EDA Specialist  
[cody.piper@co.becker.mn.us](mailto:cody.piper@co.becker.mn.us)

**BECKER COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION 08-25-1H**

**Accept Donation from Essentia Health**

**WHEREAS**, the County may accept donations of goods and services for the benefit of its citizens, and;

**WHEREAS**, Essentia Health has donated \$5,000 to Becker County, for assisting with the development of amenities along established routes of alternative transportation, such as bike paths, known as the Becker County Bike Partnership and;

**WHEREAS**, Supporting and promoting the use of alternative transportation routes, such as bike paths, by providing additional amenities to incentivize their use throughout Becker County, helps prioritize a healthier community;

**NOW THEREFORE BE IT RESOLVED.** That the Board of County Commissioners of Becker County, Minnesota, accepts the donation from Essentia Health of \$5,000, and further directs Economic Development Authority staff to distribute those funds to previously approved community locations.

Duly adopted this 5<sup>th</sup> day of August, 2025, at Detroit Lakes, MN.

COUNTY BOARD OF COMMISSIONERS  
Becker County, Minnesota

ATTEST:

/s/ Carrie Smith  
\_\_\_\_\_  
Carrie Smith  
County Administrator

/s/ David Meyer  
\_\_\_\_\_  
David Meyer  
Board Chair

State of Minnesota )  
                                  ) ss  
County of Becker )

I, the undersigned being the duly appointed and qualified County Administrator for the County of Becker, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of a Resolution passed, adopted, and approved by the County Board of Commissioners at a meeting held August 5, 2025, as recorded in the record of proceedings.

\_\_\_\_\_  
Carrie Smith  
County Administrator



**BECKER COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION: # 08-25-1F**

**Two New Full-Time Correctional Officer Positions**

**WHEREAS**, there is a need for two full-time Correctional Officer positions. **AND**;

**WHEREAS**, all salaries costs are included in the FY2025 budget. **AND**;

**WHEREAS**, the two new Correctional Officer salaries will be offset by the unused FY2025 Budgeted PT Correctional Officer salary funds, **AND**;

**NOW THEREFORE BE IT RESOLVED.** That the Board of County Commissioners of Becker County, Minnesota, approves hiring two full-time Correctional Officer positions through the normal hiring process using the most recent internal/external list or to re-advertise if necessary.

Duly adopted this 5<sup>th</sup> Day of August 2025, at Detroit Lakes, MN.

COUNTY BOARD OF COMMISSIONERS  
Becker County, Minnesota

ATTEST:

/s/ \_\_\_\_\_  
Carrie Smith  
County Administrator

/s/ \_\_\_\_\_  
Dave Meyer  
Board Chair

State of Minnesota )  
                                  ) ss  
County of Becker    )

I, the undersigned being the duly appointed and qualified County Administrator for the County of Becker, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of a Resolution passed, adopted, and approved by the County Board of Commissioners at a meeting held August 5, 2025, as recorded in the record of proceedings.

\_\_\_\_\_  
Carrie Smith  
County Administrator

# PT to FT Jailer 1

PT Jailer to FT Jailer	2025 COST TO FILL FT	CURRENT COST	2025 BUDGET	2026 BUDGET
SALARY	\$ 14,284	\$ -	\$ 22,688	\$ 63,685
PERA	\$ 1,464	\$ -	\$ 2,326	\$ 6,528
HEALTH	\$ 3,015	\$ -	\$ -	\$ 18,089
FICA	\$ 1,093	\$ -	\$ 1,736	\$ 4,872
SEVERANCE/UNIFORM/ADDL	\$ -	\$ -	\$ 400	\$ 800
TOTAL	\$ 19,855	\$ -	\$ 27,149	\$ 93,973

YTD SALARY  
YTD PERA  
YTD INSURANCE  
YTD FICA  
VACATION PAYOUT  
SICK PAYOUT

2026 Wage	28.96
10.25%	
1,507.41 PER MONTH	**734.15 SUBJECT TO FICA
7.65%	
0.00	\$ -
0.00	0.00

CURRENT GRADE 6 STEP 2	COST TO FILL GRADE 5 STEP 1
HOURLY RATE	HOURLY RATE 27.1700
BEGIN DATE 1/1/2025	BEGIN DATE 10/1/2025
END DATE 12/31/2024	END DATE 12/31/2025
# OF WEEKS 0.00	# OF WEEKS 13.14
# HOURS/WK 40	# HOURS/WK 40
TOTAL HOURS 0.00	TOTAL HOURS 525.71
TOTAL MONTHS INS 0	TOTAL MONTHS INS 2

2026 Budget = 28.96\*2080

3.5%COLA	Position	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
2025	STS Crew Lead	5	\$25.15	\$25.91	\$26.68	\$27.49	\$28.31	\$29.16	\$30.04	\$30.94	\$31.87	\$32.82
	Transport Officer	5	\$25.15	\$25.91	\$26.68	\$27.49	\$28.31	\$29.16	\$30.04	\$30.94	\$31.87	\$32.82
	Communications Officer	6	\$27.17	\$27.98	\$28.82	\$29.68	\$30.57	\$31.50	\$32.44	\$33.41	\$34.41	\$35.45
	Correctional Officer	6	\$27.17	\$27.98	\$28.82	\$29.68	\$30.57	\$31.50	\$32.44	\$33.41	\$34.41	\$35.45
	Program Coordinator	9	\$33.43	\$34.43	\$35.47	\$36.54	\$37.63	\$38.76	\$39.92	\$41.12	\$42.35	\$43.63
	Release Planner/Case Worker	9	\$33.43	\$34.43	\$35.47	\$36.54	\$37.63	\$38.76	\$39.92	\$41.12	\$42.35	\$43.63

3.5%COLA	Position	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
2026	STS Crew Lead	5	\$26.03	\$26.81	\$27.62	\$28.45	\$29.30	\$30.18	\$31.09	\$32.02	\$32.98	\$33.97
	Transport Officer	5	\$26.03	\$26.81	\$27.62	\$28.45	\$29.30	\$30.18	\$31.09	\$32.02	\$32.98	\$33.97
	Communications Officer	6	\$28.12	\$28.96	\$29.83	\$30.72	\$31.64	\$32.60	\$33.57	\$34.58	\$35.62	\$36.69
	Correctional Officer	6	\$28.12	\$28.96	\$29.83	\$30.72	\$31.64	\$32.60	\$33.57	\$34.58	\$35.62	\$36.69
	Program Coordinator	9	\$34.60	\$35.64	\$36.71	\$37.81	\$38.95	\$40.12	\$41.32	\$42.56	\$43.83	\$45.15
	Release Planner/Case Worker	9	\$34.60	\$35.64	\$36.71	\$37.81	\$38.95	\$40.12	\$41.32	\$42.56	\$43.83	\$45.15

LELS - Dispatch Jail

PERA SCHEDULES	SOCIAL SECURITY	MEDI CARE	UNIFORM
COORDINATED ER - 7.5%	6.20%	1.45%	\$ -
POLICE ER - 17.7%	EXEMPT	1.45%	\$ 750.00
CORRECTIONAL ER - 8.75%	6.20%	1.45%	\$ 490.00

Severance: **HIRED AFTER 1/1/14 DIFFERENT**

5 Years of employment  
Honorable Separation (Including Medical)

Hired prior to 1/1/14:  
70% of unused sick leave (not bank)

Hired after 1/1/14: (**\*\*\*not incl hwy contract**)  
40% for 5 yrs of service  
50% for 10 yrs of service  
60% for 15 yrs of service  
70% for 20 yrs of service

\*\*\*Highway Contract, same as above but with a hire date of 2/25/14

Contracts:

Courthouse  
50% MSRS & 50% Paid Out

Disp-Jail / Hwy  
No Language - All Paid Out

Deputies / Sheriff Conf / Sheriff Sups  
All into MSRS

HS Supervisors  
If in VEBA - All in VEBA  
Other Plan - 50% MSRS 50% Paid Out  
\*If death of employee - all paid out instead

Human Services  
Beginning 6th year thru 15 yrs  
50% MSRS 50% Paid Out  
16 yrs and up  
100% into MSRS

Non - Union:  
Resolution - if in VEBA all into that  
if in different plan paid out in full

# PT to FT Jailer 2

PT Jailer to FT Jailer	2025 COST TO FILL FT	CURRENT COST	2025 BUDGET	2026 BUDGET
SALARY	\$ 14,284	\$ -	\$ 20,890	\$ 63,685
PERA	\$ 1,464	\$ -	\$ 2,141	\$ 6,528
HEALTH	\$ 3,015	\$ -	\$ -	\$ 18,089
FICA	\$ 1,093	\$ -	\$ 1,598	\$ 4,872
SEVERANCE/UNIFORM	\$ -	\$ -	\$ 400	\$ 800
TOTAL	\$ 19,855	\$ -	\$ 25,030	\$ 93,973

YTD SALARY

2026 Wage 28.96

YTD PERA

10.25%

YTD INSURANCE

1,507.41 PER MONTH

**\*\*734.15 SUBJECT TO FICA**

YTD FICA

7.65%

VACATION PAYOUT

0.00 \$ -

SICK PAYOUT

0.00 0.00

CURRENT GRADE 6 STEP 1	COST TO FILL GRADE 6 STEP 1
HOURLY RATE	HOURLY RATE 27.1700
BEGIN DATE 1/1/2025	BEGIN DATE 10/1/2025
END DATE 12/31/2024	END DATE 12/31/2025
# OF WEEKS 0.00	# OF WEEKS 13.14
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	Program Coordinator	9	\$33.43	\$34.43	\$35.47	\$36.54	\$37.63	\$38.76	\$39.92	\$41.12	\$42.35	\$43.63
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LELS - Dispatch Jail

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Honorable Separation (Including Medical)

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40% for 5 yrs of service  
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Human Services

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50% MSRS 50% Paid Out  
16 yrs and up  
100% into MSRS

Non - Union:

Resolution - if in VEBA all into that  
if in different plan paid out in full

## REVENUES & EXPENDITURES BUDGET REPORT

Page Break Option: 2 1 - Page Break by FUND  
2 - Page Break by DEPT  
3 - Page Break by PROGRAM

Specific G/L Months: From: 01/2025 Thru: 07/2025  
Revenue Sort Option: 1 1 - List as appears in G/L Chart of Accounts  
Expend Sort Option: 1 2 - List by OBJECT within FUND  
3 - List by OBJECT within DEPT  
4 - List by OBJECT within PROGRAM

Revenue Range Subtotal: 1 1 - None  
Expend Range Subtotal: 1 2 - Detail and Subtotals by OBJECT Range  
3 - Subtotals only by OBJECT Range  
4 - DEPT Totals and Subtotals by DEPT Range  
5 - Subtotals only by DEPT Range

Report Basis: Cash  
Subtotal for Services N  
Subtotal for Programs N  
Subtotal For Objects: N

FUND Range From 4 Thru 4

DEPT Range From 251 Thru 251

OBJECT Range From 6105 Thru 6105

Budget for Report: 2025 BUDGET

Include on Report: 1 1 - All G/L Accounts  
2 - Only G/L Accounts with Budget Amounts  
3 - Only G/L Accounts without Budget Amounts

Print on Report: 1 1 - Monthly Tot. "thru" G/L Month  
2 - Variance Amt. (Budget - Ytd Amt.)  
3 - Current/Prior Yr. Budget, % Change  
4 - Current/Prior Yr. Budget, \$ Change

Include Zero Dollars: N

Save Options: N

Comment:

# Becker County



## REVENUES & EXPENDITURES BUDGET REPORT

Report Basis: Cash

Page 2

From: 01/2025 Thru: 07/2025

Percent of Year: 58%

04 Fund  
Public Safety

251 Dept  
County Jail

<u>Account Number</u>	<u>Description</u>	<u>Status</u>	<u>07/2025 Amount</u>	<u>Selected Months</u>	<u>Budget 2025</u>	<u>% Of Budget</u>
--- Expenditures ---						
04-251-000-0000-6105	Jailers-Salaries & Wages - Part Time		11,983.37	191,945.08	562,229.00	34
251 Dept	TOTALS County Jail	Revenue	.00		.00	0
		Expend.	11,983.37	191,945.08	562,229.00	34
		Net	11,983.37	191,945.08	562,229.00	34
04 Fund	TOTALS Public Safety	Revenue	.00		.00	0
		Expend.	11,983.37	191,945.08	562,229.00	34
		Net	11,983.37	191,945.08	562,229.00	34
FINAL TOTALS:	1 Accounts	Revenue	.00		.00	0
		Expend.	11,983.37	191,945.08	562,229.00	34
		Net	11,983.37	191,945.08	562,229.00	34



## REVENUES & EXPENDITURES BUDGET REPORT

Page Break Option: 2 1 - Page Break by FUND  
2 - Page Break by DEPT  
3 - Page Break by PROGRAM

Specific G/L Months: From: 01/2024 Thru: 12/2024  
Revenue Sort Option: 1 1 - List as appears in G/L Chart of Accounts  
Expend Sort Option: 1 2 - List by OBJECT within FUND  
3 - List by OBJECT within DEPT  
4 - List by OBJECT within PROGRAM

Revenue Range Subtotal: 1 1 - None  
Expend Range Subtotal: 1 2 - Detail and Subtotals by OBJECT Range  
3 - Subtotals only by OBJECT Range  
4 - DEPT Totals and Subtotals by DEPT Range  
5 - Subtotals only by DEPT Range

Report Basis: Cash  
Subtotal for Services N  
Subtotal for Programs N  
Subtotal For Objects: N

FUND Range From 4 Thru 4

DEPT Range From 251 Thru 251

OBJECT Range From 6105 Thru 6105

Budget for Report: 2024 BUDGET

Include on Report: 1 1 - All G/L Accounts  
2 - Only G/L Accounts with Budget Amounts  
3 - Only G/L Accounts without Budget Amounts

Print on Report: 1 1 - Monthly Tot. "thru" G/L Month  
2 - Variance Amt. (Budget - Ytd Amt.)  
3 - Current/Prior Yr. Budget, % Change  
4 - Current/Prior Yr. Budget, \$ Change

Include Zero Dollars: N

Save Options: N

Comment:



# Becker County



## REVENUES & EXPENDITURES BUDGET REPORT

Report Basis: Cash

Page 2

From: 01/2024 Thru: 12/2024

Percent of Year: 100%

04 Fund  
Public Safety

251 Dept  
County Jail

<u>Account Number</u>	<u>Description</u>	<u>Status</u>	<u>12/2024 Amount</u>	<u>Selected Months</u>	<u>Budget 2024</u>	<u>% Of Budget</u>
--- Expenditures ---						
04-251-000-0000-6105	Jailers-Salaries & Wages - Part Time		45,210.39 -	348,536.34	530,430.00	66
251 Dept	TOTALS County Jail	Revenue	.00		.00	0
		Expend.	45,210.39 -	348,536.34	530,430.00	66
		Net	45,210.39 -	348,536.34	530,430.00	66
04 Fund	TOTALS Public Safety	Revenue	.00		.00	0
		Expend.	45,210.39 -	348,536.34	530,430.00	66
		Net	45,210.39 -	348,536.34	530,430.00	66
FINAL TOTALS:	1 Accounts	Revenue	.00		.00	0
		Expend.	45,210.39 -	348,536.34	530,430.00	66
		Net	45,210.39 -	348,536.34	530,430.00	66

## REVENUES & EXPENDITURES BUDGET REPORT

Page Break Option: 2 1 - Page Break by FUND  
2 - Page Break by DEPT  
3 - Page Break by PROGRAM

Specific G/L Months: From: 01/2023 Thru: 12/2023

Revenue Sort Option: 1 1 - List as appears in G/L Chart of Accounts

Expend Sort Option: 1 2 - List by OBJECT within FUND  
3 - List by OBJECT within DEPT  
4 - List by OBJECT within PROGRAM

Revenue Range Subtotal: 1 1 - None

Expend Range Subtotal: 1 2 - Detail and Subtotals by OBJECT Range  
3 - Subtotals only by OBJECT Range  
4 - DEPT Totals and Subtotals by DEPT Range  
5 - Subtotals only by DEPT Range

Report Basis: Cash

Subtotal for Services N

Subtotal for Programs N

Subtotal For Objects: N

FUND Range From 4 Thru 4

DEPT Range From 251 Thru 251

OBJECT Range From 6105 Thru 6105

Budget for Report: 2023 BUDGET

Include on Report: 1 1 - All G/L Accounts  
2 - Only G/L Accounts with Budget Amounts  
3 - Only G/L Accounts without Budget Amounts

Print on Report: 1 1 - Monthly Tot. "thru" G/L Month  
2 - Variance Amt. (Budget - Ytd Amt.)  
3 - Current/Prior Yr. Budget, % Change  
4 - Current/Prior Yr. Budget, \$ Change

Include Zero Dollars: N

Save Options: N

Comment:

# Becker County



## REVENUES & EXPENDITURES BUDGET REPORT

Report Basis: Cash

Page 2

From: 01/2023 Thru: 12/2023

Percent of Year: 100%

04 Fund  
Public Safety  
251 Dept  
County Jail

<u>Account Number</u>	<u>Description</u>	<u>Status</u>	<u>12/2023 Amount</u>	<u>Selected Months</u>	<u>Budget 2023</u>	<u>% Of Budget</u>
--- Expenditures ---						
04-251-000-0000-6105	Jailers-Salaries & Wages - Part Time		38,517.94 -	325,692.26	443,211.00	73
<b>251 Dept</b>	<b>TOTALS County Jail</b>	<b>Revenue</b>	<b>.00</b>		<b>.00</b>	<b>0</b>
		<b>Expend.</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>
		<b>Net</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>
<b>04 Fund</b>	<b>TOTALS Public Safety</b>	<b>Revenue</b>	<b>.00</b>		<b>.00</b>	<b>0</b>
		<b>Expend.</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>
		<b>Net</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>
<b>FINAL TOTALS:</b>	<b>1 Accounts</b>	<b>Revenue</b>	<b>.00</b>		<b>.00</b>	<b>0</b>
		<b>Expend.</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>
		<b>Net</b>	<b>38,517.94 -</b>	<b>325,692.26</b>	<b>443,211.00</b>	<b>73</b>



## Quote Number: QUOTE-3185482

**Billing Address:**

BECKER COUNTY SHERIFF DEPT  
925 LAKE AVE  
DETROIT LAKES MN, 56501

**Quote Created By:**

Trista Walla  
Account -Sales Manager  
tristaw@midstateswireless.com  
701-356-1185

**Customer:** BECKER COUNTY SHERIFF DEPT**Currency:** USD**Contact Name:** Shane Richard**Contact Email:** Shane M. Richard <shane.richard@co.becker.mn.us>**Contact Phone:** 218-847-2661**Terms and Conditions:** none

Line #	Item Number	Description	Quantity	Unit List Price	Ext. List Price	Discount %	Discount \$	Unit Sale Price	Ext.Sale Price	APC	Parametric Data
	APX™ 6500 / Enh Series										
1	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ.	1	\$3,764.00	\$3,764.00	32.71%	\$1,231.04	\$2,532.96	\$2,532.96	0527	
1a	G831AD	ADD: SPKR 15W WATER RESISTANT.	1	\$71.00	\$71.00	33.07%	\$23.48	\$47.52	\$47.52	0527	
1b	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA.	1	\$118.00	\$118.00	32.88%	\$38.80	\$79.20	\$79.20	0527	
1c	G51AU	SOFTWARE LICENSE ENH: SMARTZONE OPERATION APX6500.	1	\$1,412.00	\$1,412.00	32.69%	\$461.60	\$950.40	\$950.40	0527	
1d	G67DU	ADD: REMOTE MOUNT O7 APXM.	1	\$350.00	\$350.00	32.73%	\$114.56	\$235.44	\$235.44	0527	
1e	G78AT	ENH: 3 YEAR ESSENTIAL SVC.	1	\$288.00	\$288.00	0.00%	\$0.00	\$288.00	\$288.00	0185	
1f	G892AB	ENH:HAND MIC,GCAI WTR RESISTANT APX.	1	\$85.00	\$85.00	28.00%	\$23.80	\$61.20	\$61.20	0527	
1g	G843AH	ADD: AES ENCRYPTION AND ADP.	1	\$560.00	\$560.00	28.00%	\$156.80	\$403.20	\$403.20	0527	
1h	GA00805AA	ADD: APX O7 CONTROL HEAD (STANDARD KEYPAD).	1	\$744.00	\$744.00	32.74%	\$243.60	\$500.40	\$500.40	0527	
1i	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	1	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0527	
1j	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX.	1	\$607.00	\$607.00	32.74%	\$198.76	\$408.24	\$408.24	0527	
1k	QA09113AB	ADD: BASELINE RELEASE SW.	1	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0527	
1l	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870.	1	\$50.00	\$50.00	32.32%	\$16.16	\$33.84	\$33.84	0527	
1m	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX.	1	\$353.00	\$353.00	32.69%	\$115.40	\$237.60	\$237.60	0527	
1n	G298AS	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY.	1	\$871.00	\$871.00	28.00%	\$243.88	\$627.12	\$627.12	0527	

**Net Total** \$6,405.12  
**Estimated Tax** \$0.00  
**Estimated Freight** \$0.00  
**Grand Total** \$6,405.12

**Becker County Planning Commission**  
**May 28<sup>th</sup>, 2025**

An audio recording of the meeting is available at:

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

**Members Present:** Chairman Dave Blomseth, Commissioner Erica Jepson, Commissioner Phil Hansen, Kim Mattson, Steve Lindow, Harvey Aho, Jeff Moritz, Kohl Skalin, Craig Hall and Zoning Administrator Kyle Vareberg. **Members Absent:** Nick Bowers, Tommy Ailie, Tom Disse, and Mary Seaberg

Chairman Dave Blomseth called the Planning Commission meeting to order at 6:00 pm. Introductions were given. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Harvey Aho made a motion to approve the minutes from the April 30<sup>th</sup>, 2025, meeting. Moritz second. All members in favor. Motion carried.

Chairman Dave Blomseth explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action.

**Old Business:**

1. **APPLICANT: FUM Trust** 7388 S Ireland Cir Aurora, CO 80016 **Project Location:** 13946 260<sup>th</sup> Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0314.001** Section 16 Township 138 Range 041; PT LOT 1 BEG AT NE COR TH W 660' S 227.87' E 660' & N 227.87' TO BEG. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit to operate a non-profit makerspace and woodturning school with an onsite hostel.

Jerry Blahut shared concerns about increased traffic, noise, and safety.

Heather Schmit shared her concerns about noise and health concerns regarding a family member.

Steve Stromsted, Lakes Woodturners group, shared his support for the application.

Debbie Janzen shared concerns about this being a commercial operation in a residential setting, parking, and safety.

Rick Janzen shared concerns about the size of the septic system and well.

Letters received regarding this application are on file with the Becker County Zoning office and available upon request.

47  
48  
49 **MOTION: Hall motioned to approve the application with the condition that the**  
50 **applicant put in a tree fence between them and the neighbor to the south. Skalin**  
51 **second. Roll Call; All in favor. None opposed. Motion carried.**  
52  
53  
54

55 **New Business:**  
56  
57

- 58 **1. APPLICANT: Michael D Anderson** 213 Willow St E Detroit Lakes, MN 56501 **Project**  
59 **Location:** TBD Co Hwy 4 Lake Park, MN 56554 **LEGAL LAND DESCRIPTION:** Tax ID  
60 Number: **06.0833.155** Section 27 Township 138 Range 043; Block 001 Lot 006 IDA NORTH  
61 SHORE ADDITION LOT 6 BLK 1. **APPLICATION AND DESCRIPTION OF**  
62 **PROJECT:** Request a Preliminary Plat for ten (10) units to be known as IDA LAKE  
63 STORAGE.  
64  
65

66 **MOTION: Aho motioned to approve the application. Moritz second. Roll Call;**  
67 **All in favor. None opposed. Motion carried.**  
68  
69  
70

- 71 **2. APPLICANT: AnnaRose Steger** 28219 Co Rd 135 Osage, MN 56570 **Project Location:**  
72 28219 Co Rd 135 Osage, MN 56570 **LEGAL LAND DESCRIPTION:** Tax ID Number:  
73 **34.0151.001** Section 33 Township 141 Range 036; N1/2 W1/2 SW1/4 SW1/4.  
74 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit  
75 to operate a small engine repair business.  
76  
77

78 **MOTION: Mattson motioned to approve the application. Skalin second. Roll**  
79 **Call; All in favor. None opposed. Motion carried.**  
80  
81  
82

- 83 **3. APPLICANT: Prairie Lake Investments LLC** 30871 Sunset Rd Detroit Lakes, MN  
84 56501 **Project Location:** TBD Heimark Ave Audubon, MN 56511 **LEGAL LAND**  
85 **DESCRIPTION:** Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; S 990'  
86 OF SE1/4 NE1/4, NW1/4 OF SE1/4, NE1/4 SE1/4 LESS 10 AC IN SE COR LESS REC  
87 DOC NO 711615. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a  
88 Conditional Use Permit for mining operations.  
89

90 David Douglas, Lake Eunice Township Resident, is concerned about how a mining operation  
91 will alter the community and affect residents in the area and feels it would be better to just move  
92 what is needed for the property and not a full mining plan. Douglas submitted more concerns in  
93 writing. Those written concerns are on file in the Becker County Zoning office and are available  
94 upon request.



95  
96 Monica Douglas shared her concerns about the health risks associated with a gravel pit from dust  
97 and particles.

98  
99 Bennet shared his concerns with the application.

100  
101 Christopher Kopca shared his concerns on the impact of a project like this.

102  
103 David Morinville, President of Lake Maud, submitted a petition with signatures from over fifty  
104 (50) residents in the area who are against the proposed project.

105  
106 Diane Disse shared concerns about traffic.

107  
108 Dan Wilson, an adjoining neighbor, shared his concerns about safety for residents in the area.

109  
110 Sue Spitzer shared her concerns about noise and fine dust.

111  
112 Dennis Smithwick said if this project moves forward that he hopes it's only temporary and for  
113 use of the applicant property. He also shared his concerns of underground damage and damage to  
114 the lakes.

115  
116 Cheryl Schmit shared her opposition to the application.

117  
118 Julie Nelson shared her concerns about noise, dust and the duration of the project.

119  
120 Anna Frissell suggested an environmental review be done.

121  
122 Jeff Zeltinger shared his concerns about noise, dust, and the proposed duration of the project.

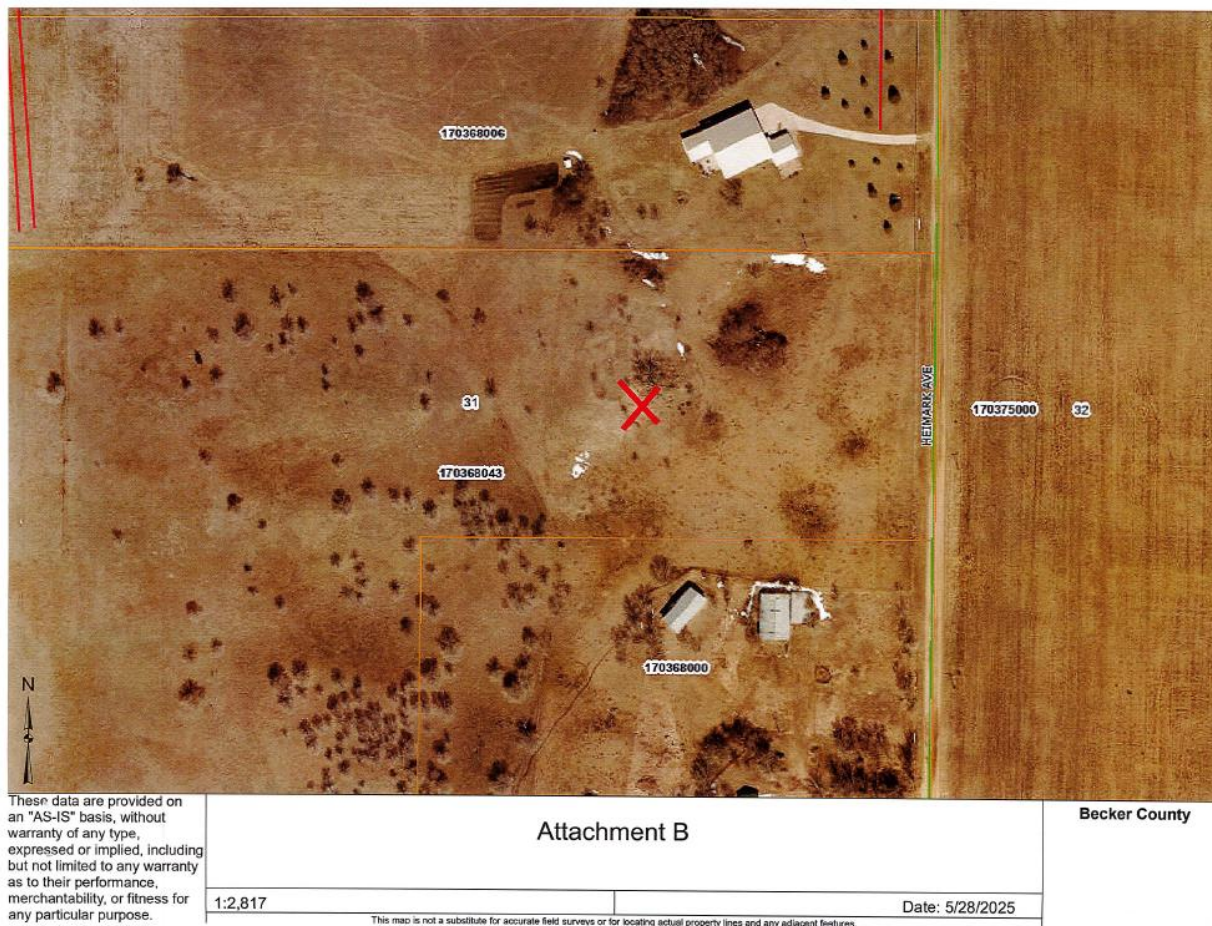
123  
124 Mike Smithwick shared his concerns about ethics with a Planning Commission member being a  
125 part of this project.

126  
127 Ed Clem with Lake Eunice Township stated that they will be reviewing a road agreement with  
128 the applicant.

129  
130 Petitions were submitted at the hearing. The petitions are on file with the Becker County Zoning  
131 office and available upon request.

132  
133 Letters received regarding this application are on file with the Becker County Zoning office and  
134 are available upon request.

135  
136  
137 **MOTION: Skalin motioned to approve the application with the condition that**  
138 **the location on attachment B (entered below) only be excavated before Memorial**  
139 **Day and after Labor Day. Aho second.**  
140



Vareberg suggested that they hold a special meeting to consider conditions and findings of fact to be consistent with the motion. It was recommended that this meeting take place at 8:30 am in the Third Floor Meeting Room of the Becker County Courthouse on June 11<sup>th</sup>, 2025.

**Skalin accepted the amendment to the motion to include the recommendation that a special meeting be scheduled to consider conditions and findings of fact consistent with motion and that those conditions and findings of fact be included with the recommendation submitted to the County Board on June 17<sup>th</sup>, 2025. Aho seconded the amended motion. Roll Call; Skalin, Mattson, Moritz, Blomseth, Hall, and Aho in favor. Lindow opposed. Motion carried.**

#### **Other Business:**

- I) Tentative Date for the Next Informational Meeting: June 18, 2025; 8:00 am; 3<sup>rd</sup> Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**

162 Since there was no further business to come before the Board, Aho made a motion to  
163 adjourn. Moritz second. All in favor. Motion carried. The meeting adjourned at 7:52 pm.  
164  
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166

167  
168 \_\_\_\_\_  
169 **David Blomseth, Chairman**

167  
168 \_\_\_\_\_  
169 **Jeff Moritz, Secretary**

170 ATTEST

171  
172 \_\_\_\_\_  
Kyle Vareberg, Zoning Administrator

**Becker County Planning Commission – Special Meeting  
June 11<sup>th</sup>, 2025**

An audio recording of the meeting is available at:

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

**Members Present:** Chairman Dave Blomseth, Commissioner Phil Hansen, Kim Mattson, Steve Lindow, Harvey Aho, Kohl Skalin, Craig Hall and Zoning Administrator Kyle Vareberg.

**Members Absent:** Commissioner Erica Jepson, Jeff Moritz, Tommy Ailie, Tom Disse, and Mary Seaberg

Chairman Dave Blomseth called the Planning Commission special meeting to order at 8:30 am. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Chairman Dave Blomseth explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action.

The general purpose of the special meeting is as follows:

1. A special meeting for the Planning Commission to consider conditions and findings of fact drafted by staff and counsel to be consistent with the Motion made on May 28<sup>th</sup>, 2025, and to be included with the recommendation to the County Board at their meeting on June 17<sup>th</sup>, 2025, for the following application:

**APPLICANT:** Prairie Lake Investments LLC 30871 Sunset Rd Detroit Lakes, MN 56501

**Project Location:** TBD Heimark Ave Audubon, MN 56511 **LEGAL LAND DESCRIPTION:**

Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; S 990' OF SE1/4 NE1/4, NW1/4 OF SE1/4, NE1/4 SE1/4 LESS 10 AC IN SE COR LESS REC DOC NO 711615.

**APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for mining operations.

**MOTION:** Lindow motioned to have the normal mining operation be restricted to the hours of 7:00 AM to 5:00 PM Monday through Friday, and for the Crushing Hours to be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday. Hall second. Roll Call; All in favor. None opposed. Motion carried.

**MOTION: Hall motioned to approve the amended “Findings, Report, and Recommendation to the County Board”. Aho second. Roll Call; All in favor. None opposed. Motion carried.**

The approved “Findings, Report, and Recommendation to the County Board” is entered below:

## FINDINGS, REPORT, AND RECOMMENDATION TO THE BECKER COUNTY BOARD

1. By Application dated May 15<sup>th</sup>, 2025 (the "Application"), Prairie Lake Investments LLC (represented at the hearing by contractor, Torrey Sonnenberg) have requested a Conditional Use Permit ("CUP") to allow for operation of a mine consisting of 20 acres within approximately 90 acres of land in Section 31, Township 138, Range 042 in Becker County. The proposed site is in Lake Eunice Township in Becker County.
2. Prior to the meeting, numerous members of the public filed written objections to the project. While the Commission does not wish to downplay the concerns raised by these citizens and their objections to a mine, the Commission believes that the Minnesota Pollution Control Agency ("MPCA"), the Mine Safety and Health Administration ("MSHA"), the Becker County Highway Department and Minnesota Department of Transportation have adopted proper standards and regulations to respond to these concerns.
3. Several citizens filed written objections prior to the hearing or testified in opposition to the application. The objections are part of the record.
4. Chapter 8, Section 11 of the County Zoning Ordinances identifies the decisional criteria that apply to this CUP request. Subpart F of this Section indicates:

No conditional use shall be recommended by the County Planning Commission or granted by the Board of County Commissioners unless the Commission and the Board shall find that all of the following criteria are met:

1. **Affect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
2. **Affect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominate in the area.
3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.
5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.



6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:
  - a. Pollution. Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;
  - b. View from public waters. That the visibility of structures and other facilities as viewed from public waters will be limited;
  - c. Adequate utilities. That the site is adequate for water supply and on-site sewage treatment; and
  - d. Watercraft. That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.
5. The Application came before the Planning Commission at a meeting held on May 28<sup>th</sup>, 2025. The Commission conducted the public hearing required by law and took extensive testimony from the Applicant and other interested parties. The Commission also received extensive written documentation and written testimony into the record.
6. Based on review of the documentation submitted and the testimony provided, the Commission **recommends** to the Becker County Board that it **grant** the CUP request with conditions, for the following reasons:
  - a. **The Applicant has demonstrated that the proposed mine will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity for the following reasons:**
    - i. A mine plan was submitted as required by the Becker County Zoning Ordinance in Chapter 7, Section 5, Letter C.-3. The plan indicates there will be limited hours of operation and days of operations. The Commission finds these hours of operation are similar in nature to normal business hours and should be amended and conditioned as followed: Normal mining operations are restricted to 7:00 AM to 5:00 PM – Monday through Friday. Crushing Hours are restricted to 7:00 AM to 6:00 PM – Monday through Friday.
    - ii. The plan also indicates material from the site will be used to screen the site. The Commission recommends this as a condition for the northerly and westerly property boundaries of the described mine site. The recommendation is to minimize noise and dust from the site, along with screening.
    - iii. The closest residence to the proposed site with objections heard by the Commission is located on parcel 17.0368.006, which is adjacent to the site on the northly property boundary. The Commission recommends as a condition that no mining takes place with 500' of the residence located on this parcel between the holidays of Memorial Day and Labor Day.

- iv. As part of the mine, crushing of material is necessary to operate the mine. The Commission recommends as condition that beyond the calendar year 2025, crushing only occur before Memorial Day or after Labor Day. This recommendation is to minimize noise and dust during the summer months when occupancy of residences in closer proximity to the mine is more common.
  - v. While opposition to the project was certainly voiced, there is little evidence about how the proposed project will affect the use and enjoyment of those in the immediate vicinity. The Commission finds, through the above-mentioned conditions, there will not be any harm through the proposal to the use and enjoyment of properties in the immediate vicinity. No evidence was submitted or heard regarding an impairment or improvement regarding property values.
- b. The Applicant has demonstrated that the proposed mine would not impede the normal and orderly development and improvement of surrounding properties for the following reasons:**
- i. The area of the proposed site is rural in nature. Use in the area is vacant agricultural land, with some residential and seasonal residential use as well.
  - ii. The applicant has indicated the request is a temporary project to create adequate development elevations within the 20-acre portion of their property. With some of the material remaining on site to establish roads for future development. The future desired use of the project site is residential lots, like those existing in the Plat of Cormorant Meadows adjacent to the property.
  - iii. The Commission recommends the project life span be no more than 5 years.
  - iv. The Commission finds the operation of a temporary mine completely within the bounds of land owned by the applicant will not affect the orderly development and improvement of surrounding properties.
- c. The Applicant has demonstrated that the proposed mine operation will have adequate utilities, access roads, drainage, and other necessary facilities.**
- i. Utility use will be minimal for the project. The applicant will have a portable toilet on-site provided by a licensed professional. Access roads to the site exist.

An approach to the site from the existing Heimark Ave will be applied for through Lake Eunice Township.

- ii. The Commission finds as a matter of law that the applicant will be required to comply with any/all road restrictions provided by the Township, County and State.
  - iii. If the application is approved by the Becker County Board, any drainage, erosion, and stormwater would be subject to a Stormwater Pollution Prevention Plan regulated by the MPCA.
  - iv. The Commission recommends a condition the applicant be responsible for providing truck traffic warning signs for the area.
  - v. The Commission finds through the requirements of the MPCA for stormwater, existing road restrictions and traffic laws, and the lack of need of utilities that the applicant has demonstrated these needs are met.
- d. The Applicant has demonstrated that there would be adequate parking at the project.**
- i. The application has provided a very small need for parking. No concerns were raised or discussed regarding the adequacy of any parking for the project. The Commission finds through the numerous acres included in the project that adequate space for parking is included.
- e. The Applicant has demonstrated that there would be no offensive odor, fumes, noise, vibrations, or other nuisances from the operation that could adversely affect neighboring properties for the following reasons:**
- i. The testimony provided included concerns about dust created by the project.
  - ii. All mining projects exceeding air emission thresholds must obtain air quality permits from the MPCA. The air permits issued by the MPCA are in accordance with State and Federal regulations. The permit(s) issued would require compliance for dust created by crushing and the handling of material on site.
  - iii. The Commission recommends a condition to place low frequency back up alarms on any of the equipment required to have alarms in accordance with MSHA and any other applicable agency.
  - iv. The Commission recommends a condition the applicant enter into a road agreement with Lake Eunice Township for increase wear and tear on Heimark Avenue and Dust Control. The Commission also recommends a condition for a form of dust control within the mine site.

- v. The Commission finds through compliance with the MPCA, MSHA, and recommended conditions that there will be no offensive odors, fumes, noise, vibration or other nuisances from the operation.
- f. **Additional criteria for shoreland areas are not applicable to this request due to the fact the project site is not within 1000' of a lake or 300' of a river or stream.**

**Note: This project does not meet the requirements for mandatory environmental review under Minnesota Rule 4410.4300, nor has a discretionary environmental assessment worksheet been requested.**

Dated the 11th day of June 2025.

\_\_\_\_\_  
Chairperson  
Becker County Planning Commission

Since there was no further business to come before the Board, Hall made a motion to adjourn. Aho second. All in favor. Motion carried. The meeting adjourned at 9:01 am.

\_\_\_\_\_  
David Blomseth, Chairman

\_\_\_\_\_  
Jeff Moritz, Secretary

ATTEST

\_\_\_\_\_  
Kyle Vareberg, Zoning Administrator

## FINDINGS, REPORT, AND RECOMMENDATION TO THE BECKER COUNTY BOARD

1. By Application dated May 15<sup>th</sup>, 2025 (the “Application”), Prairie Lake Investments LLC (represented at the hearing by contractor, Torrey Sonnenberg) have requested a Conditional Use Permit (“CUP”) to allow for operation of a mine consisting of 20 acres within approximately 90 acres of land in Section 31, Township 138, Range 042 in Becker County. The proposed site is in Lake Eunice Township in Becker County.
2. Prior to the meeting, numerous members of the public filed written objections to the project. While the Commission does not wish to downplay the concerns raised by these citizens and their objections to a mine, the Commission believes that the Minnesota Pollution Control Agency (“MPCA”), the Mine Safety and Health Administration (“MSHA”), the Becker County Highway Department and Minnesota Department of Transportation have adopted proper standards and regulations to respond to these concerns.
3. Several citizens filed written objections prior to the hearing or testified in opposition to the application. The objections are part of the record.
4. Chapter 8, Section 11 of the County Zoning Ordinances identifies the decisional criteria that apply to this CUP request. Subpart F of this Section indicates:

No conditional use shall be recommended by the County Planning Commission or granted by the Board of County Commissioners unless the Commission and the Board shall find that all of the following criteria are met:

1. **Affect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
2. **Affect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominate in the area.
3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.
5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:
  - a. Pollution. Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;
  - b. View from public waters. That the visibility of structures and other facilities as viewed from public waters will be limited;
  - c. Adequate utilities. That the site is adequate for water supply and on-site sewage treatment; and
  - d. Watercraft. That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.
5. The Application came before the Planning Commission at a meeting held on May 28<sup>th</sup>, 2025. The Commission conducted the public hearing required by law and took extensive testimony from the Applicant and other interested parties. The Commission also received extensive written documentation and written testimony into the record.
6. Based on review of the documentation submitted and the testimony provided, the Commission **recommends** to the Becker County Board that it **grant** the CUP request with conditions, for the following reasons:
  - a. **The Applicant has demonstrated that the proposed mine will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity for the following reasons:**
    - i. A mine plan was submitted as required by the Becker County Zoning Ordinance in Chapter 7, Section 5, Letter C.-3. The plan indicates there will be limited hours of operation and days of operations. The Commission finds these hours of operation are similar in nature to normal business hours and should be amended and conditioned as followed: Normal mining operations are restricted to 7:00 AM to 5:00 PM – Monday through Friday. Crushing Hours are restricted to 7:00 AM to 6:00 PM – Monday through Friday.
    - ii. The plan also indicates material from the site will be used to screen the site. The Commission recommends this as a condition for the northerly and westerly property boundaries of the described mine site. The recommendation is to minimize noise and dust from the site, along with screening.
    - iii. The closest residence to the proposed site with objections heard by the Commission is located on parcel 17.0368.006, which is adjacent to the site on the northly property boundary. The Commission recommends as a condition that no mining takes place with 500' of the residence located on this parcel between the holidays of Memorial Day and Labor Day.



- iv. As part of the mine, crushing of material is necessary to operate the mine. The Commission recommends as condition that beyond the calendar year 2025, crushing only occur before Memorial Day or after Labor Day. This recommendation is to minimize noise and dust during the summer months when occupancy of residences in closer proximity to the mine is more common.
- v. While opposition to the project was certainly voiced, there is little evidence about how the proposed project will affect the use and enjoyment of those in the immediate vicinity. The Commission finds, through the above-mentioned conditions, there will not be any harm through the proposal to the use and enjoyment of properties in the immediate vicinity. No evidence was submitted or heard regarding an impairment or improvement regarding property values.

**b. The Applicant has demonstrated that the proposed mine would not impede the normal and orderly development and improvement of surrounding properties for the following reasons:**

- i. The area of the proposed site is rural in nature. Use in the area is vacant agricultural land, with some residential and seasonal residential use as well.
- ii. The applicant has indicated the request is a temporary project to create adequate development elevations within the 20-acre portion of their property. With some of the material remaining on site to establish roads for future development. The future desired use of the project site is residential lots, like those existing in the Plat of Cormorant Meadows adjacent to the property.
- iii. The Commission recommends the project life span be no more than 5 years.
- iv. The Commission finds the operation of a temporary mine completely within the bounds of land owned by the applicant will not affect the orderly development and improvement of surrounding properties.

**c. The Applicant has demonstrated that the proposed mine operation will have adequate utilities, access roads, drainage, and other necessary facilities.**

- i. Utility use will be minimal for the project. The applicant will have a portable toilet on-site provided by a licensed professional. Access roads to the site exist.

An approach to the site from the existing Heimark Ave will be applied for through Lake Eunice Township.

- ii. The Commission finds as a matter of law that the applicant will be required to comply with any/all road restrictions provided by the Township, County and State.
- iii. If the application is approved by the Becker County Board, any drainage, erosion, and stormwater would be subject to a Stormwater Pollution Prevention Plan regulated by the MPCA.
- iv. The Commission recommends a condition the applicant be responsible for providing truck traffic warning signs for the area.
- v. The Commission finds through the requirements of the MPCA for stormwater, existing road restrictions and traffic laws, and the lack of need of utilities that the applicant has demonstrated these needs are met.

**d. The Applicant has demonstrated that there would be adequate parking at the project.**

- i. The application has provided a very small need for parking. No concerns were raised or discussed regarding the adequacy of any parking for the project. The Commission finds through the numerous acres included in the project that adequate space for parking is included.

**e. The Applicant has demonstrated that there would be no offensive odor, fumes, noise, vibrations, or other nuisances from the operation that could adversely affect neighboring properties for the following reasons:**

- i. The testimony provided included concerns about dust created by the project.
- ii. All mining projects exceeding air emission thresholds must obtain air quality permits from the MPCA. The air permits issued by the MPCA are in accordance with State and Federal regulations. The permit(s) issued would require compliance for dust created by crushing and the handling of material on site.
- iii. The Commission recommends a condition to place low frequency back up alarms on any of the equipment required to have alarms in accordance with MSHA and any other applicable agency.
- iv. The Commission recommends a condition the applicant enter into a road agreement with Lake Eunice Township for increase wear and tear on Heimark Avenue and Dust Control. The Commission also recommends a condition for a form of dust control within the mine site.

- v. The Commission finds through compliance with the MPCA, MSHA, and recommended conditions that there will be no offensive odors, fumes, noise, vibration or other nuisances from the operation.
- f. **Additional criteria for shoreland areas are not applicable to this request due to the fact the project site is not within 1000' of a lake or 300' of a river or stream.**

**Note: This project does not meet the requirements for mandatory environmental review under Minnesota Rule 4410.4300, nor has a discretionary environmental assessment worksheet been requested.**

Dated the 11th day of June 2025.

---

Chairperson  
Becker County Planning Commission

**Becker County Planning Commission**  
**July 30<sup>th</sup>, 2025**

An audio recording of the meeting is available at:  
[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

**Members Present:** Acting Chairman Jeff Moritz, Commissioner Phil Hansen, Kim Mattson, Tommy Ailie, Harvey Aho, Tom Disse, Commissioner Erica Jepson, Craig Hall, Kohl Skalin, John Okeson and Zoning Administrator Kyle Vareberg. **Members Absent:** Dave Blomesth, Steve Lindow, and Mary Seaberg,

Acting Chairman Jeff Moritz called the Planning Commission meeting to order at 6:00 pm. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Craig Hall made a motion to approve the minutes from the June 25, 2025, meeting. Okeson second. All members in favor. Motion carried.

Acting Chairman Jeff Moritz explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action. Applicant one will be forwarded to Lake Eunice Township for final decision.

**New Business:**

1. **APPLICANT:** Prairie Lake Investments LLC 30871 Sunset Rd Detroit Lakes, MN 56501 **Project Location:** TBD Heimark Ave Audubon, MN 56511 **LEGAL LAND DESCRIPTION:** Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; 31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2). **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Preliminary Plat for twenty-five (25) lots to be known as PRAIRIE LAKE ESTATES.

Jeff Zeltinger, a neighbor, spoke and shared his concerns and suggestions regarding road access and lot sizes.

One letter was received in regard to this application and is on file with the Becker County Planning and Zoning office and available upon request.

**MOTION:** Okeson motioned to approve the application with the correction to application note number two (2) from thirty (30) feet to thirty-three (33) feet. Skalin second. Roll Call; All in favor. None opposed. Motion carried.

- 48       **2. APPLICANT: M&M Prime Properties LLC** 1271 Hwy 10 W Ste 10 Detroit Lakes, MN  
49       56501 **Project Location:** 21601 US Hwy 10 Audubon, MN 56511 **LEGAL LAND**  
50       **DESCRIPTION:** Tax ID Numbers: **02.0087.002 & 02.0090.000** Section 14 Township 139  
51       Range 042; PT SE1/4 S OF RWY BEG AT NE COR OF PARCEL 1 OF PLAT W A #26;  
52       TH W 825.99', N 451.14' TO RWY, SE AL RWY 842', & SW 273.11' TO BEG & 17.01 AC  
53       TRACT IN SE COR OF SE1/4 OF SE1/4. **APPLICATION AND DESCRIPTION OF**  
54       **PROJECT:** Request a Change of Zone from Agricultural to Commercial.  
55

56       Tyler Lende, Audubon Mayor, stated they are in favor of this application. He shared the city's  
57       interest in flagpole annexing and offering sewer and water out to this property.  
58  
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60       **MOTION: Aho motioned to approve the application. Mattson second. Roll Call;**  
61       **All in favor. None opposed. Motion carried.**  
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- 65       **3. APPLICANT: Joyce A Omang** 25652 130<sup>th</sup> St Detroit Lakes, MN 56501 **Project**  
66       **Location:** 25674 130<sup>th</sup> St Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax  
67       ID Number: **19.0336.000** Section 16 Township 138 Range 041; PT SW1/4 SE1/4: COMM  
68       SW COR SE1/4, E 997.11' TO POB; N 653.06', E 328.16', S 653.14 W 338.86' TO POB.  
69       TRACT A. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an after-the-  
70       fact Conditional Use Permit for day and overnight parking during We Fest.  
71

72       Mark Bjerke with Soo Pass Ranch spoke against the application for safety and logistical reasons.  
73  
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75       **MOTION: Hall motioned to approve the application. Okeson second. Roll Call;**  
76       **All in favor. None opposed. Motion carried.**  
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80       **Other Business:**  
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- 82       **I) Tentative Date for the Next Informational Meeting: August 20<sup>th</sup>, 2025; 8:00 am; 3<sup>rd</sup> Floor**  
83       **Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.**  
84  
85

86       **Since there was no further business to come before the Board, Aho made a motion to**  
87       **adjourn. Ailie second. All in favor. Motion carried. The meeting adjourned at 6:37 pm.**  
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93       David Blomseth, Chairman  
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Jeff Moritz, Secretary

ATTEST

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Kyle Vareberg, Zoning Administrator

DRAFT