

Proceedings Of The Mountrail County Planning Commission

MINUTES MOUNTRAIL COUNTY PLANNING & ZONING COMMISSION NOVEMBER 24, 2025

The meeting of the Mountrail County Planning & Zoning Commission was called to order at 8:30 a.m. by Chairman Charlie Sorenson with Commissioners Trudy Ruland, Cameron Tomjack, Joan Hollekim, Arlo Borud, Jesse Weyrauch and Megan Fritel present. Absent was Commissioner Doug Bratvold. Also present were Mountrail County Planning & Zoning Administrator Melissa Vachal, Mountrail County Planning & Zoning Assistant Malinda Gunderson, Mountrail County State's Attorney Wade Enget, Mountrail County Tax Equalization Director Kim Savage, Mountrail County Property Assessor Karen Brown and Mountrail County Auditor Stephanie Pappa.

APPROVAL OF AGENDA

Moved by Commissioner Weyrauch, seconded by Commissioner Hollekim, to approve the agenda as amended. All present voted yes. Motion carried.

APPROVAL OF MINUTES

Moved by Commissioner Borud, seconded by Commissioner Tomjack, to approve the Planning & Zoning Commission minutes of the October 20, 2025 meeting. All present voted yes. Motion carried.

1. 8:35 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0327) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE¼ & E½NW¼ of Section 23, Township 152 North, Range 93 West (Unorganized Township) (Parcel# 47-0019300)

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Conditional Use on land zoned Residential due to a change of ownership of the cell tower. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Conditional Use on land zoned Residential due to a change of ownership of the cell tower on a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE¼ & E½NW¼ of Section 23, Township 152 North, Range 93 West (Unorganized Township), as K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

2. 8:38 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0328) Variance

Variance Application request for the following described property: a tract of land described as Lots 30 & 31, Lakeview Addition of Lake Sanish located in the NE¼ & E½NW¼ of Section 23, Township 152 North, Range 93 West (Unorganized Township) (Parcel# 47-0019200 & 47-0019300)

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Variance for existing cell towers that are 150' & 180' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. This is to bring into compliance an incomplete application previously filed by RTC. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Tomjack, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Variance for existing cell towers that are 150' & 180' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code on a tract of land described as Lots 30 & 31, Lakeview Addition of Lake Sanish located in the NE¼ & E½NW¼ of Section 23, Township 152 North, Range 93 West (Unorganized Township) as K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

3. 8:41 a.m. K2 Towers III LLC-Applicant; Reservation Telephone Cooperative-Landowner; (PZ-2025-0329) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 2.96 acres more or less, described as Outlot 3 of the SW¼SW¼ of Section 2 Township 155 North, Range 92 West. (Alger Township) (Parcel# 26-0000701)

The applicant (represented by Diane Leung with K2 Towers III LLC) is seeking a Conditional Use on land zoned Agricultural due to a change of ownership of the cell tower. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Ruland, to approve the zoning request filed by K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, for a Conditional Use on land zoned Agricultural due to a change of ownership of the cell tower on a tract of land described as Lot 31, Lakeview Addition of Lake Sanish located in the NE¼ & E½NW¼ of Section 23, Township 152 North, Range 93 West (Unorganized Township), as K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon K2 Towers III LLC with concurrence from Reservation Telephone Cooperative-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

4. 8:44 a.m. Smartlink Group o/b/o AT&T-Applicant; Mountrail-Williams Electric Cooperative-Landowner; (PZ-2025-0330) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 5.74 acres, more or less, described as Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (Knife River Township) (Parcel# 40-0006301)

Moved by Commissioner Ruland, seconded by Commissioner Tomjack to un-

able this discussion. All present voted yes. Motion carried.

The applicant (represented by Jake Shappy with Smartlink Group o/b/o AT&T) is seeking a Conditional Use Permit (CUP) on land zoned Agricultural for the purpose of modifying an existing cell tower. An application was submitted in 2012, but it was tabled and never approved so this is to get a CUP approved to bring the applicant into compliance before further work is done on the tower. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Tomjack, to approve the zoning request filed by Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, for a Conditional Use on land zoned Agricultural for the purpose of modifying an existing cell tower on a tract of land described as Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (Knife River Township), as Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

5. 8:47 a.m. Smartlink Group o/b/o AT&T-Applicant; Mountrail-Williams Electric Cooperative-Landowner; (PZ-2025-0330) Variance

Variance Application request for the following described property: a tract of land 5.74 acres, more or less, described as Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (Knife River Township) (Parcel# 40-0006301)

The applicant (represented by Jake Shappy with Smartlink Group o/b/o AT&T) is seeking a Variance on land zoned Agricultural for an existing cell tower that is 320' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Weyrauch, to approve the zoning request filed by Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, for a Variance on land zoned Agricultural for an existing cell tower that is 320' tall which exceeds the maximum height allowed by the Mountrail County Land Development Code on a tract of land 5.74 acres, more or less, described as Outlot 1 of the NE1/4SE1/4 of Section 13, Township 153 North, Range 92 West (Knife River Township) as Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent Smartlink Group o/b/o AT&T with concurrence from Mountrail-Williams Electric Cooperative-landowner, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

6. 8:50 a.m. Julie Okeson-Landowner; (Parcel #35-0015800) Discussion of Violation Letters

The applicant's attorney requested to postpone this discussion until the December 22nd meeting.

7. 8:53 a.m. Jeffrey Hauge et. al.-Applicant/Landowner; (PZ-2025-0332) Outlot Plat

Outlot Plat Review Application for the following described property: tract of land 49.50 acres more or less located in the W½NE¼ of Section 36, Township 153 North, Range 91 West to be known as Outlot 4 of the W½NE¼ of Section 36, Township 153 North, Range 91 West (Crane Creek Township) (Parcel# 39-0017100)

The applicant (represented by Jeffrey Hauge) is seeking an outlot plat for an irregular tract of land in order to one day be able to split up the land the siblings inherited in equal amounts. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Tomjack to approve the zoning request of platting an irregular tract of land for the purpose splitting the inherited land into equal amounts between siblings on a tract of land 49.50 acres more or less located in the W½NE¼ of Section 36, Township 153 North, Range 91 West to be known as Outlot 4 of the W½NE¼ of Section 36, Township 153 North, Range 91 West (Crane Creek Township) Jeffrey Hauge et. al. has met all criteria as set forth in Mountrail County Land Development Code. All present voted yes. Motion carried.

8. 8:56 a.m. Fisher Sand & Gravel Company-Applicant; Evon Moen et. al.-Landowner; (PZ-2025-0333) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 80.00 acres more or less, tract of land located in the NW¼ of Section 15, Township 154 North, Range 89 West (Oakland Township) (Parcel# 30-0006600)

The applicant (represented by Vent Wallace with Fisher Sand & Gravel Company) is seeking a Conditional Use to use land zoned Agricultural to mine gravel. This is an existing pit that the applicant is seeking to renew. Mountrail County Weed Control Officer Hennessy was not present but did provide an inspection sheet to the board stating the pit is not in compliance. Commissioner Hollekim would like to know if Weed Control Officer Hennessy has sent notice to the landowner and feels this matter should be tabled until he can be present to discuss this.

Moved by Commissioner Ruland, seconded by Commissioner Hollekim to table to the call of the chair the zoning request filed by Fisher Sand & Gravel Company with concurrence from Evon Moen et. al.-landowner, for a Conditional Use to use land zoned Agricultural to mine gravel on a tract of land 80.00 acres more or less, tract of land located in the NW¼ of Section 15, Township 154 North, Range 89 West (Oakland Township). All present voted yes. Motion carried.

9. 8:59 a.m. Jaxson Vachal-Applicant; Beau Vachal-Landowner; (PZ-2025-0334) Conditional Use

Zoning Request/Conditional Use Permit for the following described property: a tract of land 8.70 acres more or less, described as Outlot 3 of the SE¼ of Section 22, Township 155 North, Range 93 West (Debing Township) (Parcel# 27-0009805)

The applicant requested this application be removed after the agenda was published.

Temporary Water Permits – New – For Board Information Only

PZ-2025-337 – John Moen – Applicant/Landowner. State Water Permit #ND2025-23331. Period of Authorized usage: 11/19/2025 through 10/31/2026. Pump placement on a tract of land 25.83 acres more or less located in SE¼SW¼ (Gov't Lot 3) of Section 17, Township 158 North, Range 92 West (Powers Township) (5) CERTIFIED RECEIPTS RECEIVED Pending Approved by P&Z Administrator.

Temporary Water Permits – Non-Transferable Renewals – For Board Information Only

PZ-2025-0338 – ASWS LLC – Applicant. William & Jamie Graham – Landowner. State Water Permit #ND2025-23290. Period of Authorized usage: 11/01/2025 through 9/13/2026. Pump placement on a tract of land 39.50 acres more or less located in the SW¼NE¼ (Gov't Lot 3) of Section 6, Township 158 North, Range 92 West (Powers Township)

Lay Flat Hose Permits – New – For Board Information Only

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22756 / PZ-2025-0306. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Jason & Andrea Roise – Landowner. SE¼NE¼ & NE¼SE¼ (Gov't Lot 4) of Section 17, Township 157 North, Range 92 West (Cottonwood Township) ending in the NE¼ of Section 16, Township 157 North, Range 93 West (Sorkness Township). Period of Authorized usage: 10/9/2025 through 12/02/2025. Approved by P&Z Administrator.

West Dakota Water LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2024-22756 / PZ-2025-0307. Pumping of industrial water by lay flat hose: West Dakota Water LLC – Applicant. Jason & Andrea Roise – Landowner. Ties in with hose permit #PZ-2025-0306 at NW¼NW¼ of Section 15, Township 157 North, Range 93 West (Sorkness Township) ending in the NE¼ of Section 16, Township 157 North, Range 93 West (Sorkness Township). Period of Authorized usage: 10/9/2025 through 12/02/2025. Approved by P&Z Administrator.

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit #ND2025-23290 / PZ-2025-0339. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. William & Jamie Graham – Landowner. SW¼NE¼ (Gov't Lot 3) of Section 6, Township 158 North, Range 92 West (Powers Township) ending in the SW¼ of Section 3, Township 158 North, Range 92 West (Powers Township). Period of Authorized usage: 11/01/2025 through 2/01/2026. Approved by P&Z Administrator.

Building Permits 2456-2460

2456 – PZ-2025-0246 – Smartlink Group o/b/o AT&T – Applicant. Mountrail-Williams Electric Cooperative – Landowner. Parcel #40-0006301. Outlot 1 of the NE¼SE¼ of Section 13, Township 153 North, Range 92 West (Knife River Township) 320' cell tower. Pending approval of variance.

2457 – PZ-2025-0331 – Crown Castle USA – Applicant. Curt & Leslie Trulson – Landowner. Parcel #19-0014700. NE¼ of Section 30 Township 156 North, Range 92 West. (Ross Township) Cell tower modifications.

2458 – PZ-2025-0335 – Jaxson Vachal – Applicant. Beau Vachal – Landowner. Parcel #27-0009805. Outlot 3 of the SE¼ of Section 22, Township 155 North, Range 93 West. (Debing Township) mobile home. Pending approval of CUP.

*Applicant requested this application be removed after the agenda was published.

2459 – PZ-2025-0336 – Beau Vachal – Applicant/ Landowner. Parcel #27-0009805. Outlot 3 of the SE¼ of Section 22, Township 155 North, Range 93 West. (Debing Township) Conex box.

2460 – PZ-2025-0340 – Chris Mosbrucker – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019044. Block 4, Lot 7 of Traynor Park located in the S½SW¼ of Section 29 & N½N½ of Section 32 Township 152 North, Range 91 West. (Van Hook Township) 32'x40' shop with living space.

Moved by Commissioner Hollekim, seconded by Commissioner Borud, to approve building permits 2456-2457 and 2459-2460. All present voted yes. Motion carried.

ONGOING BUSINESS

Gravel Pits-remains ongoing-Conditional Use Permit checklist has been

Green Acres Subdivision-a realtor out of Tioga contacted office on 11-06-2025 about selling the lots

Hyrum Zetting-plan of action for Green Acres Subdivision

Data Centers-currently under moratorium

Battery Storage Facilities-currently under moratorium

STAFF UPDATES

* Administrator Vachal requested approval to release Fisher Sand & Gravel Company's Letter of Credit with Bank of America because they have replaced it with Old National Bank on a tract of land 35.70 acres more or less, located in Section 33, Township 153 North, Range 92 West and a tract of land 30.46 acres more or less, located in on Section 15, Township 154 North, Range 89 West.

* Moved by Commissioner Borud, seconded by Commissioner Weyrauch to approve releasing the Bank of America Letter of Credit. All present voted yes. Motion carried.

* Administrator Vachal provided the board with an update from the subcommittee meeting that took place on November 11, 2025. The subcommittee is ready to move forward with bringing the final draft of the Data Center and Battery Energy Storage System policies to the Planning & Zoning Board. Scott Harmstead of SRF Consulting did have some changes to make to the policies so once Administrator Vachal has that, she will pass them on to the board members to review.

* Scott Harmstead of SRF Consulting has suggested an audit of the Comprehensive Plan.

* The City of Stanley will be discussing who they wish to appoint to the Planning & Zoning Board. Commissioner Fritel and Commissioner Borud's terms are both up at the end of December. Commissioner Borud has agreed to stay on the board for another term but Commissioner Fritel has expressed to the Auditor's office that she no longer wishes to stay on the board. Commissioner Hollekim suggested running an advertisement in the Mountrail County Promoter asking any interested persons to contact Administration about the vacant seat.

* Administrator Vachal presented the board with the deadlines and meeting dates of the Planning & Zoning Board for 2026. All meetings are currently scheduled for the 4th Monday of each month. Administrator Vachal will be out of office for the February 23, 2026 meeting so the board was asked if they would prefer to keep that meeting as scheduled or if they would prefer to move the meeting to February 20, 2026. Everyone expressed keeping the February 23, 2026 date for the meeting.

* Moved by Commissioner Borud, seconded by Commissioner Weyrauch to accept the deadlines and meeting dates as presented for 2026 for the Planning & Zoning

Board. All present voted yes. Motion carried.

PUBLIC COMMENTS

None.

BOARD CONCERNS

None.

The Board adjourned at 9:33 a.m. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, December 22nd, 2025**, at 8:30 a.m. via GOTOMEEETING or in the Commissioners Room at the Mountrail County Courthouse.

Accepted and approved this 24th day of November, 2025.

Charlie Sorenson, Chairman
Mountrail County
Planning & Zoning Commission

Melissa Vachal, Administrator
Mountrail County
Planning & Zoning

Electronic recordings of full meetings are kept in the office per NDDC 44-04

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PUBLIC NOTICES

BECAUSE THE PEOPLE MUST KNOW

NOTICE TO CONTRACTORS
The North Dakota Department of Transportation (NDDOT) will receive bids for the construction of the following project(s):
Job No.: 24254
Project No(s): H-7-023(070)046 & H-7-023(071)925
Length: 3.399
Type: CHIP SEAL
County(s): MOUNTRAIL Co
Location: ND 23, FOUR BEARS BRIDGE TO W NEW TOWN NW TRUCK RELIEVER ROUTE & ND 23B, JCT ND 23 TO JCT ND 1804 (NEW TOWN-NW TRUCK RELIEVER ROUTE)
Bids will be received via the Bid Express on-line bidding exchange at www.bidx.com until 09:30 AM, February 06, 2026. Bids will be opened at that time at the NDDOT building on the capitol grounds in Bismarck and the bid results will be distributed and posted online at <https://www.dot.nd.gov/business/bidinfo.htm> approximately 30 minutes after bids are opened. The proposal forms, plans, and specifications are available on the NDDOT website at <http://www.dot.nd.gov> and may be inspected at the Construction Services Division, 608 East Boulevard Avenue, Bismarck, North Dakota.
All bidders not currently prequalified with NDDOT must submit an online Contractor's Prequalification request to the Department at least ten (10) business days prior to the bid opening. The online application can be found on the NDDOT website at <https://www.dot.nd.gov/business/contractors.htm>.
NDDOT reserves the right to reject any and all proposals, waive technicalities, or to accept such as may be determined in the best interests of the state.
For disability/language assistance, call Ronald J. Henke, P.E., Director North Dakota Department of Transportation
Jan. 14, 2026

Probate No. 31-2025-PR-00038
IN THE DISTRICT COURT
OF THE NORTH CENTRAL
JUDICIAL DISTRICT,
MOUNTRAIL COUNTY,
NORTH DAKOTA
In the Matter of the Estate of
Blandine Catherine Damaskin, Deceased.
NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above Estate. All persons having claims against the deceased are required to present their claims within three months after the date of the first publication or mailing of this notice or the claims will be forever barred. Claims must either be presented to, Kelly Jane Swenseth, Attorney for Personal Representative of the Estate or filed with the Court.
Dated this 8th day of January, 2026.
/s/ Kim Cerise Saunders
Kim Cerise Saunders,
Personal Representative
PO Box 484,
Bear River City, Utah, 84301
Kelly Jane Swenseth
Swenseth Law Office, PLLC
P.O. Box 393
418 Fourth Avenue NE
Devils Lake, North Dakota 58301
Attorney for Personal Representative
First publication on the 14 day of January 2026.
Jan. 14, 21, 28, 2026

Probate No. 31-2025-PR-00182
IN THE DISTRICT COURT
OF MOUNTRAIL COUNTY,
STATE OF NORTH DAKOTA
In the Matter of the Estate of
Joan C. Peterman, Deceased
NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above estate. All persons having claims against the said deceased are required to present their claims within three months after the date of the first publication or mailing of this notice or said claims will be forever barred. Claims must either be presented to Kent R. Peterman, personal representative of the estate, c/o Johnson & Sundeen, PO Box 1260, Watford City, ND 58854, or filed with the Court.
Dated this 6th day of January, 2026.
/s/ Kent R. Peterman
Kent R. Peterman
Personal Representative
Ross L. Sundeen #05126
JOHNSON & SUNDEEN
109 Fifth Street SW
PO Box 1260
Watford City, ND 58854
ross@dakotalawdogs.com
(701) 444-2211
Attorney for Personal Representative
First publication on the 14th day of January, 2026.
Jan. 14, 21, 28, 2026

PUBLIC NOTICES

BECAUSE THE PEOPLE MUST KNOW

ADVERTISEMENT FOR BIDS
City of New Town
Sand Hill Water Tower Improvements
General Notice
Sealed bids for construction of the **New Town Sand Hill Water Tower Improvements** projects for the City of New Town, North Dakota will be received until 11:00 A.M. local time on February 6, 2026 at New Town City Hall, located at 945 Eagle Drive (P.O. Box 309), New Town, ND 58763 at which time they will be publicly opened and read aloud:
Bids can be mailed to:
City of New Town
c/o City Auditor
945 Eagle Drive
Suite 106
P.O. Box 309
New Town, ND 58763
The Project includes the following Work:

Construct a new 500,000-gallon composite elevated storage tank and appurtenances, electrical systems and control systems connection to existing distribution system and demolition of the existing at grade storage reservoir.
Offsite work includes upgrades to pump, appurtenances and electrical at the existing water treatment plant (WTP) and booster station (BS).

The Work is comprised of either Contract No. 1 and No. 2 OR Contract No. 3: **Contract No. 1 - General Construction; Contract No. 2 Electrical Construction and Contract No. 3 - Combined General and Electrical Construction.** Individual Bids will be received for each Contract. The Owner will not accept a combined Bid unless that Bid is lower than the combined total of the lowest and best Bids for the Separate Contracts. The Work for each Contract is generally described as follows:

Contract No. 1 - Water Tower and Pumps (General) Construction: Work generally consists of furnishing and installing a new 500,000-gallon composite water tower, including the design and installation of the foundation system; water tower appurtenances, hydrodynamic mixer, water tower logo, control room; all site work including site piping, special connections sump and sump pump, concrete floor, landscape grading, site restoration, seeding, and gravel access pad and demolition of existing at grade storage reservoir. Off-site work also includes, 1 - improvements at the existing WTP including removal of three (3) existing high service pumps, replacement and upgrades to the pumps, reinstallation of pumps and replacement of water check valves and flow meter and 2 - Improvements at the BS including replacement of four (4) vertical inline pumps and check valves.

Contract No. 2 - Electrical Construction: Work at the new tower generally consists of installation of utility service, grounding electrode systems, general power and lighting systems, panelboards and SCADA equipment. Offsite work generally consists of 1 - WTP, disconnecting the three (3) existing high service pumps and reconnection once the pump upgrades are complete and wiring and integration of the new Flowmeter and 2 - BS, disconnecting the existing four (4) booster pumps and reconnecting when pump upgrades are complete.

Contract No. 3 - Combined General and Electrical Construction: Work includes construction consisting of the Work described under Contract No. 1 Water Tower and Pumps (General) Construction and Contract No. 2 Electrical Construction. All Bids shall be prepared according to the Instructions to Bidders contained with the Project Manual. Attached to the outside of the bid envelope must be a separate envelope containing a list of all addenda to the plans and specifications and an acknowledgement by the bidder of receipt of such addenda. The separate envelope shall also contain a bidder's bond in the amount of 5% of the full amount of bid executed by the bidder as principal and by a surety, conditioned that if the principal's bid is accepted and the contract awarded to the principal, the principal, within 10 days after notice of award shall execute a contract in accordance with the terms of the bid and a contractor's bond as required by law and the regulations and determinations of the governing body. Countersignature of a bid bond is not required under this section.
All bidders must be licensed for the full amount of the bid as required by Section 47-07-05. A copy of the Contractor's License or Certificate of Renewal thereof, issued by the Secretary of State, **must** be enclosed in the bid bond envelope as required under Section 47-07-12.

The Project has an expected substantial completion date of October 1, 2027. The estimated cost of this project is approximately **\$5.0 million**.

Obtaining the Bidding Documents
Bidding Documents for the Project can be found at the following designated website:

www.questcdn.com
Quest#: 10013035
Bidding Documents may be downloaded in PDF from QuestCDN. There is no fee to download the Bidding Documents. Prospective Bidders are required to register with QuestCDN as a plan holder. QuestCDN will be updated with any addenda that are issued during bidding period.

All official addenda and other Bidding Documents will be offered only through the sources identified above. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than those identified above.

The Issuing Office for the Bidding Documents is:

AE25 Minot
601 18th Ave SE
Suite 102
Minot, ND 58701

Prospective Bidders may examine the Bidding Documents at the Issuing Office on Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Pre-bid Conference

A pre-bid conference for the Project will be held at 1:00 p.m. on January 29th 2026 at 945 Eagle Drive, Suite 106, New Town, ND 58763. Attendance at the pre-bid conference is encouraged but not required. The meeting may also be attended virtually via Microsoft Teams using the following meeting ID:

Pre-bid Teams meeting ID: 218 166 174 965 9

Tentative Schedule of Events

Date, Event
February 6, 2026: Bid Opening.
February 13, 2026: Successful bidder submits proposed subcontractors to Owner for approval.
February 20, 2026: Notice of Award Issued.
March 2, 2026: Successful bidder returns signed Agreement and attached documents to Owner.
March 13, 2026 Owner delivers fully

signed Agreement with all attachments to Contractors.
April 7, 2026: Contract Times commence to run.

Note that this schedule of events may be accelerated pending the responsiveness of Owner and Successful Bidder/Contractor. See Instructions to Bidders for details of deadlines for specific events.

Funding

This Project anticipates funding from the Drinking Water and/or Clean Water State Revolving Fund program. Bidder's attention is called to the SRF requirements in the bid package.

Bidders on this work will be required to comply with the American Iron and Steel requirements of the Consolidated Appropriations Act, 2014. The requirements for bidders and contractors under this regulation are explained in the specifications.

Bidders are required to comply with Davis-Bacon prevailing wage requirements.

Instructions to Bidders.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.