



The West Fargo City Commission met on Monday, May 4, 2015, at 5:30 P.M. Those present were Rich Mattern, Mark Simmons, Mike Thorstad, Duane Hanson and Mark Wentz. The meeting was called to order by Rich Mattern, President of the Board.

The Pledge of Allegiance was recited.

Mayor Mattern welcomed Scout Troop 246 from West Fargo.

Commissioner Mattern advised that Delight Swingen and Barb Opoien will be addressing the Commission regarding an infrastructure issue, Director of Economic Development and Community Services Matt Marshall will be discussing a Renaissance Zone Application under Non-Agenda and a Staff Report for Item No. 7 has been provided to each Commissioner. Commissioner Simmons moved and Commissioner Wentz seconded to approve the Order of Agenda with the additions to the Agenda as noted. No opposition. Motion carried.

Commissioner Hanson moved and Commissioner Thorstad seconded to approve the Minutes of April 20, 2015. No opposition. Motion carried.

The Commission reviewed Building Permits #172 - 239, the Building Department Activity Report dated May 4, 2015 and the Building Department Monthly Comparison Report for April 2014/April 2015.

There were no Commissioner Committee Reports.

Commissioner Thorstad moved and Commissioner Wentz seconded to approve the following items on the Consent Agenda:

Bills

Gaming Site Authorization: Red River Human Services Foundation at Town Hall Bar

Gaming Site Authorization: Red River Regional Marksmanship Center Inc. at Red River Regional Marksmanship Center Inc.

Gaming Site Authorization: Prairie Public Broadcasting, Inc. at 3 Lyon's

Gaming Site Authorization: The Arc Upper Valley Inc. at Bar Nine

Games of Chance: Twila Bruna Benefit for Raffle to be held June 6, 2015 at West Fargo VFW

Games of Chance: West Fargo Education Association for Raffle to be held May 15, 2015 at Pub West

Resolution Approving Contract in Sewer, Water, Storm and Street Improvement District No. 1282

Encroachment Agreement: Janet Rogne at 873 12th Avenue West, West Fargo, ND

No opposition. Motion carried.

Delight Swingen of 115 32nd Ave East and Barb Opoien of 119 32nd Avenue East appeared to ask the Commission to consider the cost involved in connecting sewer and water to both properties and requested a private meeting with City Staff. City Auditor Jim Brownlee and City Engineer Kevin Bucholz also appeared before the Commission. After discussion, it was agreed that City Auditor Jim Brownlee schedule a meeting with Delight Swingen, Barb Opoien, City Engineer Kevin Bucholz and Commissioner Duane Hanson.

Police Chief Michael Reitan appeared before the Commission on Ordinance No. 1035 relating to Reportable Transactions by Secondhand Goods Dealers. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to place Ordinance No. 1035 on First Reading. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on the request from Rescom for a Planned Unit Development Amendment to provide for changes to the existing office building and site at 3420 Sheyenne Street, West Fargo, ND and advised that the Planning & Zoning Commission recommended approval subject to the conditions listed in the Staff Report. City Auditor Jim Brownlee advised the changes would fit in with new road alignment. After discussion, Commissioner Simmons moved and Commissioner Wentz seconded to approve the Planned Unit Development Amendment subject to the conditions in the Staff Report. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Oak Ridge 6th Addition rezoning from Light Commercial to Planned Unit Development. Commissioner Thorstad moved and Commissioner Hanson seconded to place on Second Reading Ordinance No. 1034 for the rezoning of Oak Ridge 6th Addition from Light Commercial to Planned Unit Development and to approve the Final Plat. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Christianson 3rd Addition (previously known as proposed Tri-Star 1st Addition) rezoning from Agricultural to Planned Unit Development and Commercial Office Park and advised that Staff has received all the requirements. Commissioner Hanson moved and Commissioner Simmons seconded to place on Second Reading Ordinance No. 1033 for the rezoning of Christianson 3rd Addition from Agricultural to Planned Unit Development and Commercial Office Park and to approve the Final Plat. No opposition. Motion carried.

Director of Economic Development and Community Services Matt Marshall appeared before the Commission on the PILOT (Payment in Lieu of Taxes) application from New Perspective Senior Living at 645 33rd Avenue East, West Fargo, ND and advised that the Economic Development Committee recommended a five year PILOT. A public hearing was held. President and CFO for New Prospective Senior Living Ryan Novaczyk appeared to request an extension of the PILOT to 10 years. Wally Tintes of West Fargo also appeared before the Commission. The hearing was closed. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to approve a seven year PILOT for New Perspective Senior Living. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Eaglewood 4th Addition rezoning from Agricultural to Single Family Dwellings and Mixed One & Two Family Dwellings and advised that First Reading was approved at the March 2, 2015 City Commission Meeting and Staff has received all documents. After discussion, Commissioner Thorstad moved and Commissioner Wentz seconded to place on Second Reading the rezoning of Eaglewood 4th Addition from Agricultural to Single Family Dwellings and Mixed One & Two Family Dwellings and to approve the Final Plat. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Mid-America 2nd Addition, replat and subdivision. After discussion, Commissioner Simmons moved and Commissioner Wentz seconded to approve the Final Plat of Mid-America 2nd Addition subject to the seven conditions listed in the Staff Report. No opposition. Motion carried.

City Engineer Kevin Bucholz appeared before the Commission on Sewer, Water and Storm Improvement District No. 1286 (Doll's 7th Addition and Storm Lift Station (SM 69)) and recommended to award the contract to Agassiz Underground, LLC for their bid amount of \$490,563.90 and Alternate A Bid of \$57,542.95 for a total bid of \$548,106.85. Commissioner Wentz moved and Commissioner Hanson seconded to award the contract to Agassiz Underground, LLC for a total of \$548,106.85 as recommended by City Engineer Kevin Bucholz. No opposition. Motion carried.

City Engineer Kevin Bucholz appeared before the Commission on Sewer, Water, Storm and Street Improvement District No. 1285 (Eaglewood 4th Addition) and recommended to award the contract to Dakota Underground Company for their bid of \$3,419,978.73. City Attorney John Shockley appeared before the Commission. Commissioner Simmons moved and Commissioner Wentz seconded to award the contract to Dakota Underground Company for their bid of \$3,419,978.73 as recommended by City Engineer Kevin Bucholz on condition the signed Improvement Agreement and Promissory Note are received by Staff. No opposition. Motion carried.

City Engineer Kevin Bucholz appeared before the Commission on Sewer, Water, Storm and Street Improvement District No. 1284 (Christianson 3rd Addition) and recommended to award the contract to KPH, Inc. for their bid amount of \$884,301.90. Commissioner Hanson moved and Commissioner Thorstad seconded to award the contract to KPH, Inc. for their bid of \$884,301.90 as recommended by City Engineer Kevin Bucholz on condition the signed Improvement Agreement and Promissory Note are received by Staff. No opposition. Motion carried.

Public Works Director Chris Brungardt appeared before the Commission on Potable Water. Brungardt's memo of April 30, 2015 and slide show were presented to the Commission. City Engineer Kevin Bucholz and City Auditor Jim Brownlee also appeared before the Commission. A discussion was held on wells, a water treatment plant, the Joint Agreement with Fargo, surface water options and Memo of Understanding with Fargo. Commissioners agreed that the City needs more details on the agreement with Fargo and Commissioner Hanson suggested that Staff and City Attorney John Shockley approach Fargo with a Memo of Understanding to get more details and get the project moving.

Director of Economic Development and Community Services Matt Marshall appeared before the Commission on a Renaissance Zone Project Application from Arlyn's Insulation, LLC at 336 11th Street West, West Fargo, ND, as a leasehold improvement only leasing a portion of Evenson Holdings building, and advised that the Economic Development Advisory Committee approved the application. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to approve the Renaissance Zone Project Application for Arlyn's Insulation, LLC. No opposition. Motion carried.

City Administrator James Brownlee gave the following report:

Staff would like approval to start a website to communicate to the public information on West Fargo Road Construction projects. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to allow Staff to move forward with the website for West Fargo Road Construction information. No opposition. Motion carried.

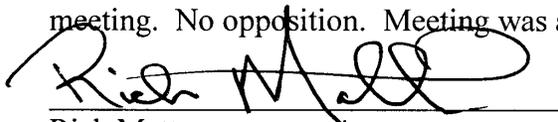
Chamber Awards will be held at the Ramada on May 19, 2015 from Noon – 1:30

Cash Wise Grand Opening will be held on May 20, 2015 at 11:00 AM

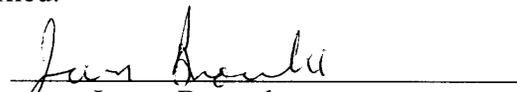
Wally Tintes appeared before the Commission to request that the Commission consider lining up 8th Street West with County Road 19 with the same curve alignment as 6th Street. Mr. Tintes also asked if the empty lot at 6th Avenue and Sheyenne Street could be improved by adding crushed concrete and making the lot usable for parking. Public Works Director Chris Brungardt agreed that he and Director of Economic Development and Community Services Matt Marshall will contact the owner of the property to see what can be done with the empty lot.

There was no correspondence.

Commissioner Hanson moved and Commissioner Simmons seconded to adjourn the meeting. No opposition. Meeting was adjourned.



Rich Mattern
President of the Board



James Brownlee
City Auditor