



The West Fargo City Commission met on Monday, March 2, 2015, at 5:30 P.M. Those present were Rich Mattern, Mike Thorstad, Mark Simmons, Duane Hanson and Mark Wentz. The meeting was called to order by Rich Mattern, President of the Board.

The Pledge of Allegiance was recited.

Commissioner Mattern advised that Item No. 11 of the Regular Agenda (Project Concept for Street Improvement District No. 2233 – Phase II (32<sup>nd</sup> Avenue East – Sheyenne Street to Veterans Boulevard)) will be moved to the beginning of the Regular Agenda and that the following needs to be added to the Consent Agenda: Street Improvement District No. 2238 (Rendezvous Park Street Overlay) – Approve Engineer’s Report, authorize City Engineer to prepare Plans and Specifications, approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 2, 2015. Commissioner Thorstad moved and Commissioner Hanson seconded to approve the Order of Agenda with the changes as noted. No opposition. Motion carried.

Commissioner Hanson moved and Commissioner Wentz seconded to approve the Special Meeting Minutes of February 16, 2015, and the Minutes of February 16, 2015. No opposition. Motion carried.

The Commission reviewed Building Permits #37 - 48, the Building Department Activity Report dated March 2, 2015 and the Building Department Monthly Comparison Report for February 2014/February 2015.

There were no Commissioner Committee Reports.

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

Bills

Second Reading: Ordinance No. 1026 regarding Harassment

Gaming Site Authorization: The Village Family Service Center at Advanced Business Methods

Change Directive for new Police Building

Assessment District for Sewer, Water, Storm and Street Improvement District No. 1285 (Eaglewood 4<sup>th</sup> Addition): Create Assessment District and authorize City Engineer to prepare Engineer's Report

Street Improvement District No. 2236 – Phase I (52<sup>nd</sup> Avenue West – Sheyenne Street to Horace Diversion): Approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 2, 2015

Street Improvement District No. 2238 (Rendezvous Park Street Overlay) – Approve Engineer's Report, authorize City Engineer to prepare Plans and Specifications, approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 2, 2015

No opposition. Motion carried.

Assistant City Engineer Dustin Scott and Public Works Director Chris Brungardt appeared before the Commission to review a video presentation of the Project Concept for Street Improvement District No. 2233 – Phase II (32<sup>nd</sup> Avenue East – Sheyenne Street to Veterans Boulevard).

Assistant City Attorney Sarah Wear appeared before the Commission on Ordinance No. 1025 regarding a prohibition against individuals under twenty-one years of age using alcoholic beverages or entering licensed premises and advised that no changes had been made since First Reading. Commissioner Thorstad moved and Commissioner Wentz seconded to place Ordinance No. 1025 on Second Reading. No opposition. Motion carried.

Finance Director Tina Fisk appeared before the Commission on the ownership change application for Retail Liquor/Beer License for The Gym Sports Bar, LLC – Trade name Hooligans at 3330 Sheyenne Street, West Fargo, ND, reviewed the background check and advised that Staff recommended approving the application for ownership change. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded to approve the ownership change for The Gym Sports Bar, LLC – Trade name Hooligans contingent that the sale goes through. No opposition. Motion carried.

James Gartin, President of the Greater Fargo Moorhead Economic Development Corporation, appeared before the Commission to review their Strategic Plan.

Senior Planner Tim Solberg appeared before the Commission on the rezoning of Oak Ridge 7<sup>th</sup> Addition from Agricultural to Planned Unit Development and Light Commercial, and advised that the Planning & Zoning Commission approved the proposed application as a concept development plan on the basis that with an approved land use plan amendment it will be consistent with City plans and ordinances subject to conditions 1-7 and 9-13 listed in the Staff Report with the additional condition that the City meet with the developer and residents to review alternative plans (revised parking, removal of proposed dog park, revised site plans). A public hearing was held. Arthur Goldammer, developer for Verity Homes of Fargo LLC, appeared before the Commission and advised they are willing to provide a six foot privacy, maintenance free fence and the Home Owners Association will provide a disclaimer that the residents are responsible for maintenance. Brady Swenson of 532 35<sup>th</sup> Avenue East, West Fargo, ND, also appeared before the Commission. The public hearing was closed. Commissioner Simmons moved and Commissioner Wentz seconded to place on First Reading the rezoning of Oak Ridge 7<sup>th</sup> Addition from Agricultural to Planned Unit Development and Light Commercial subject to conditions 1-7 and 9-13 listed in the Staff Report, along with the condition that a six foot maintenance free fence be provided. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on the rezoning of Doll's 7<sup>th</sup> Addition from Light Commercial to Planned Unit Development and advised that the Planning & Zoning Commission recommended approval subject to the 10 conditions listed in the Staff Report as well as the following additional conditions: Previous access easements adequately identified on the Final Plat, Developer hold meeting with residents prior to final approval, and under PUD Standards, item #3 regarding signage be removed. Assistant City Engineer Dustin Scott also appeared before the Commission. A discussion was held on the parking issue. A public hearing was held. Developer Mike Graham appeared before the Commission. There was no further public comment and the hearing was closed. Commissioner Hanson moved and Commissioner Wentz seconded to place on First Reading the rezoning of Doll's 7<sup>th</sup> Addition from Light Commercial to Planned Unit Development subject to the conditions listed in the Staff Report. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Eaglewood 4<sup>th</sup> Addition rezoning from Agricultural to Single Family Dwellings and Mixed One & Two Family Dwellings, and advised that the Planning & Zoning Commission recommended approval subject to the 11 conditions listed in the Staff Report. A public hearing was held. There was no public comment and the hearing was closed. Commissioner Thorstad moved and Commissioner Hanson seconded to place on First Reading the rezoning of Eaglewood 4<sup>th</sup> Addition from Agricultural to Single Family Dwellings and Mixed One & Two Family Dwellings subject to the conditions listed in the Staff Report. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission for consideration to adopt an Amended Zoning Map. A public hearing was held. There was no public comment and the hearing was closed. Commissioner Wentz moved and Commissioner Thorstad seconded to place on First Reading the Amended Official Zoning Map as approved by the Planning & Zoning Commission. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Oak Ridge 8<sup>th</sup> Addition, a replat, and advised that the Planning and Zoning Commission recommended approval of the final plat and that all conditions listed in the Staff Report have been met. Commissioner Hanson moved and Commissioner Simmons seconded to approve the Final Plat of Oak Ridge 8<sup>th</sup> Addition. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on North Pond at the Preserve 7<sup>th</sup> Addition, a replat, and advised that the Planning and Zoning Commission recommended approval of the final plat and that all conditions have been met. Commissioner Wentz moved and Commissioner Thorstad seconded to approve the Final Plat of North Pond at the Preserve 7<sup>th</sup> Addition. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission to review the Furniture Store Concept Plan (Amish Country Furnishings) proposed on Lot 1, Block 1, of Dakota Territory 15<sup>th</sup> Addition, West Fargo, ND, and advised that the developer is requesting City Commission support of the proposed concept plan before proceeding with the project. Kevin Swan of Swan Real Estate, (representing the seller) and Nate Vollmuth of Paces Lodging, (representing the Amish Country Furnishings store) appeared before the Commission. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to support the proposed concept plan. No opposition. Motion carried.

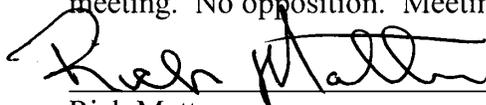
There were no Non-Agenda items.

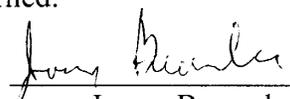
City Administrator Jim Brownlee gave the following report:

- Legislators are on break at this time and will start again on Wednesday, March 4<sup>th</sup>.
- Department of Transportation has advised that Main Avenue is on the bid schedule and opening will be March 24, 2015
- FM Convention and Visitors Bureau will be holding their annual awards meeting at Cambria Suites on March 19, 2015 from 11:30 AM to 1:00 PM
- Another Legislative Forum will be held at City Hall on Saturday, March 7<sup>th</sup> from 10:00 AM to 11:30 AM
- Finance Director Tina Fisk gave an update on the new Police Building construction

There was no correspondence.

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

  
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Rich Mattern  
President of the Board

  
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James Brownlee  
City Administrator