



The West Fargo City Commission met on Monday, April 6, 2015, at 5:30 P.M. Those present were Rich Mattern, Mike Thorstad and Mark Simmons. Absent were 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 k of the Consent Agenda needs to be amended to eliminate “and authorize preparation of Plans and Specifications”, an updated version for Item m of the Consent Agenda has been provided to the Commission and Item No. 3 of the Regular Agenda for Eaglewood 4th Addition needs to be removed from the Agenda. Commissioner Thorstad moved and Commissioner Simmons seconded to approve the Order of Agenda with the changes as noted. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Commissioner Simmons moved and Commissioner Thorstad seconded to approve the Minutes of March 16, 2015. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

The Commission reviewed Building Permits #72 - 137, the Building Department Activity Report dated April 6, 2015 and the Building Department Monthly Comparison Report for March 2014/March 2015.

There were no Commissioner Committee Reports.

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

Bills

Gaming Site Authorization: Team Makers Club, Inc. at Hooligans

Gaming Site Authorization: West Fargo Fire Department Inc. at Speedway, Border Town Pub & Grill and Silver Dollar

Games of Chance: ND Eligibility Worker Association for Raffle to be held September 23, 2015 at VFW West Fargo

Games of Chance: NDSU Ducks Unlimited for Raffle to be held April 23, 2015 at Speedway Event Center

Games of Chance: Westside Elementary for Raffle to be held April 30, 2015 at Westside Elementary

Resolution Approving Contract and Contractor's Bond in Street Improvement District No. 2237

Public Hearing April 20, 2015 at 5:45 PM for rezoning of Oak Ridge 6th Addition from Light Commercial to Planned Unit Development

Sewer, Water, Storm and Street Improvement District No. 1285 (Eaglewood 4th Addition): Approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 30, 2015

Storm Improvement District No. 4055 (Christianson 3rd Addition Storm Life Station (SM 68): Create Assessment District and authorize City Engineer to prepare Engineer's Report

Street Improvement District No. 2235 (9th Street Northwest (CR 19) Realignment: Create Assessment District, authorize City Engineer to prepare Engineer's Report and approve Engineer's Report

Sewer, Water, Storm and Street Improvement District No. 1284 (Christianson 3rd Addition): Create Assessment District, authorize Engineer to prepare Engineer's Report, approve Engineer's Report, authorize preparation of Plans and Specifications, approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 30, 2015

Sewer, Water, Storm and Street Improvement District No. 1286 (Doll's 7th Addition and Storm Lift Station (SM 69)): Create Assessment District, authorize Engineer to prepare Engineer's Report, approve Engineer's Report, authorize preparation of Plans and Specifications, approve Plans and Specifications and authorize Advertisement for Bids with bid opening on April 30, 2015

Sewer, Water, Storm and Street Improvement District No. 1288 (The Wilds 7th Addition): Create Assessment District and authorize Engineer to prepare Engineer's Report

Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Public Works Director Chris Brungardt appeared before the Commission on Main Avenue Construction options since no bids were received at the ND Department of Transportation bid opening on March 24, 2015, for the West Fargo Main Avenue Reconstruction Project. Bob Walton and Kevin Gorder of the North Dakota Department of Transportation and Director of Economic Development and Community Services Matt Marshall also appeared before the Commission. After review of Option 1 and Option 2, Commissioner Simmons moved and Commissioner Thorstad seconded to approve Option 1: Rebid the project Mid-May 2015. The current plan set would be revised to include a precast box culvert with cast in place wings alternate and a bridge alternate for the Sheyenne River crossing. The project would also be split into two phases covering two construction seasons. The location of the split would be determined by joint discussion with the North Dakota Department of Transportation and the City of West Fargo with potential split locations being Legal Drain 21. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Brooks Harbor 4th Addition. Commissioner Thorstad moved and Commissioner Simmons seconded to place on Second Reading Ordinance No. 1024 for the rezoning of Brooks Harbor 4th Addition from Agricultural to Single Family Dwellings and to approve the Final Plat of Brooks Harbor 4th Addition on condition the necessary documents (drainage plan, restrictive covenants if any and mailbox plan) are received by Staff. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Doll's 7th Addition. Commissioner Simmons moved and Commissioner Thorstad seconded to place on Second Reading Ordinance No. 1029 for the rezoning of Doll's 7th Addition from Light Commercial to Planned Unit Development and to approve the Final Plat of Doll's 7th Addition subject to the signed Planned Unit Development agreement. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Wild's 7th Addition (previously proposed as Westport Beach South Addition) and advised the Planning & Zoning Commission recommended approval subject to the 13 conditions listed in the Staff Report. A public hearing was held on the rezoning of Wild's 7th Addition from Agricultural to One and Two Family Dwellings. There was no public comment and the hearing was closed. Commissioner Thorstad moved and Commissioner Simmons seconded to place on First Reading the rezoning of Wild's 7th Addition from Agricultural to One and Two Family Dwellings subject to the conditions listed in the Staff Report. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Christianson 3rd Addition (previously known as proposed Tri-Star 1st Addition) and advised that the Planning & Zoning Commission recommended approval of the detailed development plans subject to the nine conditions listed in the Staff Report (the 10th condition has been met). A public hearing was held on the rezoning of Christianson 3rd Addition from Agricultural to Planned Unit Development and Commercial Office Park. There was no public comment and the hearing was closed. Commissioner Simmons moved and Commissioner Thorstad seconded to place on First Reading the rezoning of Christianson 3rd Addition from Agricultural to Planned Unit Development and Commercial Office Park subject to the conditions listed in the Staff Report. Commissioners Hanson and Wentz absent and not voting. 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 All Finish Concrete for a 80 foot by 300 foot office and warehouse building located on the NE ¼, SW ¼, Sect 18, Twp 139N, Range 49W and advised that the Economic Development Advisory Committee recommended a six year PILOT. A public hearing was held. There was no public comment and the hearing was closed. Ben Saucke, realtor and developer for All Finish Concrete, appeared before the Commission. After discussion, Commissioner Simmons moved and Commissioner Thorstad seconded to approve the PILOT for seven years for All Finish Concrete. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Assistant City Engineer Dustin Scott appeared before the Commission on Street Improvement District No. 2236 – Phase 1 (52nd Avenue West – Sheyenne Street to Horace Diversion) and recommended to award the contract to Excavating, Inc. for their bid amount of \$1,146,244.57. City Attorney John Shockley also appeared before the Commission. Commissioner Thorstad moved and Commissioner Simmons seconded to award the contract to Excavating, Inc. as recommended by the City Engineer. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Assistant City Engineer Dustin Scott appeared before the Commission on Street Improvement District No. 2233 – Phase II (32nd Avenue East – Sheyenne Street to Veterans Boulevard) and recommended to award the contract to Northern Improvement Company for their bid amount of \$7,396,855.81. Commissioner Simmons moved and Commissioner Thorstad seconded to award the contract to Northern Improvement Company as recommended by the City Engineer. Commissioners Hanson and Wentz absent and not voting. No opposition. Motion carried.

Finance Director Tina Fisk appeared before the Commission to review the 2014 Year End Results. No action needed to be taken by the Commission.

There were no Non-Agenda items.

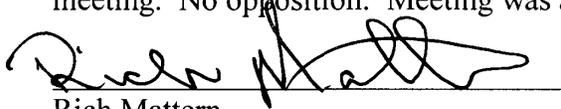
Information Tech Director James Anderson gave an update on the technology for the new City Commission chambers.

Finance Director Tina Fisk gave an update on the construction of the new Police Department building.

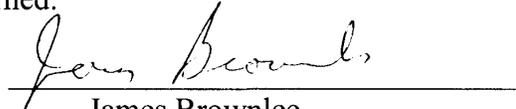
City Auditor Jim Brownlee advised that the last legislative forum will be held Saturday, April 11, 2015, from 10:00 – 11:30 AM.

There was no correspondence.

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



Rich Mattern
President of the Board



James Brownlee
City Auditor