



The West Fargo City Commission met on Monday, November 16, 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.

Commissioner Mattern stated that the Liquor License for Hooligans is to be added to the Regular Agenda and that Item a. (Bills) of the Consent Agenda is to be moved to the Regular Agenda for discussion. Commissioner Thorstad moved and Commissioner Hanson seconded to approve the Order of Agenda with the changes as noted. No opposition. Motion carried.

Commissioner Simmons moved and Commissioner Wentz seconded to approve the Minutes of November 2, 2015. No opposition. Motion carried.

The Commission reviewed Building Permits #939 - 968 and the Building Department Activity Report dated November 16, 2015.

There were no Commissioner Committee Reports.

The Auditor's Reports for October 2015 were received by the Commission.

There were no Department Reports.

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

Resolution Approving Contract and Contractor's Bond in Storm Improvement District No. 4054 – Phase I (Storm Sewer and Retention Pond)

Liquor License Application for BLVD Pub, Inc. at 3147 Bluestem Drive: Set Public Hearing for 5:45 PM December 7, 2015, and order Background Check

Sewer, Water, Storm and Street Improvement District No. 1273 (Main Avenue (Interstate 94 to Sheyenne River)): Approve Amended Engineer's Report and authorize preparation of Plan and Specifications for Phase III

Sewer, Water, Storm and Street Improvement District No. 1291 Books Harbor 5th & 6th Additions: Create Assessment District, authorize City engineer to prepare Engineer's Report, approve Engineer's Report, authorize preparation of Plans and Specifications, approve Plans & Specifications and authorize Advertisement for Bids with bid opening on December 17, 2015

Discontinue Street Improvement District No. 2227 (Traffic Signals at 4th Street & 32nd Avenue East)

Public Hearing 5:45 PM December 7, 2015 for rezoning of Brooks Harbor 6th Addition from Agricultural to Single Family Dwellings and One & Two Family Dwellings

No opposition. Motion carried.

A discussion was held on the bills from Cote Mechanical and Gast Construction. City Auditor Tina Fisk advised that Gast Construction is on schedule and Cote Mechanical is finishing up in the new building and on schedule for the remodel. City Attorney John Shockley and Police Chief Michael Reitan also appeared before the Commission. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded that the Cote Mechanical bills not be paid at this time and that City Attorney John Shockley should research the payment of these bills for the next meeting. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission on Ordinance No. 1050 relating to City Commission Meetings. Commissioner Thorstad moved and Commissioner Wentz seconded to place Ordinance No. 1050 on Second Reading. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission on Street Improvement District No. 2239 and advised that the City Auditor had received two written protests which would not be sufficient to protest the district. A public hearing was held. There was no public comment and the hearing was closed. After discussion, Commissioner Simmons moved and Commissioner Wentz seconded to adopt the Resolution Determining that Not Sufficient Protests Were Filed on Improvement in Street Improvement District No. 2239. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission to review Brooks Harbor 5th Addition rezoning and discuss the concerns from the residents regarding The Village and Nokomis Center and traffic flow concerns. A public hearing was held on the rezoning of Brooks Harbor 5th Addition from Agricultural to Mixed One & Two Family Dwellings, One & Two Family Dwellings, Commercial Office Park and Public Facilities and the rezoning from Agricultural to Light Commercial Lot 1, Block 1 and Lot 1, Block 2 of Brooks Harbor 1st Addition. Sam Wilke of 612 23rd Ave West appeared before the Commission to recommend shifting of the park area. Public Works Director Chris Brungardt and Assistant City Engineer Dustin Scott addressed the traffic flow concerns and a traffic analysis for that area. There was no other public comment and the hearing was closed. A discussion was held regarding a traffic analysis and the consideration of a Planned Unit Development for the Commercial Office Park area. Senior Planner Tim Solberg also appeared before the Commission. Planning and Community Development Director Larry Weil reviewed two options dealing with the Commercial Office Park Area: Park could be reconfigured and a larger buffer area addressed and Requirement that the Commercial Office Park be done as a Planned Unit Development. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded to place the rezoning on First Reading excluding the two lots in the commercial area. No opposition. Motion carried.

Clark Hagen of Hammers Construction appeared before the Commission to request a building permit at his own risk for a 40' X 80' Pre-Engineered Metal Building at 600 Center Street, prior to approval of a Conditional Use Permit. Senior Planner Tim Solberg also appeared before the Commission. City Attorney John Shockley advised his office is preparing an agreement for individuals who want to proceed with a building permit at their own risk without approval of the Conditional Use Permit. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to proceed with the building permit on condition that a signed agreement is in place. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on the request from Gregory Grove for a Conditional Use Permit for a home occupation which will have customers coming to the residence at 650 14th Avenue West and advised that the Planning & Zoning Commission recommended approval with conditions as noted in the Staff Report and the condition that the permit be specified to the owner on this lot. Police Chief Michael Reitan and Planning and Community Development Director Larry Weil also appeared before the Commission. After discussion, Commissioner Hanson moved and Commissioner seconded to approve the Conditional Use Permit subject to the conditions listed in the Staff Report and to include no signage. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on Knutson's 3rd Addition, a replat and advised that the Planning & Zoning Commission recommended approval with conditions noted in the Staff Report. City Attorney John Shockley also appeared before the Commission. Commissioner Hanson moved and Commissioner Simmons seconded to approve the Final Plat of Knutson's 3rd Addition subject to the conditions as noted in the Staff Report with recommendations on the easement. No opposition. Motion carried.

Assistant City Engineer Dustin Scott appeared before the Commission on Water Improvement District No. 1260 (1.5 MGal Elevated Water Storage Tower (WT6)). Commissioner Hanson moved and Commissioner Wentz seconded to award the contract for Water Improvement District No. 1260 to CB&I Constructors, Inc. for their bid amount of \$3,017,000.00 as recommended by the City Engineer. No opposition. Motion carried.

Assistant City Engineer Dustin Scott appeared before the Commission on Water Improvement District No. 1287 (Sheyenne Street and 52nd Ave West Water Main). Commissioner Wentz moved and Commissioner Thorstad seconded to award the contract for Water Improvement District No. 1287 to H & S Contracting, Inc. for their bid amount of \$786,012.00 as recommended by the City Engineer. No opposition. Motion carried.

Commissioner Simmons moved and Commissioner Hanson seconded to reappoint Commissioner Mark Wentz to the Cass County Planning Commission for the year 2016. No opposition. Motion carried.

City Auditor Tina Fisk appeared before the Commission on the Liquor License Application for WF Holdings, Inc., DBA/Hooligans and advised that the background check was completed and an unsigned Lease Agreement was received prior to the meeting. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to approve the Liquor License for WF Holdings, Inc. DBA/Hooligans contingent upon receipt of the signed Lease Agreement. No opposition. Motion carried.

Commissioner Mattern reviewed the ND Cares Community Program to make sure there are services for Veterans. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded that the City of West Fargo move forward with the ND Care Community Program by creating a group of volunteers to form a steering committee. No opposition. Motion carried.

There were no Non-Agenda items.

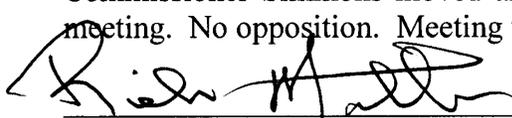
City Administrator Tina Fisk gave the following report:

The City will be completing a Bond Issue before the end of the year

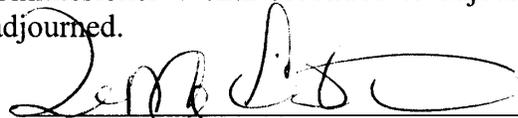
Meetings regarding Sheyenne Street (Bullet points, Future Funding, DOT to get Interchange completed). Senator Judy Lee suggested meeting once a year to talk about Sheyenne Street. These meetings should include all representatives from the Fargo-West Fargo area. The Commissioners agreed that City Auditor Tina Fisk should move forward with the meetings.

There was no correspondence.

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



Rich Mattern
President of the Board



Tina Fisk
City Auditor