



Jim Brownlee, CPA, City Administrator  
Sharon Schacher, City Finance Director  
Dorinda Anderson, Business Development Director

The West Fargo City Commission met on Monday, July 20, 2009, at 5:30 P.M. Those present were Rich Mattern, Bryan Schulz, Lou Bennett, Mark Simmons and Mike Thorstad. The meeting was called to order by Rich Mattern, President of the Board.

The Pledge of Allegiance was recited.

Commissioner Mattern advised that at Commissioner Thorstad's request, Item g (Street Improvement District No. 2207 – Phase I) of the Consent Agenda will be discussed under Non-Agenda and City Engineer Kevin Bucholz has asked that “and authorize Advertisement for Bids with bid opening on September 3, 2009” be removed from item j (Sewer Improvement District No. 1214). Commissioner Schulz moved and Commissioner Thorstad seconded to approve the Order of Agenda with the changes as noted. No opposition. Motion carried.

Commissioner Bennett moved and Commissioner Simmons seconded to approve the Minutes of July 6, 2009. No opposition. Motion carried.

The Commission reviewed Building Permits #226 - 247 along with the Building Department Activity Report dated July 20, 2009.

Bob Walton and Joe Peyerl of the ND Department of Transportation appeared before the Commission to review the Main Avenue/Sheyenne Street bridge work for the Main Avenue project. A culvert would cost \$1.1 million with completion early next year and a 2 span bridge would cost \$2.4 million with completion this year. The two span bridge is currently being evaluated and a decision will need to be made prior to completion date of October 17, 2009.

The Auditor's Reports for June 2009 were received by the Commission.

The Sanitation Department Report for June, 2009 was received by the Commission.

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

Bills

Appointment of Kent Campbell to the Visitors Committee for a fill term to February 2010

Special Permit for The Work Zone on August 1, 2009

Games of Chance: Dakota East Central Chapter of Pheasants Forever for raffle to be held September 10, 2009 at Speedway Event Center

Games of Chance: Mule Deer Foundation – Lake Agassiz Chapter for raffle to be held July 30, 2009 at Speedway Restaurant

Street Improvement District No. 2206 (Carmell Place Addition): approve Plans and Specifications and authorize Advertisement for Bids with bid opening on August 13, 2009

Public Hearing August 3, 2009 5:45 PM for rezoning of property in the NW ¼ of Section 32, T140N, R49W, Cass County, ND from Agricultural to One and Two Family Dwellings

Sewer Improvement District No. 1213 (8<sup>th</sup> Street West / 2<sup>nd</sup> Avenue West Sanitary Improvements): 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 August 13, 2009

Sewer Improvement District No. 1214 (North Central Forcemain Replacement): approve Engineer's Report, authorize City Engineer to prepare Plans and Specifications, and approve Plans and Specifications

No opposition. Motion carried.

City Auditor James Brownlee appeared before the Commission for approval of the ND Community Military Covenant – A Promise of Support. Members of the VFW were also present. Commissioner Bennett moved and Commissioner Schulz seconded to sign this covenant in support. No opposition. Motion carried.

Commissioner Mattern also advised that the city had received an award for their support of the Guard and Reserve. Assistant Chief Michael Reitan explained the prestigious Pro Patria award for Employer Support of the Guard and Reserve (ESGR) and thanked Finance Director Sharon Schacher and Police Chief Arland Rasmussen for their hard work and support of the employees.

Property Appraiser Shane Marcuson appeared before the Commission on the request from Jeff Eberhardt for a Five Year Remodeling Exemption starting in 2010 for his property at 3605 2<sup>nd</sup> Street East, West Fargo, ND. This exemption would result in a \$1,184 per year savings for years 2010-2014. Commissioner Thorstad asked about supporting documentation for the expenses and City Assessor Wanda Wilcox advised that for remodeling improvements documentation is not required. After discussion, Commissioner Schulz moved and Commissioner Bennett seconded to approve the Five Year Remodeling Exemption as outlined by Property Appraiser Shane Marcuson. No opposition. Motion carried.

Commissioner Thorstad advised that the Golf Course Contribution Agreement was placed on the Agenda because the revised May 2009 agreement had not been executed so the agreement approved by the City Commission on December 15, 2008 was still in force. City Attorney Brian Neugebauer advised that the original agreement is terminated as of July 17, 2009 since the second agreement was executed on that date. No action was taken. City Auditor James Brownlee also appeared before the Commission.

Planning Director Larry Weil appeared before the Commission on the Renaissance Zone Applications for Dave's Tire on the expansion of the building and the lease application for Paulson Enterprises. Planning Director Larry Weil advised that the Renaissance Zone Authority recommended approval on condition of following through with some pre-existing zoning conditions. After discussion, Commissioner Schulz moved and Commissioner Simmons seconded to approve both Renaissance Zone applications as recommended by Staff. No opposition. Motion carried.

Senior Planner Steven Zimmer appeared before the Commission on Selberg's 4<sup>th</sup> Subdivision advising that only one lot is now added for a total of 16 lots. After discussion, Commissioner Bennett moved and Commissioner Schulz seconded to place on Second Reading Ordinance No. 848 on the rezoning of Selberg's 4<sup>th</sup> Subdivision from Agricultural to Rural Estate District and to approve the Final Plat subject to all conditions listed in the Staff Report based on request's consistency with City Plans and Ordinances. No opposition. Motion carried.

Senior Planner Steven Zimmer appeared before the Commission on Westport Beach 6<sup>th</sup> Addition. After discussion, Commissioner Bennett moved and Commissioner Schulz seconded to approve the Final Plat of Westport Beach 6<sup>th</sup> Addition subject to all conditions listed in the Staff Report based on request's consistency with City Plans and Ordinances. No opposition. Motion carried.

Planning Director Larry Weil appeared before the Commission on the request from Christianson Holdings, LLC for a Conditional Use Permit for increased size of two development signs in Christianson's 1<sup>st</sup> Addition. After discussion, Commissioner Schulz moved and Commissioner Simmons seconded to approve the Conditional Use Permit subject to conditions listed in the Staff Report on the basis that the increased sign area is reasonable and will lessen the potential of distraction for motorists on I-94. Commissioners Mattern, Schulz, Bennett and Simmons voting aye. Commissioner Thorstad abstained from voting. Motion carried.

Planning Director Larry Weil appeared before the Commission on Eagle Run Plaza 3<sup>rd</sup> Addition. Commissioner Simmons moved and Commissioner Bennett seconded to approve the Final Plat of Eagle Run Plaza 3<sup>rd</sup> Addition subject to all conditions listed in the Staff Report based on request's consistency with City Plans and Ordinances. No opposition. Motion carried.

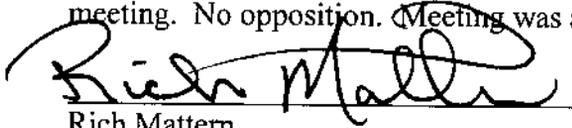
Planning Director Larry Weil appeared before the Commission on Eagle Run Plaza 4<sup>th</sup> Addition. Fire Chief Roy Schatschneider also appeared before the Commission. Commissioner Bennett moved and Commissioner Schulz seconded to approve the Final Plat of Eagle Run Plaza 4<sup>th</sup> Addition subject to all conditions listed in the Staff Report based on request's consistency with City Plans and Ordinances. No opposition. Motion carried.

City Engineer Kevin Bucholz appeared before the Commission on Sewer and Water Improvement District No. 1216 (Knutson's 1<sup>st</sup>/Gateway 2<sup>nd</sup> Additions). Commissioner Bennett moved and Commissioner Schulz seconded to award the contract for Sewer and Water Improvement District No. 1216 to Dakota Underground Company for their bid amount of \$1,157,618.75 as recommended by City Engineer Kevin Bucholz. No opposition. Motion carried.

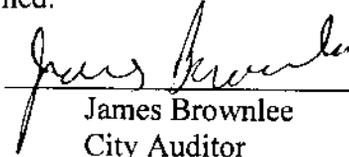
A discussion was held on Street Improvement District No. 2207 – Phase I (Lodoen Community Center Parking Lot). City Engineer Kevin Bucholz and City Attorney Brian Neugebauer appeared before the Commission and advised that the School District is responsible for all assessments for this phase. After discussion, Commissioner Simmons moved and Commissioner Thorstad seconded to create a new Street Improvement District No. 2208 for this project, approve the Plans and Specifications and authorize Advertisement for Bids with bid opening on August 13, 2009. No opposition. Motion carried.

There was no correspondence.

Commissioner Schulz moved and Commissioner Bennett seconded to adjourn the meeting. No opposition. Meeting was adjourned.



Rich Mattern  
President of the Board



James Brownlee  
City Auditor