

FARGO CITY COMMISSION AGENDA  
Monday, December 9, 2024 - 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at [www.FargoND.gov/Streaming](http://www.FargoND.gov/Streaming). They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at [www.FargoND.gov/CityCommission](http://www.FargoND.gov/CityCommission).

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, November 25, 2024).

**CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. Interest Buydown Agreement – Pace Program with the Bank of North Dakota received by the Campsite 4 LLC, Tellwell LLC and The Commons LLC.
- 2. ND Non-Exclusive Right to Sell Agreements with Goldmark Commercial Real Estate Inc., Property Resources Group, LLC and Dakota Commercial & Development Co. for the sale of City property west of the landfill.
- 3. Applications for Abatement or Refund of Taxes #s 4582 and 4583 for property located at 200 8th Street South requesting a reduction in value for 2023 from \$4,413,000.00 to \$3,548,000.00 and a reduction in value for 2024 from \$4,413,000.00 to \$3,434,000.00; staff is recommending a reduction in value to \$3,700,000.00 for 2023 and 2024.
- 4. Receive and file an Ordinance Amending Section 8-0602, of Article 8-06, of Chapter 8, of the Fargo Municipal Code, Relating To Starting, Stopping, or Turning Movements and Required Signals.
- 5. 2nd reading, waive reading and final adoption of an Ordinance Enacting Article 3-24 of Chapter 3 of the Fargo Municipal Code Relating to a Sales Tax for Fire and Police Operations, Equipment, and Buildings; 1st reading, 11/25/24.
- 6. Gaming Site Authorization for Games of Chance for Fargo Youth Hockey Association at Brewhalla.
- 7. Applications for Games of Chance:
  - a. Muskies Inc. - FM Chapter for a raffle on 2/13/25.
  - b. North Dakota State University - Judging Club for a raffle on 2/15/25.
- 8. Utility Easement with Cass County Electric Cooperative, Inc. for property at 6302 25th Street South.
- 9. Federal Aid Transportation Project Applications for Years 2026 through 2029.
- 10. Developer Agreement with 4540 Investments, LLC for Southwest Fargo Mission Second Addition.

11. Addendum No. 1 to Purchase Agreement, and Assignment and Assumption of Lease with Union of Sisters of the Presentation of the Blessed Virgin Mary, United States Province (Project No. NR-25-B1).
12. Final Balancing Change Order No. 3 in the amount of \$14,206.19 for Project No. FM-19-B1.
13. Final Balancing Change Order No. 1 in the amount of \$14,928.45 for Project No. TM-24-A1.
14. Final Balancing Change Order No. 4 in the amount of \$34,994.50 for Project No. TR-23-A1.
15. Final Balancing Change Order No. 1 in the amount of \$490.21 for Project No. UR-24-G1.
16. Negative Final Balancing Change Order No. 3 in the amount of -\$35,313.40 for Project No. FM-22-C2.
17. Final Balancing Change Order No. 3 in the amount of \$0.00 for Project No. NR-23-B1.
18. Bid advertisement for Project No. ER-24-C.
19. Bid advertisement for Project No. UR-24-C.
20. Negative Final Balancing Change Order No. 2 in the amount of -\$185,008.29 for Improvement District No. PN-24-A1.
21. Negative Final Balancing Change Order No. 2 in the amount of -\$35,558.20 for Improvement District No. PR-24-G1.
22. Items from the FAHR Meeting:
  - a. Receive and file Sales Tax update.
  - b. Receive and file the 2025 Operating and Capital budgets for the Fargo Moorhead Convention & Visitors Bureau.
  - c. Allocation of \$35,000.00 of 2024 Arts and Social Service Funds to Rebuilding Together for operational support.
  - d. 2024 Budget Adjustment requests as presented.
23. Memorandum of Agreement between Fargo Fire Department and West Fargo Fire Department to provide temporary equipment and personnel for the West Fargo Fire Department.
24. Agreement with Richland County Family Planning.
25. City of Fargo Employment Policy Revisions.
26. City Attorney's Office directed to Amend the Findings of Fact, Conclusions and Order to reflect the extension of the deadline to 12/2/24 for property located at 1011-1013 University Drive North.
27. Resolution approving Plat of True North Addition.
28. Firearm Disposition Agreement - 2024 with Liberty Management Group, LLC d/b/a Liberty Arms Training.

29. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Swanston Equipment in the amount of \$214,428.51 for one replacement articulating sidewalk tractor with attachments (PBC25021).
30. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Swanston Equipment in the amount of \$214,428.51 for one articulating sidewalk tractor with attachments (PBC25022).
31. Piggyback purchase through the ND State Contract with North Central International LLC in the amount of \$120,317.39 for one 2025 HV607 SBA International Chassis (PBC25025).
32. Piggyback purchase through the ND State Contract with North Central International LLC in the amount of \$120,696.34 for one 2025 HV607 SBA International Chassis (PBC25026).
33. Bid award for Security Services to Signal of North Dakota (RFP25002).
34. Transit cost allocation spreadsheet.
35. Change Order No. 3 with CC Steel, LLC in the amount of \$46,750.00 for Project No. WA2158.
36. Red River Valley Water Supply Project Memorandum of Commitment with Lake Agassiz Water Authority and Garrison Diversion Conservancy District.
37. Interim Financing Agreement Series D Small Systems Amendment associated with the Red River Valley Water Supply Project.
38. Incremental water bill credit to Cass Rural Water District for water service to the City of Horace in 2025.
39. Bills.

**REGULAR AGENDA:**

40. Recommendation to pursue the hiring of a Community Integration Facilitator.

**PUBLIC HEARINGS - 5:15 pm:**

41. **PUBLIC HEARING** – Renaissance Zone Rehabilitation Project for Coneflower Farmhouse, LLC (Project 367-F) for the rehabilitation of a mixed-use property located at 13 and 15 8th Street South.
42. **PUBLIC HEARING** - Renaissance Zone Development Plan Update.
43. **PUBLIC HEARING** - Permanent Route and Service Changes for MATBUS.
44. Applications for Abatement or Refund of Taxes #s 4566, 4586 and 4575 for property located at 6229 Cattail Cove South requesting a reduction in value for 2022, 2023 and 2024.
45. Applications for Abatement or Refund of Taxes #s 4569, 4570, 4571, 4572, 4573 and 4574 for the properties located at 4512 33rd Street North, 4451 37th Street North, 4108 33rd Street North, 4409 33rd Street North, 4455 33rd Street North and 4357 33rd Street North requesting a reduction in values for 2023.

46. Applications for Abatement or Refund of Taxes #s 4584 and 4585 for the properties located at 406 Broadway and 412 Broadway requesting a reduction in value for 2024.
47. Recommendation to approve the 2025 Capital Improvement Plan, the 2026 Core Neighborhood Reconstruction Projects, the 2026 Prairie Dog Projects and updated language in the Infrastructure Funding Policy.
48. Recommendation to deny the Special Assessment Deferral Request from Enclave Companies (Improvement District No. BN-23-E1).
49. Recommendation to implement Operation Safe Fargo.
50. Recommendation for appointment to the Civil Service Commission.
51. Applications for Property Tax Exemptions for Improvements Made to Buildings:
  - a. Bruce and Judith Seibel, 1638 West Gateway Circle South (5 years).
  - b. Brian and Annette Ingulsrud, 611 Southwood Drive South (5 years).
  - c. Robert and Kari Hatfield, 2725 26th Avenue South (5 years).
  - d. Michael and Laura Fischer, 2608 38th Avenue South (5 years).
  - e. Brian Milne, 5504 15th Street South (5 years).
  - f. Michelle Cooper, 1306 18th Street South (5 years).
  - g. Hugh Veit and Margaret Fitzgerald, 2014 East Rose Creek Parkway South (5 years).
  - h. Rick and Karen Johnson, 1613 37 1/2 Avenue South (5 years).
  - i. Rick and Karen Johnson, 1613 37 1/2 Avenue South (5 years).
  - j. Brian and Stacy Roney, 3233 42nd Avenue South (5 years).
  - k. Tina Williams, 1810 11th Avenue South (5 years).
  - l. New Covenant Properties LLP, 1001 4th Avenue North (5 years).
  - m. Lauren Erdahl, 3304 18th Street South (5 years).
  - n. Seth and Caroline Maliske, 1703 East Rose Creek Parkway South (5 years).
  - o. Joanne Kaeding, 2813 10th Street North (5 years).
  - p. Durward and Karon Garrett, 1433 12th Street North (5 years).
52. Liaison Commissioner Assignment Updates.
53. **RESIDENT COMMENTS (Fargo residents will be offered 2.5 minutes for comment with a maximum of 30 minutes total for all resident comments. Residents who would like to address the Commission, whether virtually or in person, must sign-up at [FargoND.gov/VirtualCommission](https://www.fargoND.gov/VirtualCommission)).**

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310 at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo website at [www.fargoND.gov/CityCommission](https://www.fargoND.gov/CityCommission).