

FARGO CITY COMMISSION AGENDA
Monday, August 31, 2026 - 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at 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.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, August 17, 2026).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Applications for Games of Chance.
- 2. Right of Way Use Agreement with MBA Investments, LLC and MBA Development Company located at 214 6th Avenue North.
- 3. Right of Way Use Agreement with Central at the Horizon, LP and Annex Construction of North Dakota, LLC located at 11 12th Street North.
- 4. Cost Participation, Construction and Maintenance Agreement – LPA Federal Aid Project with the NDDOT for Improvement District No. BR-26-G1.
- 5. Memorandum of Offer to Landowner and Permanent Easement (Sidewalk) with Classic Restaurant Corporation (Improvement District No. PR-26-F1).
- 6. Encroachment Agreement (Bus Pullout) with Fargo School District located at 1025 3rd Street North.
- 7. Payment to Cass County Electric Cooperative in the amount of \$7,616.00 for Improvement District No. TN-26-A1.
- 8. Reimbursement to Krueger Construction in the amount of \$33,400.00 for repair and backfill of old borrow site at 2669 65th Avenue South.
- 9. Change Order No. 1 in the amount of \$5,135.00 and 3-day time extension to Interim, Substantial and Final Completion dates to 8/18/26, 10/6/26 and 11/5/26 respectively for Improvement District No. BR-26-A1.
- 10. Contract and bond for Improvement District No. UR-26-G1.
- 11. Lease Agreement with Downtown Community Partnership for BID operations.
- 12. Pledged securities as of 6/30/26.
- 13. Items from FAHR meeting:
 - a. Receive and file General Fund Sales Tax Update as of August 21, 2026.

- b. Approve the notice of grant award amendment from the ND Department of Health and Human Services for grant number G25.003B CFDA 93.069.
 - c. Approve the notice of grant award amendment from the ND Department of Health and Human Services for grant number G25.014B CFDA 93.069.
 - d. Approve the resolution authorizing the Fall 2026 City of Fargo Surplus Auction, including retired City fleet, equipment and impound vehicles, through Steffes Group, the City's contracted auction provider.
 - e. Approve Task Order No. 9 with KLJ in the amount of \$20,000.00 for emergency site observation, evaluation and engineering services completed at the Ground Transportation Center (GTC).
- 14. Piggyback purchase of two Diamond Coach cutaway buses from Foreman Sales & Service, Inc. in the amount of \$277,336.00 utilizing North Dakota State Contract 300-FORE (PBC27004).
 - 15. Refurbishment of bus wash at the Metro Transit Garage in an amount not to exceed \$110,000.00 (EX26220).
 - 16. Employment Agreement Instrumentation Specialist (Contract) with Mateo Oliva in the Water Utility.
 - 17. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

- 18. **PUBLIC HEARING** – Hearing on a dangerous building located at 1433 4th Avenue South.
- 19. **PUBLIC HEARING** – Hearing on a dangerous building located at 1334 1st Avenue South.
- 20. **PUBLIC HEARING** – CONTINUED to 9/28/26 – Application for an ownership change of a Class “A” Alcoholic Beverage License for Red Lobster Hospitality LLC d/b/a Red Lobster #309 located at 4215 13th Avenue South.
- 21. **PUBLIC HEARING** - Application for a Class “GH” Alcoholic Beverage License for Anand LLC d/b/a Anand Indian Cuisine located at 1109 38th Street South.
- 22. **PUBLIC HEARING** – Application for a Class “GH” Alcoholic Beverage License for The Fly Rail, LLC d/b/a Fly Rail to be located at 1531 University Drive South, Unit D.
- 23. Recommendation for Appointment of the Transit Director.
- 24. Receive and file Ordinances Relating to Licenses-Classifications, Licenses-Fees and Issuance and Transfer of Licenses – Restrictions – Hearing Required for Proposed Class “Airport” Alcoholic Beverage License.
- 25. Liaison Commissioner assignment updates.
- 26. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up [here](#)).**

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.



Memorandum

DATE: August 31, 2026
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 1433 4 Ave S Fargo ND

The property owner of 1433 4 Ave S Fargo ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 2RA 18 (p. 4)

1-04, a hearing date is scheduled for 5:05 pm Monday, June 22, 2026

Article 21-0406 also allows court action if that is the course the commission chooses to take.

Article 21-0412 allows any person desiring to appeal the order issued by the board of city commissioners to do so in the district court.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on October 30, 2026. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**



Property Information and Timeline of Events

Property Information:	Building is currently vacant and is uninhabitable due to condition.
Location:	1433 4 Ave S, Fargo, ND 58103
Owner:	Amanuel Tedla Etal
Description:	1400 square foot 1 ½ Story wood framed single family dwelling and detached garage structure

Description of Damage:

- Repairs to the foundation walls are inadequate and require correction
- Beam lacks proper bearing support
- Guard missing for opening to basement
- Exposed electrical wiring
- Unpermitted electrical work
- Over notched floor joists. Not proper bearing for floor joists.
- Missing siding
- No water service
- Plumbing system is incomplete
- Garage in a state of disrepair
- No vapor barrier on basement floor

TimeLine of Events:

- 01/01/2022 - Rental inspection preformed and structural issues noted. Owner informed department that it will be owner occupied and no longer a rental property. Owner was given time to facilitate fixing the deficiencies.
- 11/07/2024 – Investigated property and observed foundation issues form exterior.

Page 16
11/08/2024 – Request of interior inspection sent to owner.

11/29/2024 – Interior inspection conducted. Significant foundation damage observed with improper bracing. Structure vacant.

05/07/2025 – Owner informed department that he is selling the structure in as is condition. The realtor is requiring him to put in stairs for the basement before they will post it for sale. He has 2 quotes from contractors for the stairs and is looking to get one more. Will call him back in 2 weeks for update.

05/27/2025 – Owner is still in process of listing property for sale.

07/24/2025 – Received complain on property.

07/30/2025- Sent Notice of Violation

08/06/2025- Spoke with owner. He was out of town but when he gets back he is going to choose a contractor and have them get to work on the stairs. Owner stated he will call when he gets back to town on 8/13 with an update.

09/08/2025- Attempted to contact owner.

09/09/2025- Owner contacted department. He was trying to get funding to complete project.

04/21/2026- Received complaint. No work done, no permit in system.

04/23/2026- No contact form owner. Sent second request for interior inspection.

05/13/2026- Conducted interior inspection. No work has been done. Owner stated he is still getting bid. Gave owner 30 day to secure permits and show significant improvement.

06/05/2026- No permits have been issued for property. Posted property as Dangerous Building notices sent. Owner secured property.

07/07/2026- Complaint received. Property secure.

07/22/2026- Received complaint. Property secured. Dangerous Building sign removed from garage.

08/06/2026- Dangerous Building sign back on garage.

08/17/2026- Request for Public Hearing Approved at City Commission meeting.

08/31/2026- Public Hearing held at City Commission meeting.

Additional Information: This property has been a nuisance dating back into early 2022. We have tried to work with the owner to fix the deficiencies but owner is negligent on repairs and permits.



Memorandum

DATE: August 17, 2026
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 1433 4 Ave S Fargo ND

The property owner of 1433 4 Ave S Fargo ND, Amanuel Tedla have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, August 31, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 1433 4 Ave S Fargo ND.**

Memorandum

DATE: August 17, 2026
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 1433 4 Ave S Fargo ND

The property owner of 1433 4 Ave S Fargo ND, Amanuel Tedla have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, August 31, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 1433 4 Ave S Fargo ND.**



Building Inspections Department
Housing Inspections
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Request for Inspection

Friday, November, 8, 2024

AMANUEL TEDLA
1531 24TH AVE S
FARGO ND 58103-5227

RE: 1433 4 Ave S

1433 4 Ave S has had multiple complaints of structural issues on home and detached garage. An interior inspection is required. If no interior access is granted by **11/25/24** remedies, provided by law to secure entry will be pursued.

This letter is a notice and order to the owner or persons responsible for the property. If you have any questions about this letter or the results of the inspection you may contact me at 701-476-6624.

Thank you for your prompt attention to this matter.

Sincerely,

Dillon Riemann
Fargo Housing Inspections Department
7014766624
driemann@fargond.gov





NOTICE OF DANGEROUS BUILDING

DATE: 6/5/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1433 4 Ave S

NAME OF PROPERTY OWNER: Amanuel Tedla

ADDRESS OF PROPERTY OWNER: 1531 24TH AVE S, Fargo, ND 58103

NAME OF INSPECTOR: Dillon Riemann

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 1433 4 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: E Block: 28 EDDY & FULLERS LOT E BLK 28
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 5/13/2026 by Dillon Riemann, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1 ½ Story wood framed single family dwelling and detached garage structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.
5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this**

notice until such notice is complied with.

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Property Maintenance Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 5th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance 12th day of June, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. **Dated this 5th day of June, 2026.**

CONDITIONS FOUND STATEMENT

On 5/13/2026, Building Inspector Dillon Riemann, was present at 1433 4 Ave S to address a complaint inspection. The following violations were found:

- Repairs to the foundation walls are inadequate and require correction
- Beam lacks proper bearing support
- Guard missing for opening to basement
- Exposed electrical wiring
- Unpermitted electrical work
- Over notched floor joists. Not proper bearing for floor joists.
- Missing siding
- No water service
- Plumbing system is incomplete
- Garage in a state of disrepair
- No vapor barrier on basement floor

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Pull required permits and have required inspections for electrical, plumbing, mechanical, and building.
- Provide a guard for opening to basement
- Repair or replace any non-compliant floor joists
- Finish siding
- Completely replace or demolish garage structure
- Interior inspection of entire home on or before July 5th, 2026

Dillon Riemann
Building Inspector
driemann@fargond.gov

Shawn Ouradnik
Building Official
souradnik@fargond.gov

Date Signed



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

FINAL NOTICE

Amanuel Tedla
 1531 24TH AVE S
 Fargo, ND 58103

Wednesday, May 13, 2026

Filing 24-0997-CIN

ADDRESS OF PROPERTY IN VIOLATION: 1433 4 Ave S

This notice is to inform you that a violation of the Fargo Building Code remains at the above-referenced property. The specific code section being violated, the items that constitute the violation, and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
IPMC 304.6 Exterior Walls Shall Be Maintained	One or more of the exterior walls on this premises, have not been maintained weatherproof or properly surface coated so as to prevent deterioration. <i>Complete siding installation to ensure a fully sealed and weather-resistant exterior.</i>	5/29/2026
IPMC 302.1 Vacant Structures and Land Must Be Maintained Safe and Sanitary	A vacant structure(s) on this property has not been maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety. (Or, the property, which is vacant land, has not been maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety.) <i>As listed above and below.</i>	5/29/2026
IPMC 111 Unsafe Structures and Prohibited Occupancy	The structure is unfit for human occupancy because it is unsafe, unlawful or because of the degree of disrepair or lack of maintenance. <i>Install basement stairs to meet access requirements; ensure a proper permit is obtained prior to construction.</i> <i>Exposed electrical wires need to be capped and correctly installed by a licensed contractor.</i>	5/29/2026
IPMC 302.7 Accessory Structures	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. <i>Repair or replace the garage roof and exterior walls as needed; secure the necessary permit before beginning work.</i>	5/29/2026

IPMC 304.4
Structural
Members Must
Be Maintained

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

5/29/2026

- *Over-notched basement floor joists must undergo engineered repair or full replacement.*
- *Basement foundation requires assessment for engineered repairs or complete replacement.*
- *Appropriate permits must be secured prior to commencing any structural work.*

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North, Fargo, ND 58102.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Sincerely,



Dillon Riemann
Residential Building Inspector
driemann@fargond.gov
(701) 476-6624



Notice of Dangerous Building Hearing – Order to Show Cause

Date: 08/18/2026

Location: 1433 4 Ave S, Fargo, ND 58103

Property Owner: AMANUEL TEDLA ETAL

Address of Property Owner: 1531 24TH AVE S, FARGO ND, 58103-5227

Inspector: Dillon Riemann

Date of Posting: 6/5/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at 1433 4 Ave S, Fargo, ND 58103 has been scheduled for, Monday, August 31, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 08/18/2026.

Shawn Ouradnik
Inspections Director



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

NOTICE OF VIOLATION

Amanuel Tedla
 1531 24TH AVE S
 Fargo, ND 58103

Wednesday, July 30, 2025

Filing 24-0997-CIN

ADDRESS OF PROPERTY IN VIOLATION: 1433 4 Ave S

This notice is to inform you that a violation of the Fargo Municipal Code exists at the above-referenced property. The specific code section that has been violated, the items that constitute the violation and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
IPMC 304.6 Exterior Walls Shall Be Maintained	One or more of the exterior walls on this premises, have not been maintained weatherproof or properly surface coated so as to prevent deterioration. <i>Complete siding installation to ensure a fully sealed and weather-resistant exterior.</i>	8/15/2025
IPMC 302.1 Vacant Structures and Land Must Be Maintained Safe and Sanitary	A vacant structure(s) on this property has not been maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety. (Or, the property, which is vacant land, has not been maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety.) <i>As listed above and below.</i>	8/15/2025
IPMC 111 Unsafe Structures and Prohibited Occupancy	The structure is unfit for human occupancy because it is unsafe, unlawful or because of the degree of disrepair or lack of maintenance. <i>Install basement stairs to meet access requirements; ensure a proper permit is obtained prior to construction.</i> <i>Exposed electrical wires need to be capped and correctly installed by a licensed contractor.</i>	8/15/2025
IPMC 302.7 Accessory Structures	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. <i>Repair or replace the garage roof and exterior walls as needed; secure the necessary permit before beginning work.</i>	8/15/2025

IPMC 304.4
Structural
Members Must
Be Maintained

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

8/15/2025

- *Over-notched basement floor joists must undergo engineered repair or full replacement.*
- *Basement foundation requires assessment for engineered repairs or complete replacement.*
- *Appropriate permits must be secured prior to commencing any structural work.*

We understand that some repairs may take time and may not be completed by the listed compliance date. To avoid penalties and work collaboratively toward resolution, please contact the inspections department to discuss a reasonable timeline for completion.

Thank you for your attention to these matters and your commitment to maintaining a safe and compliant property.

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board within 20 days. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Sincerely,



Bryant Doschadis
Code Enforcement Inspector
bdoschadis@fargond.gov
Desk: 701.298.6945













Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

REQUEST FOR INTERIOR INSPECTION

Amanuel Tedla
1531 24TH AVE S
Fargo, ND 58103

Thursday, April 23, 2026

Filing 24-0997-CIN

ADDRESS OF PROPERTY: 1433 4 Ave S

Dear Amanuel Tedla,

The City of Fargo Inspections Department has identified concerns regarding the condition of the property located at 1433 4 Ave S. We are requesting your cooperation in scheduling a voluntary progress interior inspection of the property to determine whether any new conditions exist that may not comply with Fargo's Municipal Code.

Please note that you have the right to deny this request. However, if we are unable to complete an inspection, the matter may be referred to the City Attorney for further action in accordance with Fargo Municipal Code Section 21-04.

We ask that you contact us between the hours of 8:00 a.m. - 4:00 p.m., Monday through Friday, no later than Monday May 4th 2026 to arrange access. If we do not hear from you by the response deadline, then we may need to proceed with additional steps to address the matter.

Thank you for your time and cooperation.

Sincerely,

A handwritten signature in black ink that reads "Dillon Riemann". The signature is written in a cursive style with a horizontal line underneath it.

Dillon Riemann
Residential Building Inspector
driemann@fargond.gov
(701) 476-6624



































11/29/2024 1:43:08 PM









11/29/2024: 1:42:27PM























11/29/2024: 10:29:31 AM









11/29/2024: 1:41:09PM























4/21/2026 10:40:15 AM







21/2026: 10:42:08 AM

















19

Memorandum

DATE: August 31, 2026
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 1334 1 Ave S Fargo ND

The property owner of 1334 1 Ave S Fargo ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, a hearing date is scheduled for 5:05 pm Monday, June 22, 2026

Article 21-0406 also allows court action if that is the course the commission chooses to take.

Article 21-0412 allows any person desiring to appeal the order issued by the board of city commissioners to do so in the district court.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order permits for repair to be issued or removal on March 31, 2027. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**



Property Information and Timeline of Events

Property Information:	Building is currently vacant and is uninhabitable due to condition and no utility service.
Location:	1334 1ST AVE S, Fargo, ND 58103
Owner:	Kevin Oyer
Description:	1600 square foot 2 story, wood framed structure, built in 1900, and detached single stall garage

Description of Damage:

- Water service to the property was discontinued on or about February 2, 2026
- Electrical service to the property was discontinued on or about May 1, 2026.
- The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions.
- The City obtained a court order permanently enjoining the property owner from maintaining a nuisance on the property.
- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.
- This property is currently in foreclosure

TimeLine of Events:

05/01/2025 — Initial neighbor complaint regarding people living in a camper, junk, and junk vehicles.

05/02/2025 — Notice of violation and vehicle-removal notice sent to property owner.

05/05/2025 — Xcel Energy terminated power service for delinquent payment.

06/04/2025 — Final notice of violation issued.

Page 86 **06/15/2025–08/20/2025** — Owner made partial progress removing junk and junk vehicles; progress later stopped and accumulation resumed.

09/04/2025 — GMC SUV removed by FM Towing.

09/08/2025 — Case referred to City Attorney for criminal charges.

09/29/2025 — Owner pled guilty in municipal court; fined \$600.

10/15/2025 — Request for interior inspection posted and mailed due to complaints of unlicensed room rentals.

10/30/2025 — New neighbor complaints of junk accumulation.

11/07/2025 — City Attorney drafted junk-abatement notice.

12/09/2025 — Gate City Bank initiated foreclosure proceedings.

12/11/2025 — Complaint of gas generator being operated inside the home to power the furnace.

01/05/2026 — City of Fargo water service terminated for delinquent payment.

01/07/2026 — Administrative search warrant secured through municipal court.

01/15/2026 — Warrant served and executed; four occupants found living in unsafe conditions.

02/02/2026 — Power restored after owner entered payment plan with Xcel Energy; new complaints of junk accumulation and new tenants.

02/23/2026 — City Attorney issued junk-abatement notice allowing 30 days for cleanup.

03/25/2026 — Contractor hired to perform junk/nuisance abatement; property cleared of hazards.

04/28/2026 — New complaint of junk stored in rear yard.

05/01/2026 — Xcel Energy again terminated power service for delinquent payment.

05/18/2026 — Additional neighbor complaint of junk accumulation.

05/20/2026 — Total calls for service reached 40.

05/21/2026 — Complaint of occupants urinating in rear and side yards.

05/26/2026 — Complaint of junk stored in front yard.

05/27/2026 — Order of the Building Official posted and mailed: correct violations or vacate.

05/28/2026 — Junk-removal notice posted and mailed.

06/16/2026 — Dangerous Building Order issued requiring vacancy.

06/24/2026 — Property cleared, secured, and boarded; Fargo PD was onsite while contractor secured the buildings

07/07/2026 — Second junk/nuisance abatement completed; property cleared again.

08/17/2023— Request for Public Hearing approved at City Commission

08/31/2026— Public Hearing held at City Commission meeting.

Additional Information: This property has been a nuisance dating back to May of 2025. We have had reports on junk, junk vehicles, people living in unauthorized structures, and generators being used inside the structure to supply power. The inspections Department serve an Administrative Search Warrant to gain access to the property to investigate the use of the generator and assess the interior of the property. Gate City bank is currently involved in the process and would like an opportunity to save the property.



For a Better Way of Life.®

P.O. Box 2847 • Fargo, ND 58108-2847

August 27, 2026

Shawn Ouradnik
Inspections Director
225 4th St N
Fargo ND 58102

RE: 1334 1st Ave S, Fargo

Shawn,

Thank you for reaching out regarding the property located at 1334 1st Ave S in Fargo. Gate City Bank is committed to working cooperatively with the City concerning this property.

The subject property is currently in foreclosure. A Default Judgment was entered on August 4, 2026, and the earliest date on which the Sheriff's Sale may be scheduled is November 15, 2026. Following the Sheriff's Sale, the borrower will have a statutory 60-day redemption period. Accordingly, Gate City Bank would anticipate obtaining title to the property near the end of January or early February 2027.

In the meantime, we are attempting to contact the current owner to obtain permission to remove any hazardous materials from the property and to winterize the home in order to prevent further deterioration and damage.

Upon obtaining title, our intention is to promptly secure and improve the property by removing any remaining contents, removing the boarding, completing a thorough cleanup, and preparing the home for sale.

We believe this property presents a valuable opportunity in a neighborhood that is well-suited for first-time homebuyers and investors seeking to renovate and improve residential housing stock.

Gate City Bank is committed to working with the city throughout this process. Please do not hesitate to contact me if you have any questions or would like to discuss the property's status further.

Sincerely,

A handwritten signature in blue ink that reads "Sue Anderson".

Sue Anderson
SVP of Lending Solutions
Gate City Bank
SueAnderson@GateCity.Bank
701-293-2436

701-293-2400 • 800-423-3344 • [GateCity.Bank](https://www.GateCity.Bank)



Memorandum

DATE: August 17, 2026
TO: Mayor and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 1334 1 Ave S Fargo ND

The property owner of 1334 1 Ave S Fargo ND, Kevin Oyer have failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, August 31, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 1334 1 Ave S Fargo ND.**

STATE OF NORTH DAKOTA

IN DISTRICT COURT

COUNTY OF CASS

EAST CENTRAL JUDICIAL DISTRICT

City of Fargo,

Plaintiff,

vs.

Kevin C. Oyer,

Defendant.

Civil No.: 09-2025-CV-05357

DEFAULT JUDGMENT

[¶1] The Court having issued its Order for Default Judgment directing entry of judgment against the Defendant herein by reason of the Defendant’s failure to appear or answer the Complaint for Nuisance Abatement dated November 17, 2025, and in accordance therewith;

[¶2] NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff have Judgment against the Defendant and that the Plaintiff’s requested relief in Plaintiff’s Complaint be granted: that Defendant’s property located at 1334 1st Avenue South, Fargo, ND 58103 constitutes a public nuisance under both the City of Fargo Municipal Code and North Dakota Century Code chapter 42-01; that Defendant must abate the nuisance, satisfactory to the discretion of the Building Official in the City of Fargo Inspections Department, located on their property within thirty (30) days of the Court’s Order; that if Defendant fails to abate the nuisance located on their property within thirty (30) days of the Court’s Order, the City of Fargo is authorized to enter Defendant’s property to abate the nuisance and the costs of doing so may be assessed against Defendant pursuant to Section 13-0910 of the Fargo Municipal Code; that law enforcement, including the Fargo Police Department, the Cass County Sheriff, or both, be authorized to provide assistance to the City of Fargo in enforcing any such

Court order, including specifically, providing assistance in abating the nuisance and keeping the peace; that Defendant be permanently enjoined from maintaining a nuisance on their property; and, that Plaintiff be awarded whatever other relief that is just and equitable.

[¶3] Witness the Honorable Cherie L. Clark, Judge of District Court, Cass County, North Dakota, and my hand and seal of said Court this 20th day of February, 2026.



CLERK OF DISTRICT COURT
CASS COUNTY, NORTH DAKOTA
2/20/2026 9:14:37 AM

By: Laura Roberge, Deputy
Deputy Clerk

STATE OF NORTH DAKOTA

IN DISTRICT COURT

COUNTY OF CASS

EAST CENTRAL JUDICIAL DISTRICT

City of Fargo, Plaintiff, vs. Kevin C. Oyer, Defendant.	Civil No.: 09-2025-CV-05357 ORDER FOR DEFAULT JUDGMENT
--	---

[¶1] The Summons and Complaint in the above-entitled action having been served upon the Defendant and the Defendant having failed to appear or answer, and the Plaintiff making request for relief prayed for in the Plaintiff's Complaint;

[¶2] NOW, THEREFORE, IT IS HEREBY ORDERED that the Plaintiff have judgment against the Defendant, granting the Plaintiff's requested relief prayed for in the Plaintiff's Complaint:

- a. that Defendant's property located at 1334 1st Avenue South, Fargo, ND 58103 constitutes a public nuisance under both the City of Fargo Municipal Code and North Dakota Century Code chapter 42-01;
- b. that Defendant must abate the nuisance, satisfactory to the discretion of the Building Official in the City of Fargo Inspections Department, located on their property within thirty (30) days of the Court's Order;
- c. that if Defendant fails to abate the nuisance located on their property within thirty (30) days of the Court's Order, the City of Fargo is authorized to enter Defendant's property to abate the nuisance and the costs of doing so may be

assessed against Defendant pursuant to Section 13-0910 of the Fargo Municipal Code;

- d. that law enforcement, including the Fargo Police Department, the Cass County Sheriff, or both, be authorized to assist the City of Fargo in enforcing any such Court order, including specifically, providing assistance in abating the nuisance and keeping the peace;
- e. that Defendant be permanently enjoined from maintaining a nuisance on their property; and,
- f. that Plaintiff be awarded whatever other relief that is just and equitable.

LET JUDGMENT BE ENTERED ACCORDINGLY.

Dated this _____ day of _____, 2026.

BY THE COURT:

2/19/2026 5:24:12 PM



Hon. Cherie L. Clark
Judge of District Court



NOTICE OF DANGEROUS BUILDING

DATE: 6/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1334 1 Ave S

NAME OF PROPERTY OWNER: Kevin Oyer

ADDRESS OF PROPERTY OWNER: 1334 1ST AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Gate City Bank 500 2nd Ave N, Fargo ND, 58102

NAME OF INSPECTOR: Bryant Doschadis

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 1334 1 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: A Block: 15 EDDY & FULLERS LOT B & E 7' LOT A BLK 15 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on June 15th, 2026 by Bryant Doschadis, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, consisting of a 2 story, wood framed structure, built in 1900, and detached single stall garage to be Dangerous Buildings within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 16th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must be secured on this 16th Day of June, 2026. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entry on this 23rd day of June, 2026. **An inspector will continue to verify compliance.** Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or

order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 16th day of June, 2026

CONDITIONS FOUND STATEMENT

On June 15th, 2026 Building Inspector Bryant Doschadis, was present at 1334 1 Ave S to address a complaint inspection. The following violations were found:

- Water service to the property was discontinued on or about February 2, 2026.
- Electrical service to the property was discontinued on or about May 1, 2026.
- The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code. The City previously obtained a court order permanently enjoining the property owner from maintaining a nuisance on the property.
- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Restore active City of Fargo water service to the property; and
- Restore active electrical service to the property through the utility provider.
- Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

Bryant Doschadis
Building Inspector
bdoschadis@FargoND.gov

Shawn Ouradnik
Building Official
souradnik@fargond.gov

Date Signed



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Final Request for Inspection

Date: Monday, December 15th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 12/29/2025.** Failure to do so will result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis", is written over a horizontal line.

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945



ORDER OF THE BUILDING OFFICIAL

Notice of Violation and Order to Correct

Date: May 27th, 2026
Property Address: 1334 1 Ave S
Parcel Number: 01-0700-00920-000

TO:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

1. AUTHORITY

This Order is issued pursuant to the authority granted to the Building Official under the Fargo Municipal Code and the 2024 International Property Maintenance Code ("IPMC"), as adopted by the City of Fargo.

2. FINDINGS OF FACT

On May 19th, 2026, an inspection was conducted at the above-referenced property. Based upon this inspection, along with prior inspections, utility records, police reports, prior enforcement history, and other information obtained by the City, the Building Official makes the following findings:

1. The structure located at 1334 1st Avenue South is currently occupied or being used for human habitation.
2. Water service to the property was discontinued on or about February 2, 2026.
3. Electrical service to the property was discontinued on or about May 1, 2026.
4. The City has received ongoing complaints regarding the condition and occupancy of the property.
5. Since May 1, 2025, law enforcement has responded to approximately forty (40) calls for service associated with the property.
6. On January 15, 2026, the City executed an administrative search warrant at the property and confirmed that multiple individuals were residing within the structure.
7. A structure occupied without active water and electrical service is unfit for human occupancy and constitutes a threat to the health, safety, and welfare of occupants and the public.
8. The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code.
9. The City previously obtained a court order permanently enjoining the property owner from maintaining nuisance conditions upon the property.

3. VIOLATIONS

1. IPMC 109.1.3. The continued occupancy of the structure without active water and electrical service renders the structure unfit for human occupancy.
2. Fargo Mun. Code Ch. 13-09. Accumulation of junk on private property is an unlawful nuisance and is contrary to the public peace, health, safety, and general welfare of the community.

4. ORDER TO CORRECT

You are hereby ordered to complete ONE of the following corrective actions within 15 days of the posting and mailing of this Order:

OPTION A. RESTORE UTILITIES

1. Restore active City of Fargo water service to the property; and
2. Restore active electrical service to the property through the utility provider.
3. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

OR

OPTION B. VACATE AND SECURE STRUCTURE

1. Immediately cease occupancy of the structure;
2. Remove all occupants from the property;
3. Secure the structure against unauthorized entry or occupancy in a manner approved by the Building Official; and
4. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

In addition to either Option A or Option B above, you are further ordered to:

5. Remove and properly dispose of all junk, debris, refuse, and other nuisance conditions located upon the property.

The structure shall not be occupied unless and until active water and electrical services are restored and the structure is approved for occupancy by the Building Official.

5. COMPLIANCE DEADLINE

This order will be recorded on the deed for the property. All corrective actions required by this Order shall be completed no later than: **June 11th, 2026**

6. FAILURE TO COMPLY

Failure to comply with this Order may result in additional enforcement action by the City, including but not limited to:

1. Condemnation and/or placarding of the structure as unfit for human occupancy;
2. Securing of the structure by the City to prevent occupancy;
3. Removal of occupants as authorized by law;
4. Criminal charges;
5. Abatement of nuisance conditions by the City;

6. Assessment of cleanup, securing, administrative, enforcement, and abatement costs against the property pursuant to applicable law; and
7. Enforcement of all remedies available to the City under the Fargo Municipal Code and prior court orders applicable to the property.

7. RIGHT TO APPEAL

You have the right to appeal this Order to the Board of Appeals. An appeal must be filed in writing within twenty (20) days from the date of this Notice.

For questions or to verify compliance, please contact:

Issued By:

Bryant Doschadis
Code Enforcement Inspector
City of Fargo, Inspections Department
Phone: 701.298.6945
Email: bdoschadis@fargond.gov

Shawn Ouradnik
Inspections Director
City of Fargo, Inspections Department
D 701.476.4147
SOuradnik@FargoND.gov



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Request for Inspection

Date: Thursday, October 16th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 10/23/2025.** Failure to do so may result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945

IN DISTRICT COURT, COUNTY OF CASS,
STATE OF NORTH DAKOTA

APPLICATION AND AFFIDAVIT FOR SEARCH WARRANT

IN THE MATTER OF APPLICATION of Shawn Ouradnik, Director of the Inspections Department of the City of Fargo, for an administrative search warrant, authorized under N.D. Cent. Code Ch. 29-29.1, to search the premises located at 1334 1st Avenue South, Fargo, Cass County, North Dakota, 58103 (hereinafter "Subject Property").

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

AFFIDAVIT OF SHAWN OURADNIK

COMES NOW, Shawn Ouradnik, and being first duly sworn under oath, deposes and says:

1. Your affiant is the Director of the City of Fargo Inspections Department. Fargo housing inspectors regularly inspect buildings and structures for violations of the Fargo Municipal Code, including building code violations, dangerous building violations, et cetera. On occasion, based upon complaints from area residents, the housing inspector also conducts inspections of non-rental housing. Therefore, your affiant's inspection duties relating to the Subject Property are part of a legally authorized program of inspection, as contemplated by N.D. Cent. Code § 29-29.1-02(1).
2. Based upon information and belief, the Subject Property is owned by Kevin C. Oyer (hereinafter "Property Owner").
3. To the best of my knowledge, the Property Owner resides at the Subject Property and may also rent portions of the residence or otherwise permit additional individuals to occupy rooms within the home.
4. On May 5, 2025, electrical service to the Subject Property was disconnected by Xcel Energy. Also, City of Fargo records indicate that water service was terminated on January 5, 2026, due to nonpayment.
5. On December 8, 2025, the Inspections Department received a citizen complaint reporting that the Property Owner was using a gas-powered generator to supply power to the furnace at the Subject Property. The complainant, a neighboring resident, reported observing exhaust emissions from the chimney for approximately thirty minutes at a time before ceasing, which the complainant believed was consistent with the furnace being intermittently operated to heat the home. An inspector responded to and investigated the complaint and observed

exhaust emissions – distinct from wood-burning smoke – emanating from the chimney. The exhaust emissions ceased during the inspection.

6. On December 12, 2025, the Inspections Department conducted a follow-up inspection in response to an additional complaint. The inspector did not observe a generator located anywhere on the exterior of the Subject Property. During the inspection, an adult female exited the front door briefly to let a dog outside. Despite the winter conditions, she was wearing only a tank top, which the inspector considered indicative of an interior heat source inconsistent with the absence of exterior utilities or heating equipment. The inspector also observed that a lot of ice was accumulating on the chimney stack. Based on these observations and the potential life-safety concerns associated with generator use, the Inspections Department requested that the Fargo Police Department conduct a welfare check on the Property Owner and any occupants of the residence.
7. Later that day at 4:20 p.m., Officers from the Fargo Police Department attempted to contact the Property Owner for a welfare check. There was no response from the Property Owner or any occupants inside.
8. On December 15, 2025, the Inspections Department issued a “Final Request for Inspection,” requesting voluntary access to the Subject Property to verify that it did not pose a danger. The Property Owner did not respond by the stated deadline of December 29, 2025.
9. On December 22, 2025, the Inspections Department responded to a citizen complaint and observed a generator operating in the rear yard of the Subject Property. Following the inspection, the reporting citizen advised that the generator was subsequently moved back inside the residence.
10. Article 21-04 of the Fargo Municipal Code and Section 109 of the International Property Maintenance Code (“IPMC”) govern the identification and regulation of dangerous and hazardous buildings. Fargo Municipal Code § 21-0401 sets forth specific conditions and defects that, if present, render a structure a “dangerous building.” Based on the foregoing inspections and investigations of the Subject Property, I have reasonable grounds to believe that multiple conditions constituting dangerous building defects exist, including those described in Fargo Municipal Code § 21-0401(6), (9), and (10). In addition, Section 109.1.5(8) of the IPMC is applicable to the conditions observed at the Subject Property. The use of a fuel-powered generator within an enclosed residential structure presents significant and immediate life-safety hazards, including but not limited to the accumulation of carbon monoxide and other toxic exhaust gases, which are colorless, odorless, and capable of causing serious bodily injury or death within minutes.

11. The following are individuals and/or departments that will participate and engage in the following activities:

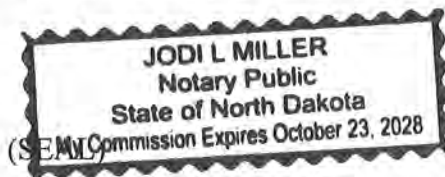
- A. I, Shawn Ouradnik, Bryant Doschadis, and/or other designated representatives and agents from the City of Fargo Inspections Department will inspect and photograph the Subject Property for life-safety violations of the building code and Fargo Mun. Code.
- B. Fargo Police Department officers will perform a safety sweep of the inside of the building before the search occurs and for the purpose of making a written report as required by Fargo Mun. Code § 21-0410.
- C. Fargo Fire Department officials will measure carbon monoxide levels within the home.
- D. An Assessor from the City of Fargo Assessor's Office, for the purpose of establishing an estimate of the value of the structure, as referenced in Fargo Mun. Code § 21-0402(C).
- E. A locksmith will provide access to the interior of the Subject Property.

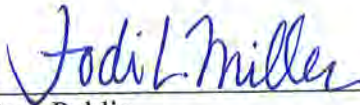
WHEREFORE, YOUR AFFIANT REQUESTS that the Court issue a search warrant for the purpose of an interior inspection of the property to determine whether a dangerous building exists, as herein described.



Shawn Ouradnik

Subscribed and sworn to before me this 7 day of January, 2026.





Notary Public
Cass County, North Dakota
My Commission Expires:

ADMINISTRATIVE SEARCH WARRANT

Upon application and affidavit of the Inspections Department of the City of Fargo dated the _____ day of January, 2026, for search and inspection of certain property owned by Kevin C. Oyer at the address of 1334 1st Avenue South, Fargo, North Dakota, and said affidavit of the Inspections Department sufficiently establishes that the Director and other members of the City of Fargo Inspections Department, or other City of Fargo personnel as identified in the above application, are authorized to search, inspect and photograph the above-described property and that there is probable cause for believing there is a condition, object, activity, or circumstance which legally justifies such a search or inspection of said property; to wit, the City of Fargo Inspections Department has probable cause to believe that a gas-powered generator is being used as an interior heat source, which constitutes a condition that renders the building at 1334 1st Avenue South, Fargo, North Dakota 58103, as a dangerous building and unfit for human habitation.

NOW, THEREFORE, pursuant to the authority vested in the undersigned Judge of District Court for the East Central Judicial District, pursuant to the provisions of the North Dakota Century Code Chapter 29-29.1, the City of Fargo Inspections Director and/or his designated representatives, officers, or agents, along with those officials identified in the application are hereby **authorized to conduct a search or inspection of the interior area of the building located at 1334 1st Avenue South, Fargo, North Dakota, owned by Kevin C. Oyer, and that said inspection and/or search may occur either with or without the consent of said owner or occupants, which search or inspection authority is granted for purposes of inspection of the premises to determine the existence of a dangerous building.**

This warrant is valid for ten (10) days after its issuance and must be personally served upon an owner or possessor of the above-described property, or upon any person present on the premises if an owner or possessor cannot reasonably be found within the hours of 8:00 a.m. and 8:00 p.m., and this warrant must be returned within 48 hours of its service.

This Administrative Search Warrant is hereby issued at 11:39 o'clock a.m./p.m. on this 7th day of January, 2026.

BY THE COURT:



Judge of District Court
Cass County, North Dakota

RECEIPT, INVENTORY AND RETURN

The Undersigned received the attached search warrant issued by the District Court on _____, 2026, and have executed the warrant as follows:

Pursuant to the warrant, the Undersigned entered the premises described by the warrant at _____ o'clock a.m./p.m. on _____, _____, 2026. A true and correct copy of the warrant was left with _____

The Undersigned inspected the property and took photographic images of: _____

The Undersigned, being first duly sworn, upon oath, deposes and says that the Undersigned has read this Return and the matters stated are true and correct, except as to such matters stated herein on information and belief, and as to those, the Undersigned believes them to be true. Further, the original search warrant executed by this Court is attached.

Shawn Ouradnik, Director
City of Fargo Inspections Department

Subscribed and sworn to me this ____ day of _____, 2026.

(SEAL)

Notary Public
Cass County, North Dakota
My Commission Expires:

IN DISTRICT COURT, COUNTY OF CASS,
STATE OF NORTH DAKOTA

APPLICATION AND AFFIDAVIT FOR SEARCH WARRANT

IN THE MATTER OF APPLICATION of Shawn Ouradnik, Director of the Inspections Department of the City of Fargo, for an administrative search warrant, authorized under N.D. Cent. Code Ch. 29-29.1, to search the premises located at 1334 1st Avenue South, Fargo, Cass County, North Dakota, 58103 (hereinafter "Subject Property").

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

AFFIDAVIT OF SHAWN OURADNIK

COMES NOW, Shawn Ouradnik, and being first duly sworn under oath, deposes and says:

1. Your affiant is the Director of the City of Fargo Inspections Department. Fargo housing inspectors regularly inspect buildings and structures for violations of the Fargo Municipal Code, including building code violations, dangerous building violations, et cetera. On occasion, based upon complaints from area residents, the housing inspector also conducts inspections of non-rental housing. Therefore, your affiant's inspection duties relating to the Subject Property are part of a legally authorized program of inspection, as contemplated by N.D. Cent. Code § 29-29.1-02(1).
2. Based upon information and belief, the Subject Property is owned by Kevin C. Oyer (hereinafter "Property Owner").
3. To the best of my knowledge, the Property Owner resides at the Subject Property and may also rent portions of the residence or otherwise permit additional individuals to occupy rooms within the home.
4. On May 5, 2025, electrical service to the Subject Property was disconnected by Xcel Energy. Also, City of Fargo records indicate that water service was terminated on January 5, 2026, due to nonpayment.
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exhaust emissions – distinct from wood-burning smoke – emanating from the chimney. The exhaust emissions ceased during the inspection.

6. On December 12, 2025, the Inspections Department conducted a follow-up inspection in response to an additional complaint. The inspector did not observe a generator located anywhere on the exterior of the Subject Property. During the inspection, an adult female exited the front door briefly to let a dog outside. Despite the winter conditions, she was wearing only a tank top, which the inspector considered indicative of an interior heat source inconsistent with the absence of exterior utilities or heating equipment. The inspector also observed that a lot of ice was accumulating on the chimney stack. Based on these observations and the potential life-safety concerns associated with generator use, the Inspections Department requested that the Fargo Police Department conduct a welfare check on the Property Owner and any occupants of the residence.
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8. On December 15, 2025, the Inspections Department issued a “Final Request for Inspection,” requesting voluntary access to the Subject Property to verify that it did not pose a danger. The Property Owner did not respond by the stated deadline of December 29, 2025.
9. On December 22, 2025, the Inspections Department responded to a citizen complaint and observed a generator operating in the rear yard of the Subject Property. Following the inspection, the reporting citizen advised that the generator was subsequently moved back inside the residence.
10. Article 21-04 of the Fargo Municipal Code and Section 109 of the International Property Maintenance Code (“IPMC”) govern the identification and regulation of dangerous and hazardous buildings. Fargo Municipal Code § 21-0401 sets forth specific conditions and defects that, if present, render a structure a “dangerous building.” Based on the foregoing inspections and investigations of the Subject Property, I have reasonable grounds to believe that multiple conditions constituting dangerous building defects exist, including those described in Fargo Municipal Code § 21-0401(6), (9), and (10). In addition, Section 109.1.5(8) of the IPMC is applicable to the conditions observed at the Subject Property. The use of a fuel-powered generator within an enclosed residential structure presents significant and immediate life-safety hazards, including but not limited to the accumulation of carbon monoxide and other toxic exhaust gases, which are colorless, odorless, and capable of causing serious bodily injury or death within minutes.

11. The following are individuals and/or departments that will participate and engage in the following activities:

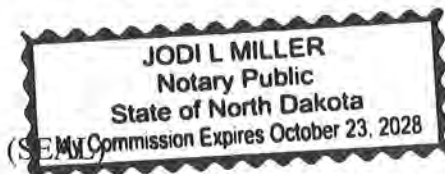
- A. I, Shawn Ouradnik, Bryant Doschadis, and/or other designated representatives and agents from the City of Fargo Inspections Department will inspect and photograph the Subject Property for life-safety violations of the building code and Fargo Mun. Code.
- B. Fargo Police Department officers will perform a safety sweep of the inside of the building before the search occurs and for the purpose of making a written report as required by Fargo Mun. Code § 21-0410.
- C. Fargo Fire Department officials will measure carbon monoxide levels within the home.
- D. An Assessor from the City of Fargo Assessor's Office, for the purpose of establishing an estimate of the value of the structure, as referenced in Fargo Mun. Code § 21-0402(C).
- E. A locksmith will provide access to the interior of the Subject Property.

WHEREFORE, YOUR AFFIANT REQUESTS that the Court issue a search warrant for the purpose of an interior inspection of the property to determine whether a dangerous building exists, as herein described.



Shawn Ouradnik

Subscribed and sworn to before me this 7 day of January, 2026.





Notary Public
Cass County, North Dakota
My Commission Expires:

ADMINISTRATIVE SEARCH WARRANT

Upon application and affidavit of the Inspections Department of the City of Fargo dated the _____ day of January, 2026, for search and inspection of certain property owned by Kevin C. Oyer at the address of 1334 1st Avenue South, Fargo, North Dakota, and said affidavit of the Inspections Department sufficiently establishes that the Director and other members of the City of Fargo Inspections Department, or other City of Fargo personnel as identified in the above application, are authorized to search, inspect and photograph the above-described property and that there is probable cause for believing there is a condition, object, activity, or circumstance which legally justifies such a search or inspection of said property; to wit, the City of Fargo Inspections Department has probable cause to believe that a gas-powered generator is being used as an interior heat source, which constitutes a condition that renders the building at 1334 1st Avenue South, Fargo, North Dakota 58103, as a dangerous building and unfit for human habitation.

NOW, THEREFORE, pursuant to the authority vested in the undersigned Judge of District Court for the East Central Judicial District, pursuant to the provisions of the North Dakota Century Code Chapter 29-29.1, the City of Fargo Inspections Director and/or his designated representatives, officers, or agents, along with those officials identified in the application are hereby **authorized to conduct a search or inspection of the interior area of the building located at 1334 1st Avenue South, Fargo, North Dakota, owned by Kevin C. Oyer, and that said inspection and/or search may occur either with or without the consent of said owner or occupants, which search or inspection authority is granted for purposes of inspection of the premises to determine the existence of a dangerous building.**

This warrant is valid for ten (10) days after its issuance and must be personally served upon an owner or possessor of the above-described property, or upon any person present on the premises if an owner or possessor cannot reasonably be found within the hours of 8:00 a.m. and 8:00 p.m., and this warrant must be returned within 48 hours of its service.

This Administrative Search Warrant is hereby issued at _____ o'clock a.m./p.m. on
this _____ day of January, 2026.

BY THE COURT:

Judge of District Court
Cass County, North Dakota

RECEIPT, INVENTORY AND RETURN

The Undersigned received the attached search warrant issued by the District Court on _____, 2026, and have executed the warrant as follows:

Pursuant to the warrant, the Undersigned entered the premises described by the warrant at _____ o'clock a.m./p.m. on _____, _____, 2026. A true and correct copy of the warrant was left with _____

The Undersigned inspected the property and took photographic images of:

The Undersigned, being first duly sworn, upon oath, deposes and says that the Undersigned has read this Return and the matters stated are true and correct, except as to such matters stated herein on information and belief, and as to those, the Undersigned believes them to be true. Further, the original search warrant executed by this Court is attached.

Shawn Ouradnik, Director
City of Fargo Inspections Department

Subscribed and sworn to me this _____ day of _____, 2026.

(SEAL)

Notary Public
Cass County, North Dakota
My Commission Expires:



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

FINAL NOTICE

Kevin Oyer
1334 1ST AVE S
Fargo, ND 58103

Wednesday, June 4, 2025

Filing 25-0264-CVP

ADDRESS OF PROPERTY IN VIOLATION: 1334 1 Ave S

This notice is to inform you that a violation of the Fargo Building Code remains at the above-referenced property. The specific code section being violated, the items that constitute the violation, and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
FMC 25-2402 Recreational Vehicle Habitation	Recreational vehicles may be parked upon private premises, if vacant and not used for human habitation. A recreational vehicle may not be occupied or used for human habitation unless located in a licensed recreational vehicle park, or except for special events at designated locations approved by the building official. <i>Inspections received a complaint of persons living in the RV in the rear yard. Anyone living in the camper shall vacate immediately.</i>	5/18/2025
FMC 13-0903 Junk, Trash and Abandoned Vehicles in Yard	You have stored or permitted the storage or accumulation of trash, rubbish, junk, junk automobiles, abandoned vehicles on private property in the city of Fargo other than in a completely enclosed building or upon the business premises of a duly licensed junk dealer, junk buyer, dealer in used auto parts, dealer in secondhand goods or junk gatherer. <i>All vehicle parts including tires in rear yard need to be stored inside or properly dispose of.</i> <i>All bags of trash in the rear yard need to be properly disposed of.</i> <i>Rug being stored behind house needs to be stored inside or properly disposed of.</i> <i>All vehicles on the property need to be operable, have up to date tabs, and moved every day or stored inside and enclosed structure such as a garage.</i> <i>All gas cans need to be stored inside.</i> <i>Propane tanks need to be stored inside.</i> <i>Glass bowl full of gas needs to be properly disposed of.</i> <i>All Building materials such as plywood and construction lumber need to be stored inside or properly disposed of.</i> (Continued on back)	5/17/2025

- *Drum set in rear yard needs to be stored inside as it is not designed for exterior exposure*
- *Junk bicycles needs to be stored inside or properly disposed of.*
- *Appliances behind garage need to be stored inside or properly disposed of.*

AN INSPECTION HAS BEEN SCHEDULED FOR 06/19/2025 TO ENSURE COMPLIANCE. FURTHER FAILED INSPECTIONS WILL INCUR AN INSPECTION FEE OF \$75.00. FURTHER FAILED INSPECTIONS MAY ALSO RESULT IN THIS MATTER BEING TURNED OVER TO THE CITY ATTORNEY.

***** IF VEHICLES ON THE PROPERTY DO NOT HAVE UP TO DATE TABS BY NEXT INSPECTION DATE THEY WILL BE TOWED AT OWNERS EXPENSE. *****

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Sincerely,



Bryant Doschadis
Code Enforcement Inspector
bdoschadis@fargond.gov
Desk: 701.298.6945











Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

JUNK REMOVAL NOTICE

Administrative Notice of Order to Correct

DATE: Thursday, May 28, 2026

LOCATION: 1334 1st Ave S

PROPERTY OWNER: Kevin Oyer

INSPECTOR: Bryant Doschadis

DATE OF INSPECTION: May 27th, 2026

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING DESCRIBED JUNK AND/OR DEBRIS IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY **JUNE 28TH, 2026. THE CITY PREVIOUSLY OBTAINED A COURT ORDER PERMANENTLY ENJOINING THE PROPERTY OWNER FROM MAINTAINING NUISANCE CONDITIONS UPON THE PROPERTY. IF THE JUNK REMAINS AFTER THIS DATE, THE CITY OF FARGO WILL HIRE A CONTRACTOR TO REMOVE THE JUNK AND ASSESS THE COSTS AGAINST THE PROPERTY PURSUANT TO APPLICABLE LAW.**

The term "junk" includes, without limitation: trash, rubbish, parts of machinery, motor or non-motorized vehicles, unused furniture, stoves, refrigerators, or other appliances, remnants of wood, metal or any other castoff material of any kind, whether or not the same could be put to any reasonable use.

DESCRIPTION OF MATERIAL TO BE REMOVED

- Building materials.
- Disassembled bicycles and bicycle parts.
- Indoor furniture.
- 55 gallon metal drum.
- Loose trash
- Electronic keyboard.
- All items not designed for exterior exposure.

Sincerely,

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@FargoND.gov

(701) 298-6945







Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

JUNK REMOVAL NOTICE

Administrative Notice of Order to Correct

DATE: Thursday, May 28, 2026

LOCATION: 1334 1st Ave S

PROPERTY OWNER: Kevin Oyer

INSPECTOR: Bryant Doschadis

DATE OF INSPECTION: May 27th, 2026

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DESCRIPTION OF MATERIAL TO BE REMOVED

- Building materials.
- Disassembled bicycles and bicycle parts.
- Indoor furniture.
- 55 gallon metal drum.
- Loose trash
- Electronic keyboard.
- All items not designed for exterior exposure.

Sincerely,

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@FargoND.gov

(701) 298-6945







Notice of Dangerous Building Hearing – Order to Show Cause

Date: 08/18/2026

Location: 1334 1ST AVE S, Fargo, ND 58103

Property Owner: Kevin Oyer

Address of Property Owner: 1334 1ST AVE S, Fargo, ND 58103

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:
Gate City Bank 500 2nd Ave N Fargo ND 58102-4864**

Inspector: Bryant Doschadis

Date of Posting: 6/16/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at 1334 1ST AVE S, Fargo, ND 58103 has been scheduled for, Monday, August 31, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 08/18/2026.

**Shawn Ouradnik
Inspections Director**



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

NOTICE OF VIOLATION

Kevin Oyer
1334 1ST AVE S
Fargo, ND 58103

Friday, May 2, 2025

Filing 25-0264-CVP

ADDRESS OF PROPERTY IN VIOLATION: 1334 1 Ave S

This notice is to inform you that a violation of the Fargo Municipal Code exists at the above-referenced property. The specific code section that has been violated, the items that constitute the violation and the method for correction of the violation are as follows:

Code Section	Description and Method of Correction	Comply By
FMC 25-2402 Recreational Vehicle Habitation	Recreational vehicles may be parked upon private premises, if vacant and not used for human habitation. A recreational vehicle may not be occupied or used for human habitation unless located in a licensed recreational vehicle park, or except for special events at designated locations approved by the building official. Inspections received a complaint of persons living in the RV in the rear yard. Anyone living in the camper shall vacate immediately.	5/17/2025
FMC 13-0903 Junk, Trash and Abandoned Vehicles in Yard	You have stored or permitted the storage or accumulation of trash; rubbish; junk; junk automobiles; abandoned vehicles on private property in the city of Fargo other than in a completely enclosed building or upon the business premises of a duly licensed junk dealer, junk buyer, dealer in used auto parts, dealer in secondhand goods or junk gatherer. - All vehicle parts including tires in rear yard need to be stored inside or properly dispose of. - All bags of trash in the rear yard need to be properly disposed of. - Rug being stored behind house needs to be stored inside or properly disposed of. - All vehicles on the property need to be operable, have up to date licensing, and moved every day or stored inside and enclosed structure such as a garage.	5/17/2025

(Photos and contact information on back.)

You are responsible for the correction of this violation in the manner described. You are further notified that you may propose alternate methods of correction. These alternate methods must be approved by City staff and will not be allowed to extend the date for compliance.

You are further notified that the Code provides an appeal procedure. Any person aggrieved by any decision of any order, requirement, decision or determination made by any member of the staff of the city shall have the right to appeal to the board within 20 days. Application forms for the Board of Appeals are available at the City Hall, 225 4th Street North.

Failure to comply may be construed as a violation of the above referenced Municipal Ordinance and punishable by a Municipal Infraction.

Sincerely,



Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945





STATE OF NORTH DAKOTA

IN DISTRICT COURT

COUNTY OF CASS

EAST CENTRAL JUDICIAL DISTRICT

City of Fargo, Plaintiff, vs. Kevin C. Oyer, Defendant.	Civil No.: COMPLAINT
---	------------------------------------

[¶1] Plaintiff, City of Fargo, for its Complaint against Defendant, Kevin C. Oyer, states as follows:

[¶2] Plaintiff is the City of Fargo.

[¶3] Defendant is a person, born in 1964.

[¶4] Plaintiff has the authority to bring a civil action to abate a public nuisance located within its jurisdictional limits pursuant to the North Dakota Century Code including North Dakota Century Code sections 40-05-01(44) and 42-01-09.

[¶5] Defendant is the owner of real property, located at 1334 1st Ave. S., Fargo, North Dakota, and legally described as:

The East 7 feet of Lot A and all of Lot B, in Auditor's Subdivision of Outlot 15, of Eddy and Fuller's Outlots to the City of Fargo, situate in the County of Cass and the State of North Dakota.

("Subject Property").

[¶6] Subject Property is located within the jurisdictional limits of the City of Fargo, North Dakota, and constitutes private property.

[¶7] Fargo Municipal Code Section 13-0902 states that the storage or accumulation of trash, rubbish, junk, junk automobiles, abandoned vehicles, building materials, and the maintenance of blighted structures upon any private property within the City of Fargo is a nuisance and tends to result in blighted and deteriorated neighborhoods, increase in criminal activity, the spread of vermin and disease, and is contrary to the public peace, health, safety, and general welfare of the community.

[¶8] Section 11-0401 of the Fargo Municipal Code states “...any vehicle or other article of personal property abandoned or unclaimed within the city is hereby declared to be a nuisance and shall be abated in the manner provided by this article.”

[¶9] There currently exists upon or within Subject Property a storage and accumulation of trash, rubbish, junk, and building materials, abandoned and unclaimed personal property, including but not limited to: construction lumber and materials, discarded metals, indoor furniture, baby strollers, cat tree, rugs, plastic buckets/totes, clothing, indoor appliances, loose trash, disassembled bicycles, hazardous liquids. (*Exhibit 1: Pictures of Property – October 30, 2025*). The last time a City official observed the property was November 6, 2025, and the property had not improved.

[¶10] Subject Property has been an ongoing problem with the City of Fargo Inspections Department, dating back to November 2021. The consistent issue is an accumulation of trash and junk on the property. Multiple abandoned cars have also been removed from the property by the inspections department. The neighbors justifiably complain about the property to the inspections department. Since May 2025, at least five verbal complaints have been received.

[¶11] The City has noticed the property for violations many times. William Wischer, attorney for the City of Fargo, has personally called the Defendant numerous times to encourage him to comply, to avoid criminal and civil actions. Plaintiff has occasionally made improvements, but lately, the yard is getting worse.

[¶12] The City almost began criminal proceedings against the Defendant in September 2024 for having an accumulation of junk and having a collapsed shed on the property. The Defendant cleaned up the property to minimum standards in October 2024, so no charges were filed.

[¶13] The City initiated a criminal action against the Defendant in September 2025 (FA-2025-CR-02792) for excess junk on the property in violation of Fargo Municipal Code section 13-0903. He was served the criminal action, but failed to appear at his arraignment on September 16, 2025, so a bench warrant was issued. He was arrested on his bench warrant and spent at least two days in jail. He pled guilty on September 29, 2025 and was assessed a \$600 fine, but it was not imposed until November 1, 2025, to allow the Defendant to clean up the yard and ask for a suspension of some of the fine. The November 1, 2025 deadline has passed, and the property has not improved. In fact, the property has gotten worse. Criminal charges are not having an impact on the Defendant.

[¶14] The condition of the Subject Property constitutes a health hazard, is contrary to the public peace, health, safety and general welfare of the community, and annoys, injures, or endangers the comfort, repose, health, and safety of others within the City of Fargo.

[¶15] An ongoing nuisance abatement order will allow the City of Fargo continuous access to the property to abate future nuisances and not require the City of Fargo to re-start the “Notice Process” each time.

PRAYER FOR RELIEF

[¶16] WHEREFORE, Plaintiff prays for judgment as follows:

[¶17] That the Court declare and order that the condition of the Subject Property constitutes a public nuisance under both the City of Fargo Municipal Code, North Dakota Century Code Chapter 42-01, or other applicable law.

[¶18] That Defendant be required to abate the nuisance located on the Subject Property, satisfactory to the discretion of the Building Official in the City of Fargo Inspections Department, within 30 days of the Court's order.

[¶19] That if the Defendant fails to abate said nuisance within 30 days of the Court's Order, the Plaintiff is authorized to enter the Subject Property and abate the nuisance.

[¶20] That the Plaintiff be authorized to recoup the cost of any abatement by assessing said costs against the Subject Property under Fargo Municipal Code section 13-0910.

[¶21] That law enforcement, including the Fargo Police Department, the Cass County Sheriff, or both, be authorized to assist the City of Fargo in the enforcement of any such Court order, including, specifically, assistance in the abatement of said nuisance and keeping the peace.

[¶22] That Defendant be permanently enjoined from maintaining a nuisance at the Subject Property.

[¶23] That Plaintiff may re-enter the Subject Property to abate any future nuisance without further Court approval or Order.

[¶24] For such other and further relief that the Court may deem as just and equitable.

[¶25] Dated:

William B. Wischer (#06946)
Assistant City Attorney for the City of Fargo
Serkland Law Firm
10 Roberts Street North
P.O. Box 6017
Fargo, ND 58108-6017
(701) 232-8957
Wwischer@fargond.gov
Attorney for Plaintiff - City of Fargo



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE

Administrative Notice of Order to Correct

DATE: Wednesday, June 4, 2025

LOCATION OF VEHICLE TO BE REMOVED: 1334 1 AVE S

PROPERTY OWNER: Kevin Oyer

OWNERS ADDRESS: 1334 1ST AVE S, Fargo, ND 58103

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY 06/19/2025. The term "junk automobiles" includes, without limitation, any motor vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Black Chevrolet Tahoe	B9551	ND

Sincerely,

Bryant Doschadis

Code Enforcement Inspector

Desk: 701.298.6945





Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE

Administrative Notice of Order to Correct

DATE: Tuesday, August 5, 2025

LOCATION OF VEHICLE TO BE REMOVED: 1334 1 Ave S

PROPERTY OWNER: Kevin Oyer

OWNERS ADDRESS: 1334 1ST AVE S, Fargo, ND 58103

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY August 20th, 2025. The term "junk automobiles" includes, without limitation, any motor vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
GMC Acadia	B4511	ND
Mallard RV	A56883	ND

(Contact information on back.)

Sincerely,

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945





Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE
Administrative Notice of Order to Correct

DATE: Wednesday, September 10, 2025

LOCATION OF VEHICLE TO BE REMOVED: 1334 1 Ave S

PROPERTY OWNER: Kevin Oyer

OWNERS ADDRESS: 1334 1ST AVE S, Fargo, ND 58103

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY September 25th, 2025. The term "junk automobiles" includes, without limitation, any motor or non-motorized vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Blue Boat Trailer	N/A	N/A

Sincerely,



Bryant Doschadis

Code Enforcement Inspector

bdoschadis@FargoND.gov

Desk: 701.298.6945





Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE
Administrative Notice of Order to Correct

DATE: Friday, May 2, 2025

LOCATION OF VEHICLE TO BE REMOVED: 1334 1 Ave S

PROPERTY OWNER: Kevin Oyer

OWNERS ADDRESS: 1334 1ST AVE S, Fargo, ND 58103

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY 5/17/2025. The term "junk automobiles" includes, without limitation, any motor vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Purple GMC SUV	B4511	ND
Red Ford F-150	534EDH	ND
Black GMC SUV	29738	ND

(Photos and contact information on back.)

Sincerely,

Bryant Doschadis
Code Enforcement Inspector
bdoschadis@fargond.gov
Desk: 701.298.6945



City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8325 3572 49

KEVIN C OYER
1334 1ST AVE S
FARGO ND 58103-1607

ORDER OF THE BUILDING OFFICIAL

Notice of Violation and Order to Correct

Date: May 27th, 2026
Property Address: 1334 1 Ave S
Parcel Number: 01-0700-00920-000

TO:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

1. AUTHORITY

This Order is issued pursuant to the authority granted to the Building Official under the Fargo Municipal Code and the 2024 International Property Maintenance Code ("IPMC"), as adopted by the City of Fargo.

2. FINDINGS OF FACT

On May 19th, 2026, an inspection was conducted at the above-referenced property. Based upon this inspection, along with prior inspections, utility records, police reports, prior enforcement history, and other information obtained by the City, the Building Official makes the following findings:

1. The structure located at 1334 1st Avenue South is currently occupied or being used for human habitation.
2. Water service to the property was discontinued on or about February 2, 2026.
3. Electrical service to the property was discontinued on or about May 1, 2026.
4. The City has received ongoing complaints regarding the condition and occupancy of the property.
5. Since May 1, 2025, law enforcement has responded to approximately forty (40) calls for service associated with the property.
6. On January 15, 2026, the City executed an administrative search warrant at the property and confirmed that multiple individuals were residing within the structure.
7. A structure occupied without active water and electrical service is unfit for human occupancy and constitutes a threat to the health, safety, and welfare of occupants and the public.
8. The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code.
9. The City previously obtained a court order permanently enjoining the property owner from maintaining nuisance conditions upon the property.

3. VIOLATIONS

1. IPMC 109.1.3. The continued occupancy of the structure without active water and electrical service renders the structure unfit for human occupancy.
2. Fargo Mun. Code Ch. 13-09. Accumulation of junk on private property is an unlawful nuisance and is contrary to the public peace, health, safety, and general welfare of the community.

4. ORDER TO CORRECT

You are hereby ordered to complete ONE of the following corrective actions within 15 days of the posting and mailing of this Order:

OPTION A. RESTORE UTILITIES

1. Restore active City of Fargo water service to the property; and
2. Restore active electrical service to the property through the utility provider.
3. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

OR

OPTION B. VACATE AND SECURE STRUCTURE

1. Immediately cease occupancy of the structure;
2. Remove all occupants from the property;
3. Secure the structure against unauthorized entry or occupancy in a manner approved by the Building Official; and
4. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

In addition to either Option A or Option B above, you are further ordered to:

5. Remove and properly dispose of all junk, debris, refuse, and other nuisance conditions located upon the property.

The structure shall not be occupied unless and until active water and electrical services are restored and the structure is approved for occupancy by the Building Official.

5. COMPLIANCE DEADLINE

This order will be recorded on the deed for the property. All corrective actions required by this Order shall be completed no later than: **June 11th, 2026**

6. FAILURE TO COMPLY

Failure to comply with this Order may result in additional enforcement action by the City, including but not limited to:

1. Condemnation and/or placarding of the structure as unfit for human occupancy;
2. Securing of the structure by the City to prevent occupancy;
3. Removal of occupants as authorized by law;
4. Criminal charges;
5. Abatement of nuisance conditions by the City;

6. Assessment of cleanup, securing, administrative, enforcement, and abatement costs against the property pursuant to applicable law; and
7. Enforcement of all remedies available to the City under the Fargo Municipal Code and prior court orders applicable to the property.

7. RIGHT TO APPEAL

You have the right to appeal this Order to the Board of Appeals. An appeal must be filed in writing within twenty (20) days from the date of this Notice.

For questions or to verify compliance, please contact:

Issued By:



Bryant Doschadis
Code Enforcement Inspector
City of Fargo, Inspections Department
Phone: 701.298.6945
Email: bdoschadis@fargond.gov



Shawn Ouradnik
Inspections Director
City of Fargo, Inspections Department
D 701.476.4147
SOuradnik@FargoND.gov



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 05/27/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 1195 63

Firm Mailing Book For Accountable Mail

[illegible]



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071119563

Confirmation Services Electronic File Number

**92/93	750	901193562	00007111956	3	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8329 1758 87

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607



NOTICE OF DANGEROUS BUILDING

DATE: 6/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1334 1 Ave S

NAME OF PROPERTY OWNER: Kevin Oyer

ADDRESS OF PROPERTY OWNER: 1334 1ST AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Gate City Bank 500 2nd Ave N, Fargo ND, 58102

NAME OF INSPECTOR: Bryant Doschadis

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 1334 1 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: A Block: 15 EDDY & FULLERS LOT B & E 7' LOT A BLK 15 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on June 15th, 2026 by Bryant Doschadis, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, consisting of a 2 story, wood framed structure, built in 1900, and detached single stall garage to be Dangerous Buildings within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 16th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must be secured on this 16th Day of June, 2026. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entry on this 23rd day of June, 2026, if the owner should fail to do so the Inspections Department will retain a contractor to secure the building and assess any cost incurred to the property. **An inspector will continue to verify compliance.** Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 16th day of June, 2026

CONDITIONS FOUND STATEMENT

On June 15th, 2026 Building Inspector Bryant Doschadis, was present at 1334 1 Ave S to address a complaint inspection. The following violations were found:

- Water service to the property was discontinued on or about February 2, 2026.
- Electrical service to the property was discontinued on or about May 1, 2026.
- The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code. The City previously obtained a court order permanently enjoining the property owner from maintaining a nuisance on the property.
- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.

The following action must be taken:

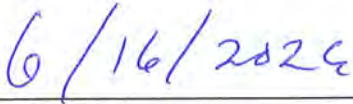
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Restore active City of Fargo water service to the property; and
- Restore active electrical service to the property through the utility provider.
- Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.



Bryant Doschadis
Building Inspector
bdoschadis@FargoND.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/16/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 7021 16



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.	
CITY OF FARGO 225 4TH ST N FARGO ND 58102		☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☒ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail		☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	
1.	9214 8901 9403 8329 1758 87	Addressee (Name, Street, City, State, & ZIP Code™) KEVIN OYER 1334 1ST AVE S FARGO ND 58103-1607		Postage	1.03
				(Extra Service) Fee	5.30
				Handling Charge	
				Actual Value if Registered	
				Insured Value	
				Due Sender if COD	
				ASR Fee	
				ASRD Fee	
				RD Fee	2.82
				RR Fee	
				SC Fee	
				SCRD Fee	
				SH Fee	

Total Number of Pieces Listed by Sender
 1

Total Number of Pieces Received at Post Office
 1

PS Form 3877, January 2017 (Page 1 of 1)
 PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071702116

Confirmation Services Electronic File Number

**92/93	750	901193562	00007170211	6	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8329 1779 80

GATE CITY BANK
500 2ND AVE N
FARGO ND 58102-4864

**INSPECTIONS DEPARTMENT**

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779

FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 6/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1334 1 Ave S

NAME OF PROPERTY OWNER: Kevin Oyer

ADDRESS OF PROPERTY OWNER: 1334 1ST AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Gate City Bank 500 2nd Ave N, Fargo ND, 58102

NAME OF INSPECTOR: Bryant Doschadis

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**

2. That the building with which this Notice is concerned is commonly known as 1334 1 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: A Block: 15 EDDY & FULLERS LOT B & E 7' LOT A BLK 15
(Hereinafter referred to as "the building")

3. That an inspection was made of the building on June 15th, 2026 by Bryant Doschadis, Building Inspector.

4. That the building inspector for the City of Fargo has found the building, consisting of a 2 story, wood framed structure, built in 1900, and detached single stall garage to be Dangerous Buildings within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 16th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must be secured on this 16th Day of June, 2026. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entry on this 23rd day of June, 2026, if the owner should fail to do so the Inspections Department will retain a contractor to secure the building and assess any cost incurred to the property. **An inspector will continue to verify compliance.** Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

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Dated this 16th day of June, 2026

CONDITIONS FOUND STATEMENT

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- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Restore active City of Fargo water service to the property; and
- Restore active electrical service to the property through the utility provider.
- Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.



Bryant Doschadis
Building Inspector
bdoschadis@FargoND.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov

6/16/2024

Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/16/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

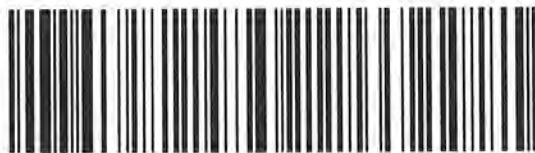
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 7030 21

Firm Mailing Book For Accountable Mail

Name and Address of Sender	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50.00 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
CITY OF FARGO 2225 4TH ST N FARGO ND 58102	1. 9214 8901 9403 8329 1779 80	GATE CITY BANK 500 2ND AVE N FARGO ND 58102-4864	1.03	5.30								2.82			
Total Number of Pieces Listed by Sender 1	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													

PS Form **3877**, January 2017 (**Page 1 of 1**)
PSN 7530-02-000-9098 Joblot: 5920790

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](#).



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

Mailer Identification (MID)™ *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071703021

Confirmation Services Electronic File Number

**92/93	750	901193562	00007170302	1
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8338 3407 40

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Request for Inspection

Date: Thursday, October 16th, 2025

Kevin Oyer
1334 1 Ave S
Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 10/23/2025.** Failure to do so may result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis". The signature is fluid and cursive, written over a horizontal line.

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID*) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000065361008

Confirmation Services Electronic File Number

**92/93	750	901193562	00006536100	8	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 10/16/2025

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

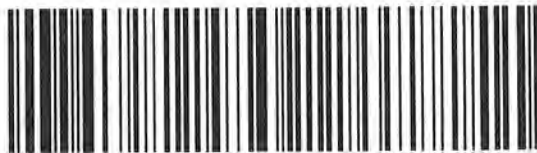
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0065 3610 08

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
☒ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Priority Mail

[illegible]

Total Number of Pieces Listed by Sender 1	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
PS Form 3877, January 2017 (Page 1 of 1) PSN 7530-02-000-9098 JobId: 6287078 Complete in Ink Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy		

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8346 9668 40

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Final Request for Inspection

Date: Monday, December 15th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 12/29/2025.** Failure to do so will result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04 and the International Property Maintenance Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis", is written over a horizontal line.

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 12/15/2025

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

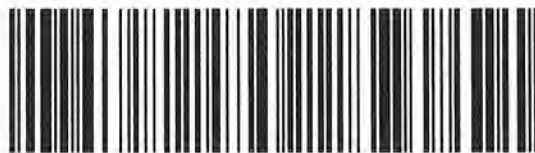
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0066 7773 65



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

Mailer Identification (MID) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000066777365

Confirmation Services Electronic File Number

**92/93	750	901193562	00006677736	5	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Final Request for Inspection

Date: Monday, December 15th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 12/29/2025.** Failure to do so will result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04 and the International Property Maintenance Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis". The signature is written in a cursive style with a large, looping initial "B".

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945

Re: Final Request for Inspection

ANGIE BEAR
Notary Public
State of North Dakota
My Commission Expires May 18, 2027

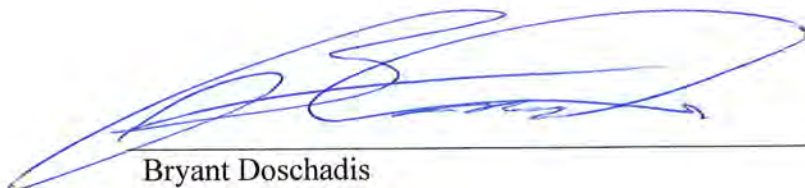
AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

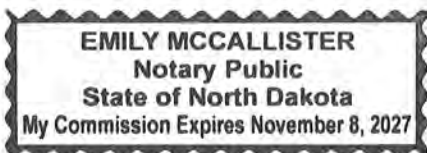
Re: Posting of Final Request for Inspection – 1334 1 Ave S

Bryant Doschadis, being first duly sworn and being of legal age, deposes and says that on the 15th day of December 2025, he posted the attached notice upon the front of the building located at the following address:

1334 1 Ave S
Fargo, ND 58103


Bryant Doschadis

Subscribed and sworn to before me this 15th day of December 2025.




Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Final Request for Inspection
1334 1 Ave S, Fargo, ND 58103-1607
CM Receipt#: 9214 8901 9403 8346 9668 40

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 15th day of December 2025, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

Kevin Oyer
1334 1 Ave S
Fargo, ND 58103-1607

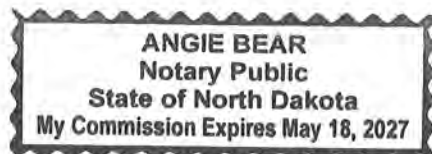
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.


Michelle Lemar

Subscribed and sworn to before me this 15th day of December 2025.


Notary Public
Cass County, North Dakota

(SEAL)



Lyons Construction and Roofing, Inc.
6170 County Road 1
Walcott, ND 58077 US
tlcconstructionfargo@gmail.com

Invoice

BILL TO
City of Fargo

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1027	04/08/2026	\$1,628.25	05/08/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Junk Abatement	1334 1st Ave S Fargo \$250/hour x 5 hours 4 laborers	5	250.00	1,250.00
	Roll off Dumpster and Disposal		1	378.25	378.25

Please make checks payable to:
Lyons Roofing & Construction, Inc
6170 County Road 1
Walcott, ND 58077

BALANCE DUE

\$1,628.25

**+1 (701) 831-7120 ›**

iMessage

Wed, Jun 25 at 2:39 PM

Kevin, this is Bryant from the City of Fargo. I have the number for SENDCA. They help in finding resources for citizens in need of help. Their number is 701.232.2452.

I will be back to inspect the progress of junk clean up next Monday the 30th of June. I will be there around 10:00am if you would like to be present. Hope you get some answers from SENDCA.

Delivered



iMessage





+1 (701) 964-4590

Text Message • SMS
Tue, Sep 16 at 12:23 PM

Kevin. This is Bryant from the Inspections Department. The attorney let me know that you are to appear at the municipal court today at 1:30pm. The court address is 402 NP Ave N.



iMessage





Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Request for Inspection

Date: Thursday, October 16th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 10/23/2025.** Failure to do so may result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis".

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945

AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Posting of Request for Inspection – 1334 1 Ave S

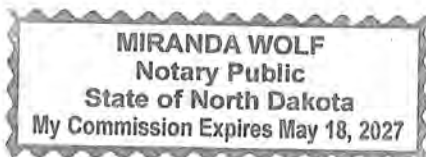
Bryant Doschadis, being first duly sworn and being of legal age, deposes and says that on the 16th day of October 2025, he posted the attached notice upon the front of the building located at the following address:

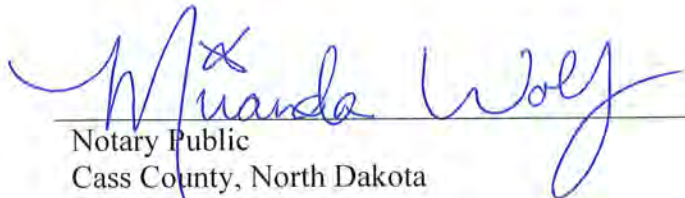
1334 1 Ave S
Fargo, ND 58103



Bryant Doschadis

Subscribed and sworn to before me this 16th day of October 2025.





Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Request for Inspection

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of October 2025, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in envelope addressed as follows:

Kevin Oyer
1334 1 Ave S
Fargo, ND 58103

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



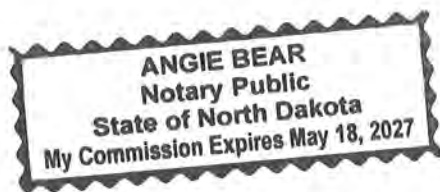
Michelle Lemar

Subscribed and sworn to before me this 16th day of October 2025.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

[illegible]

Re: Request for Inspection
1334 1 Ave S – Fargo, ND 58103-1607
CM Receipt#: 9214 8901 9403 8338 3407 40

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of October 2025, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

Kevin Oyer
1334 1 Ave S
Fargo, ND 58103-1607

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

Null

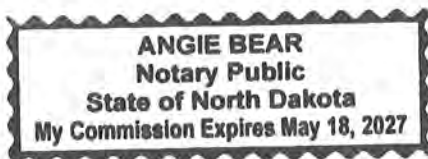
Michelle Lemar

Subscribed and sworn to before me this 16th day of October 2025.

Angie Bear

Notary Public
Cass County, North Dakota

(SEAL)



**INSPECTIONS DEPARTMENT**

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779

FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 6/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1334 1 Ave S

NAME OF PROPERTY OWNER: Kevin Oyer

ADDRESS OF PROPERTY OWNER: 1334 1ST AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Gate City Bank 500 2nd Ave N, Fargo ND, 58102

NAME OF INSPECTOR: Bryant Doschadis

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**

2. That the building with which this Notice is concerned is commonly known as 1334 1 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: A Block: 15 EDDY & FULLERS LOT B & E 7' LOT A BLK 15
(Hereinafter referred to as "the building")

3. That an inspection was made of the building on June 15th, 2026 by Bryant Doschadis, Building Inspector.

4. That the building inspector for the City of Fargo has found the building, consisting of a 2 story, wood framed structure, built in 1900, and detached single stall garage to be Dangerous Buildings within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 16th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must be secured on this 16th Day of June, 2026. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entry on this 23rd day of June, 2026, if the owner should fail to do so the Inspections Department will retain a contractor to secure the building and assess any cost incurred to the property. **An inspector will continue to verify compliance.** Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 16th day of June, 2026

CONDITIONS FOUND STATEMENT

On June 15th, 2026 Building Inspector Bryant Doschadis, was present at 1334 1 Ave S to address a complaint inspection. The following violations were found:

- Water service to the property was discontinued on or about February 2, 2026.
- Electrical service to the property was discontinued on or about May 1, 2026.
- The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code. The City previously obtained a court order permanently enjoining the property owner from maintaining a nuisance on the property.
- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.

The following action must be taken:

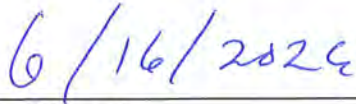
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Restore active City of Fargo water service to the property; and
- Restore active electrical service to the property through the utility provider.
- Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.



Bryant Doschadis
Building Inspector
bdoschadis@FargoND.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed

AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Posting of Notice of Dangerous Building
1334 1 Ave S**

Bryant Doschadis, being first duly sworn and being of legal age, deposes and says that on the 16th day of June 2026, he posted the attached notice upon the front of the building located at the following address:

1334 1 Ave S
Fargo, ND 58103



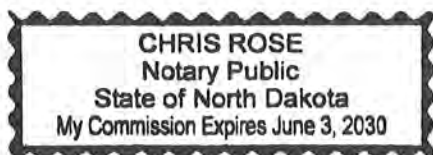
Bryant Doschadis

Subscribed and sworn to before me this 16 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of June 2026, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in envelopes addressed as follows:

Kevin Oyer
1334 1 Ave S
Fargo, ND 58103

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



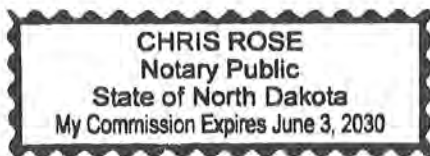
Michelle Lemar

Subscribed and sworn to before me this 16 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of June 2026, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in envelopes addressed as follows:

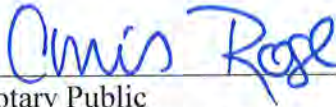
Gate City Bank
500 2 Ave N
Fargo, ND 58102

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



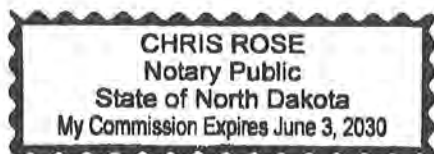
Michelle Lemar

Subscribed and sworn to before me this 16 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
1334 1 Ave S, Fargo, ND 58103
CM Receipt#: 9214 8901 9403 8329 1779 80

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 16th day of June 2026, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

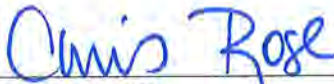
Gate City Bank
500 2 Ave N
Fargo, ND 58102-4864

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.



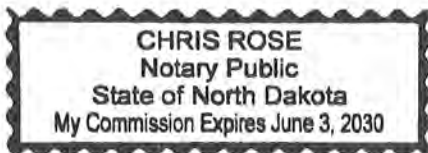
Michelle Lemar

Subscribed and sworn to before me this 16 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)



ORDER OF THE BUILDING OFFICIAL

Notice of Violation and Order to Correct

Date: May 27th, 2026
Property Address: 1334 1 Ave S
Parcel Number: 01-0700-00920-000

TO:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

1. AUTHORITY

This Order is issued pursuant to the authority granted to the Building Official under the Fargo Municipal Code and the 2024 International Property Maintenance Code ("IPMC"), as adopted by the City of Fargo.

2. FINDINGS OF FACT

On May 19th, 2026, an inspection was conducted at the above-referenced property. Based upon this inspection, along with prior inspections, utility records, police reports, prior enforcement history, and other information obtained by the City, the Building Official makes the following findings:

1. The structure located at 1334 1st Avenue South is currently occupied or being used for human habitation.
2. Water service to the property was discontinued on or about February 2, 2026.
3. Electrical service to the property was discontinued on or about May 1, 2026.
4. The City has received ongoing complaints regarding the condition and occupancy of the property.
5. Since May 1, 2025, law enforcement has responded to approximately forty (40) calls for service associated with the property.
6. On January 15, 2026, the City executed an administrative search warrant at the property and confirmed that multiple individuals were residing within the structure.
7. A structure occupied without active water and electrical service is unfit for human occupancy and constitutes a threat to the health, safety, and welfare of occupants and the public.
8. The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code.
9. The City previously obtained a court order permanently enjoining the property owner from maintaining nuisance conditions upon the property.

3. VIOLATIONS

1. IPMC 109.1.3. The continued occupancy of the structure without active water and electrical service renders the structure unfit for human occupancy.
2. Fargo Mun. Code Ch. 13-09. Accumulation of junk on private property is an unlawful nuisance and is contrary to the public peace, health, safety, and general welfare of the community.

4. ORDER TO CORRECT

You are hereby ordered to complete ONE of the following corrective actions within 15 days of the posting and mailing of this Order:

OPTION A. RESTORE UTILITIES

1. Restore active City of Fargo water service to the property; and
2. Restore active electrical service to the property through the utility provider.
3. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

OR

OPTION B. VACATE AND SECURE STRUCTURE

1. Immediately cease occupancy of the structure;
2. Remove all occupants from the property;
3. Secure the structure against unauthorized entry or occupancy in a manner approved by the Building Official; and
4. Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.

In addition to either Option A or Option B above, you are further ordered to:

5. Remove and properly dispose of all junk, debris, refuse, and other nuisance conditions located upon the property.

The structure shall not be occupied unless and until active water and electrical services are restored and the structure is approved for occupancy by the Building Official.

5. COMPLIANCE DEADLINE

This order will be recorded on the deed for the property. All corrective actions required by this Order shall be completed no later than: **June 11th, 2026**

6. FAILURE TO COMPLY

Failure to comply with this Order may result in additional enforcement action by the City, including but not limited to:

1. Condemnation and/or placarding of the structure as unfit for human occupancy;
2. Securing of the structure by the City to prevent occupancy;
3. Removal of occupants as authorized by law;
4. Criminal charges;
5. Abatement of nuisance conditions by the City;

6. Assessment of cleanup, securing, administrative, enforcement, and abatement costs against the property pursuant to applicable law; and
7. Enforcement of all remedies available to the City under the Fargo Municipal Code and prior court orders applicable to the property.

7. RIGHT TO APPEAL

You have the right to appeal this Order to the Board of Appeals. An appeal must be filed in writing within twenty (20) days from the date of this Notice.

For questions or to verify compliance, please contact:

Issued By:



Bryant Doschadis
Code Enforcement Inspector
City of Fargo, Inspections Department
Phone: 701.298.6945
Email: bdoschadis@fargond.gov



Shawn Ouradnik
Inspections Director
City of Fargo, Inspections Department
D 701.476.4147
SOuradnik@FargoND.gov

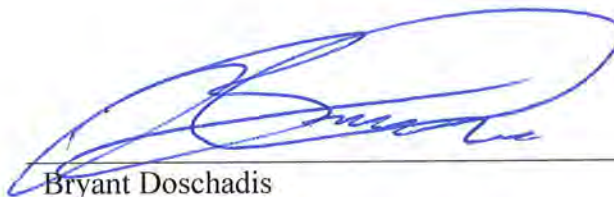
AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

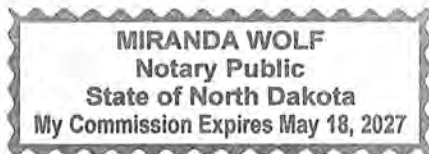
**Re: Posting Notice of Violation and Order of the Building Official – Order to Correct
1334 1 Ave S**

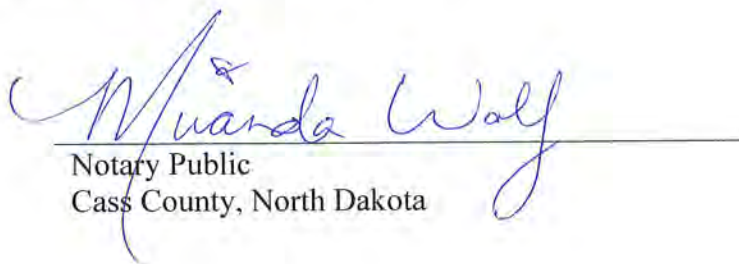
Bryant Doschadis, being first duly sworn and being of legal age, deposes and says that on the 27th day of May 2026, he posted the attached notice upon the front of the building located at the following address:

1334 1 Ave S
Fargo, ND 58103


Bryant Doschadis

Subscribed and sworn to before me this 27th day of May 2026.




Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Violation and Order of the Building Official
Order to Correct**

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 27th day of May 2026, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in envelope addressed as follows:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



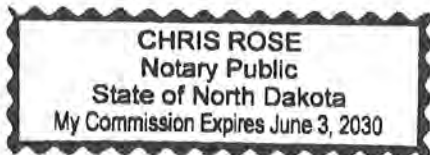
Michelle Lemar

Subscribed and sworn to before me this 27 day of May 2026.



Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

[illegible]

Re: Notice of Violation and Order of the Building Official – Order to Correct
1334 1 Ave S, Fargo, ND 58103
CM Receipt#: 9214 8901 9403 8325 3572 49

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 27th day of May 2026, she served the attached notice, upon 1334 1 Ave S, by placing true and correct copies thereof in an envelope addressed as follows:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103-1607

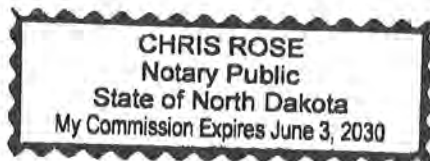
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

Michelle Lema

Subscribed and sworn to before me this 27 day of May 2026.

Chris Rose
Notary Public
Cass County, North Dakota

(SEAL)



STATE OF NORTH DAKOTA
COUNTY OF CASS

EAST CENTRAL JUDICIAL DISTRICT
IN DISTRICT COURT

City of Fargo,

Civil No.: 09-2025-CV-05357

Plaintiff,

VS.

Kevin C. Oyer,

Defendant.

AFFIDAVIT OF BRYANT DOSCHADIS

STATE OF NORTH DAKOTA)

) ss:
COUNTY OF CASS)

COMES NOW, Inspector Bryant Doschadis, Code Enforcement Inspector to the City of

Fargo's Inspections Department, being first duly sworn upon oath, deposes and states:

[T1] That I am employed by the City of Fargo as a Code Enforcement Inspector.

[¶2] That I have inspected the Defendant's property, located at 1334 1st Avenue South, Fargo, North Dakota, 58103 numerous times since 2021 in response to junk complaints made to the City of Fargo's Inspections Department.

[¶3] That during these inspections, I found the Defendant's property to contain an accumulation of junk, trash, and rubbish.

[¶4] That the City of Fargo has made multiple attempts to have the Defendant abate the nuisance on their property, and they have failed to do so.

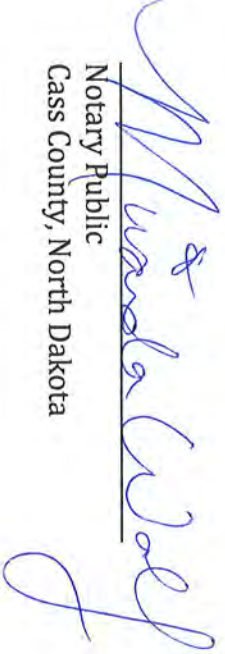
[¶5] That the Defendant's property constitutes a health hazard.

Dated: January 22, 2026.


Bryant Doschadis
Code Enforcement Inspector

Subscribed and sworn to before this 21st day of January, 2026.




Notary Public
Cass County, North Dakota

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 05/28/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8325 3572 49

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 05/27/2026 21:59

ORIGINAL INTENDED RECIPIENT:

KEVIN C OYER
1334 1ST AVE S
FARGO ND 58103-1607

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/17/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8329 1758 87

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 06/17/2026 07:29

ORIGINAL INTENDED RECIPIENT:

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 06/17/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8329 1779 80

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 06/17/2026 07:29

ORIGINAL INTENDED RECIPIENT:
GATE CITY BANK
500 2ND AVE N
FARGO ND 58102-4864

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/18/2025

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8338 3407 40

Our records indicate that this item was accepted by the USPS at:

NO AUTHORIZED RECIPIENT AVAILABLE FARGO,ND 58103 10/18/2025 12:02

ORIGINAL INTENDED RECIPIENT:

KEVIN OYER

1334 1ST AVE S

FARGO ND 58103-1607

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 12/20/2025

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8346 9668 40

Our records indicate that this item was accepted by the USPS at:

NO AUTHORIZED RECIPIENT AVAILABLE FARGO,ND 58103 12/20/2025 14:48

ORIGINAL INTENDED RECIPIENT:

KEVIN OYER

1334 1ST AVE S

FARGO ND 58103-1607



Mailer: City of Fargo

Date Produced: 07/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 3572 49. Our records indicate that this item was delivered on 07/01/2026 at 11:10 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section

Shannon Ruzicka

Address of Recipient :


225 4 St N

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

KEVIN C OYER
1334 1ST AVE S
FARGO ND 58103-1607

Customer Reference Number: C6862505.42051413

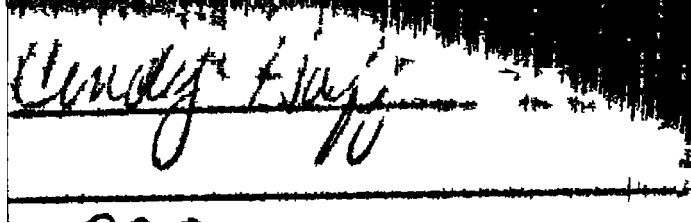
Mailer: City of Fargo

Date Produced: 06/30/2026

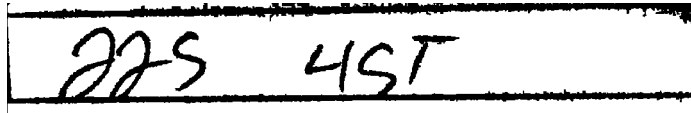
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8329 1758 87. Our records indicate that this item was delivered on 06/29/2026 at 11:00 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

Customer Reference Number: C6920705.42404974



Mailer: City of Fargo

Date Produced: 11/11/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8338 3407 40. Our records indicate that this item was delivered on 11/10/2025 at 12:19 p.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Delivery Section

Signature of Recipient :


DAVID IVERSON

Address of Recipient :

**125 VIN & VERN RD
225 4 ST**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

Customer Reference Number: C6287078.38297038

Mailer: City of Fargo

Date Produced: 06/22/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8329 1779 80. Our records indicate that this item was delivered on 06/19/2026 at 07:53 a.m. in FARGO, ND 58108. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	
Printed Name	GATE CITY FED S&L
	DO NOT WRITE

Address of Recipient :

Delivery Address	FARGO ND 58108
------------------	-----------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GATE CITY BANK
500 2ND AVE N
FARGO ND 58102-4864

Customer Reference Number: C6920790.42405288

CERTIFIED MAIL

USPS CERTIFIED MAIL



9214 8901 9403 8325 3572 49

City of Fargo
225 4th St N
Fargo ND 58102

KEVIN COYER
1334 1ST AVE S
FARGO ND 58103-1607

NIXIE 553 DE 1 0006/27/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 58102481725 *0435-05245-27-46
581024817
5810381607 001

112
3-29-26
N

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8325 3572 49

KEVIN C OYER
1334 1ST AVE S
FARGO ND 58103-1607

ORDER OF THE BUILDING OFFICIAL

Notice of Violation and Order to Correct

Date: May 27th, 2026
Property Address: 1334 1 Ave S
Parcel Number: 01-0700-00920-000

TO:

Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

1. AUTHORITY

This Order is issued pursuant to the authority granted to the Building Official under the Fargo Municipal Code and the 2024 International Property Maintenance Code ("IPMC"), as adopted by the City of Fargo.

2. FINDINGS OF FACT

On May 19th, 2026, an inspection was conducted at the above-referenced property. Based upon this inspection, along with prior inspections, utility records, police reports, prior enforcement history, and other information obtained by the City, the Building Official makes the following findings:

1. The structure located at 1334 1st Avenue South is currently occupied or being used for human habitation.
2. Water service to the property was discontinued on or about February 2, 2026.
3. Electrical service to the property was discontinued on or about May 1, 2026.
4. The City has received ongoing complaints regarding the condition and occupancy of the property.
5. Since May 1, 2025, law enforcement has responded to approximately forty (40) calls for service associated with the property.
6. On January 15, 2026, the City executed an administrative search warrant at the property and confirmed that multiple individuals were residing within the structure.
7. A structure occupied without active water and electrical service is unfit for human occupancy and constitutes a threat to the health, safety, and welfare of occupants and the public.
8. The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code.
9. The City previously obtained a court order permanently enjoining the property owner from maintaining nuisance conditions upon the property.

6. Assessment of cleanup, securing, administrative, enforcement, and abatement costs against the property pursuant to applicable law; and
7. Enforcement of all remedies available to the City under the Fargo Municipal Code and prior court orders applicable to the property.

7. RIGHT TO APPEAL

You have the right to appeal this Order to the Board of Appeals. An appeal must be filed in writing within twenty (20) days from the date of this Notice.

For questions or to verify compliance, please contact:

Issued By:



Bryant Doschadis
Code Enforcement Inspector
City of Fargo, Inspections Department
Phone: 701.298.6945
Email: bdoschadis@fargond.gov



Shawn Ouradnik
Inspections Director
City of Fargo, Inspections Department
D 701.476.4147
SOuradnik@FargoND.gov

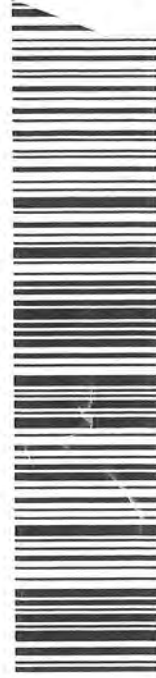
CERTIFIED MAIL

FARGO ND 58103

16 OCT 2025PM 1 L

US POSTAGE
ZIP 58103 \$ 008.86
0274
0004034025 OCT 16 10/25

USPS CERTIFIED MAIL



9214 8901 9403 8338 3407 40

612
LNU 10-18-25

City of Fargo
225 4th St N
Fargo ND 58102

ATTN: ESI DE 1

00011/05/25

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1601

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 58102481725 *2735-00296-16-37

581024817
58103-160734

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8338 3407 40

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

Request for Inspection

Date: Thursday, October 16th, 2025

Kevin Oyer

1334 1 Ave S

Fargo, ND 58103

This letter is being sent to ask you to arrange voluntary entry into the property above for inspection of that property for any violations of current housing codes applicable in the City of Fargo. We need to verify the property is not dangerous. **Please contact the Fargo Inspections Department at 701-241-1561, Monday through Friday, 8:00AM to 4:00PM, no later than 10/23/2025.** Failure to do so may result in the matter being turned over to the City Attorney for resolution, per Fargo Municipal Code 21-04.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Doschadis". The signature is fluid and cursive, written over a horizontal line.

Bryant Doschadis

Code Enforcement Inspector

bdoschadis@fargond.gov

Desk: 701.298.6945

CERTIFIED MAIL

FARGO ND 581

16 JUN 2026 PM 1 L

USPS CERTIFIED MAIL



9214 8901 9403 8329 1758 87

City of Fargo
225 4th St N
Fargo ND 58102

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

NIXIE

553 SE 1 2206/23/26

RETURN TO SENDER
UNABLE TO FORWARD

58103-1607-4817

SC: 58102481725

*2735-00122-16-39

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8329 1758 87

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

**INSPECTIONS DEPARTMENT**

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779

FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 6/16/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 1334 1 Ave S

NAME OF PROPERTY OWNER: Kevin Oyer

ADDRESS OF PROPERTY OWNER: 1334 1ST AVE S, Fargo, ND 58103

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Gate City Bank 500 2nd Ave N, Fargo ND, 58102

NAME OF INSPECTOR: Bryant Doschadis

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**

2. That the building with which this Notice is concerned is commonly known as 1334 1 Ave S, and is located on that tract of land in the City of Fargo, more particularly described as follows: Lot: A Block: 15 EDDY & FULLERS LOT B & E 7' LOT A BLK 15
(Hereinafter referred to as "the building")

3. That an inspection was made of the building on June 15th, 2026 by Bryant Doschadis, Building Inspector.

4. That the building inspector for the City of Fargo has found the building, consisting of a 2 story, wood framed structure, built in 1900, and detached single stall garage to be Dangerous Buildings within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section 109.1.5 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 16th day of June, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must be secured on this 16th Day of June, 2026. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entry on this 23rd day of June, 2026, if the owner should fail to do so the Inspections Department will retain a contractor to secure the building and assess any cost incurred to the property. **An inspector will continue to verify compliance.** Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 16th day of June, 2026

CONDITIONS FOUND STATEMENT

On June 15th, 2026 Building Inspector Bryant Doschadis, was present at 1334 1 Ave S to address a complaint inspection. The following violations were found:

- Water service to the property was discontinued on or about February 2, 2026.
- Electrical service to the property was discontinued on or about May 1, 2026.
- The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code. The City previously obtained a court order permanently enjoining the property owner from maintaining a nuisance on the property.
- The City has received ongoing complaints regarding the condition and occupancy of the property including the property is unsecure, has squatters, junk accumulation, noise, and unsanitary conditions.

The following action must be taken:

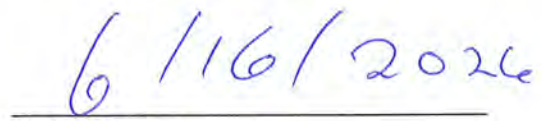
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.
- Restore active City of Fargo water service to the property; and
- Restore active electrical service to the property through the utility provider.
- Provide the City of Fargo Inspections Department with access to the interior of the structure to verify vacancy and compliance.



Bryant Doschadis
Building Inspector
bdoschadis@FargoND.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed

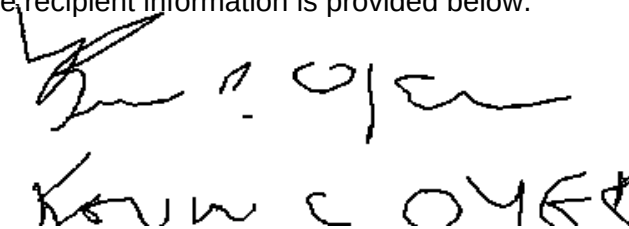
Mailer: City of Fargo

Date Produced: 01/06/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8346 9668 40. Our records indicate that this item was delivered on 01/05/2026 at 01:58 p.m. in FARGO, ND 58103. The scanned image of the recipient information is provided below.

Signature of Recipient :



KEVIN C OYER

Address of Recipient :

1334 1ST AVE S
FARGO, ND 58103-1607

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

KEVIN OYER
1334 1ST AVE S
FARGO ND 58103-1607

Customer Reference Number: C6428641.39226344





5/2/2025: 1:10: 45 PM



















































6/4/2025, 9:40:46 AM

























Account Control Panel - 000992002553 - KEVIN OYER

 Customer:
000992002553



KEVIN OYER
1334 1 AVE S
FARGO, ND 58103



Current - Past Due

Balance:	\$674.34
Past due:	\$535.22
Last billed:	6/6/2025 \$624.34
Due date:	6/26/2025
Last pmnt:	8/19/2024 \$302.26

Location:

000000021218050



1334 1 AVE S
FARGO, ND 58103

Cycle:	1st Billing
Route:	PA103 - PA103
Class:	Regular Residential
Desc:	
Parcel No.:	
Owner:	KEVIN OYER

Customer Contacts Location **Notes** History Usage Demographics Service Orders Recurring Items Arrangements Special Conditions

Service order status:
☐ View All Service Orders for the Location

Service Order No.	Category	Issued	Process	Status	Service Order Note
000000038347	ShutOff	6/12/2025 9:47 AM	6/12/2025 9:46 AM	Closed	WATER IS OFF PER METER DEPT- DLQ ACCOUNT
000000033029	ShutOff	7/18/2024 8:21 AM	7/18/2024 8:21 AM	Closed	WATER IS OFF PER METER DEPT- DLQ ACCOUNT
000000030525	ShutOff	3/7/2024 8:37 AM	3/7/2024 8:36 AM	Closed	WATER IS OFF PER METER DEPT- DLQ ACCOUNT
000000028218	ShutOff	10/11/2023 8:46 AM	10/11/2023 8:45 AM	Closed	WATER IS OFF PER METER DEPT- DLQ ACCOUNT
000000023216	ShutOff	1/5/2023 8:38 AM	1/5/2023 8:37 AM	Closed	WATER IS OFF PER METER DEPT- DLQ ACCOUNT

















6/30/2025, 10:25:26 AM











7/1/2025: 10:20:26 AM





















7/24/2025: 10:32:16 AM













7/31/2025: 10:23:03 AM













8/5/2025: 8:54:08 AM















8/12/2025 8:41:55 AM





9/4/2025, 1:11:54PM

9/3/2025 1:10:38 PM





































9/26/2025 10:07:17 AM



9/28/2025 10:07:02 AM



9/25/2025 10:07:56 AM







9/26/2025: 9:59:17 AM















10/6/2025 10:02:20 AM













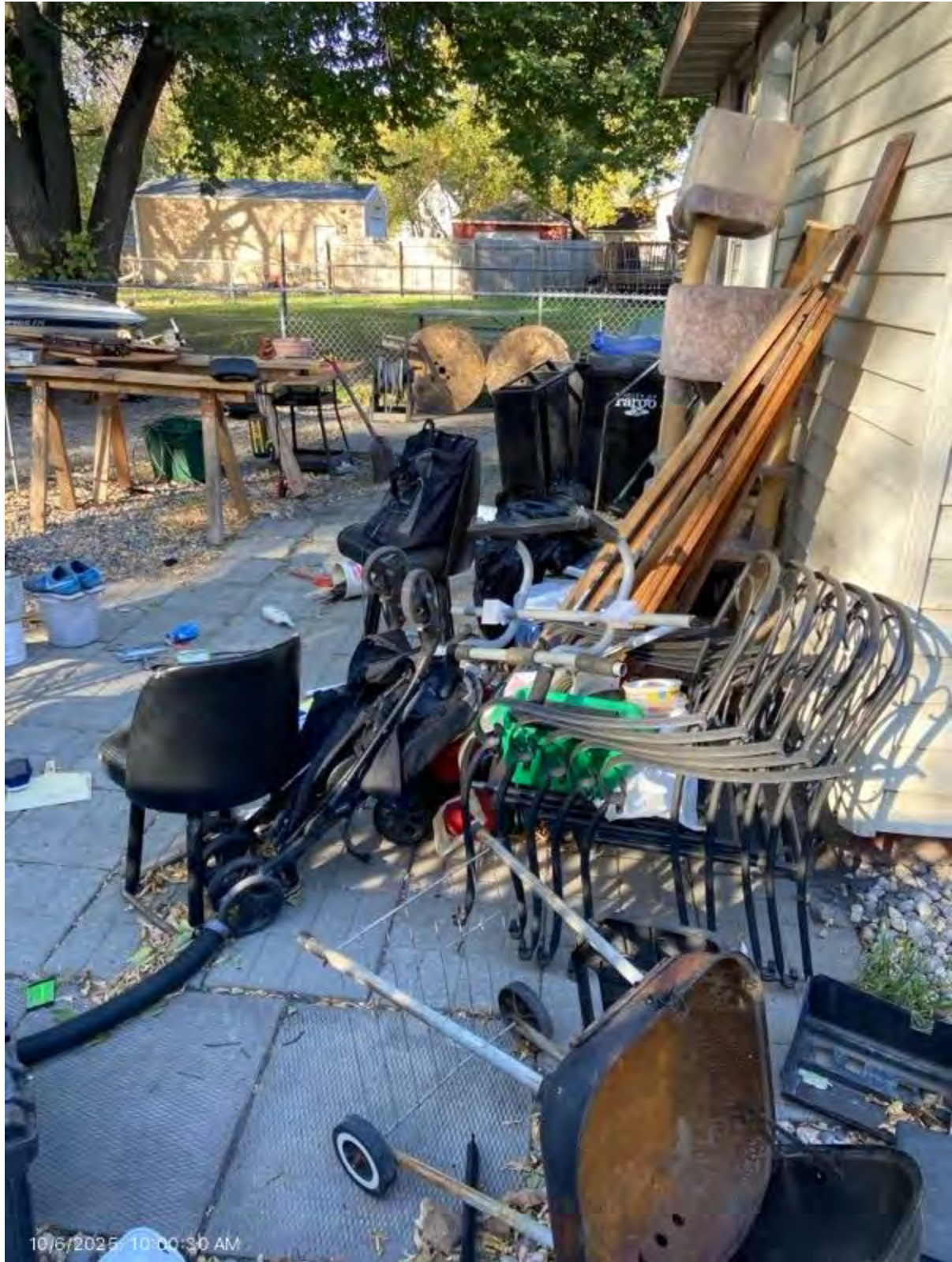




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10/15/2025: 1:25:38 PM







10/15/2023, 1:24:49 PM







10/16/2025 10:18:24 AM



































10/30/2025 10:11:04 AM































































12/15/2025: 10:19:26 AM



12/22/2025 9:19:31AM



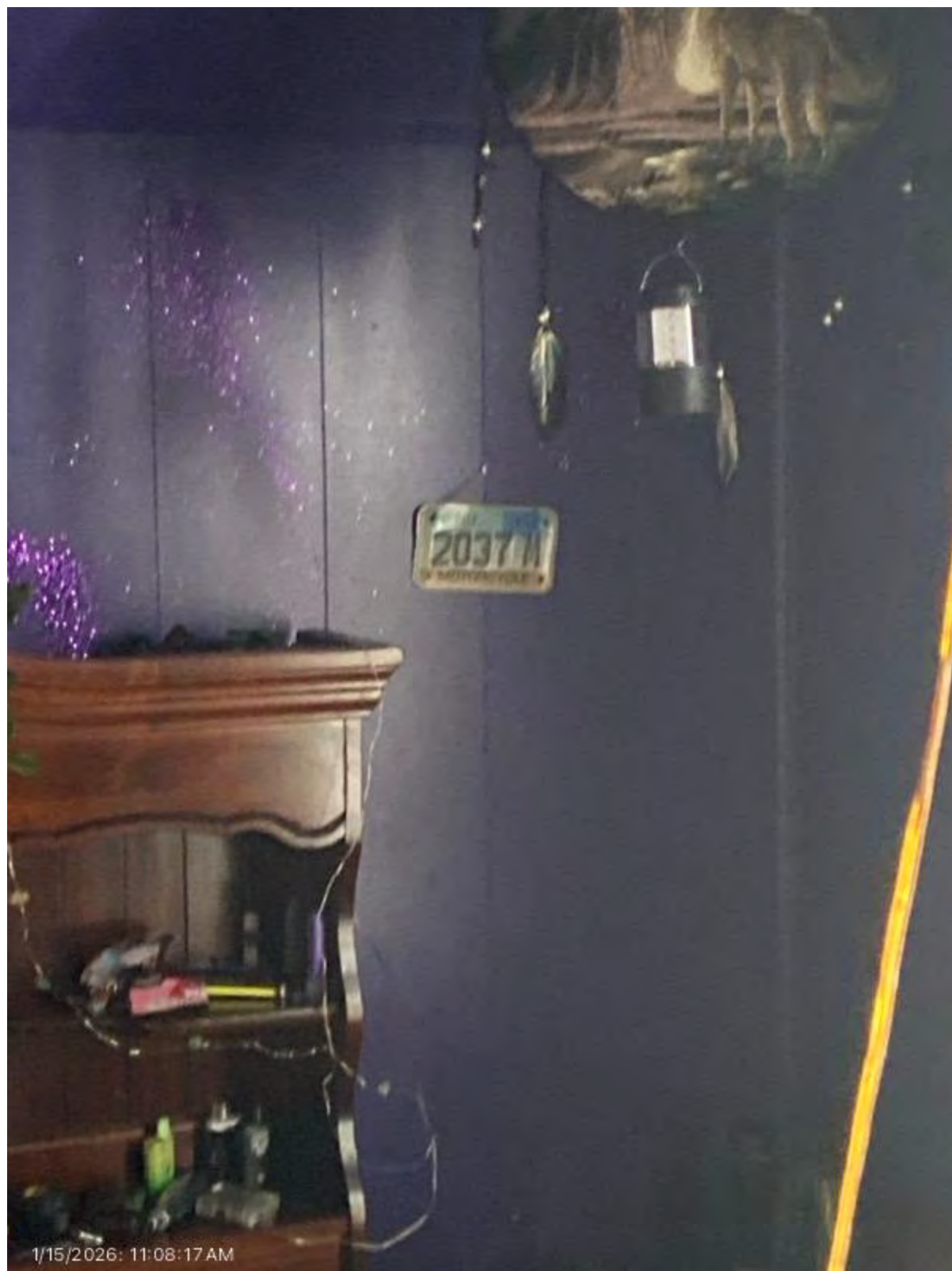




























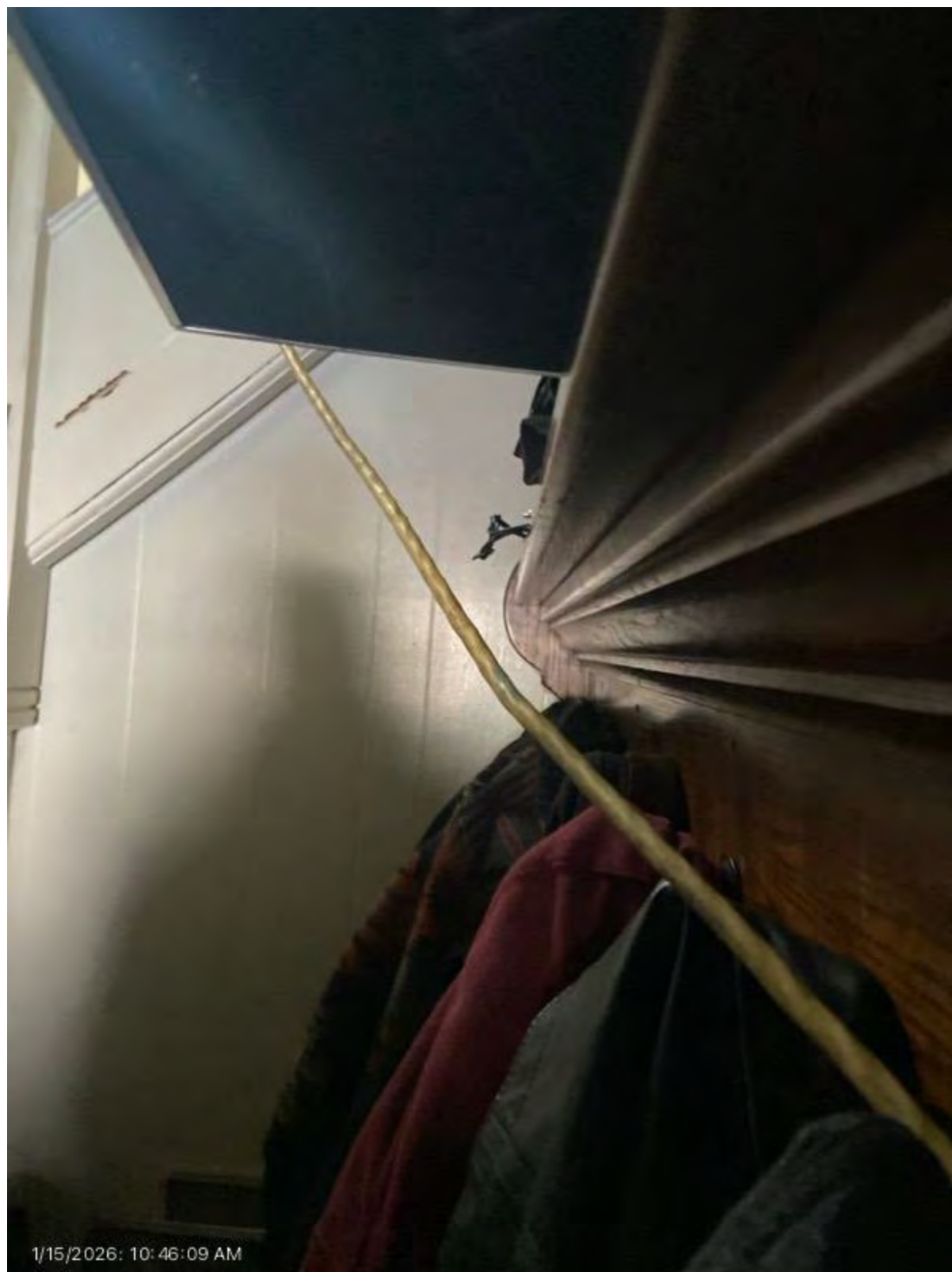
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1/15/2026: 10:56:28 AM





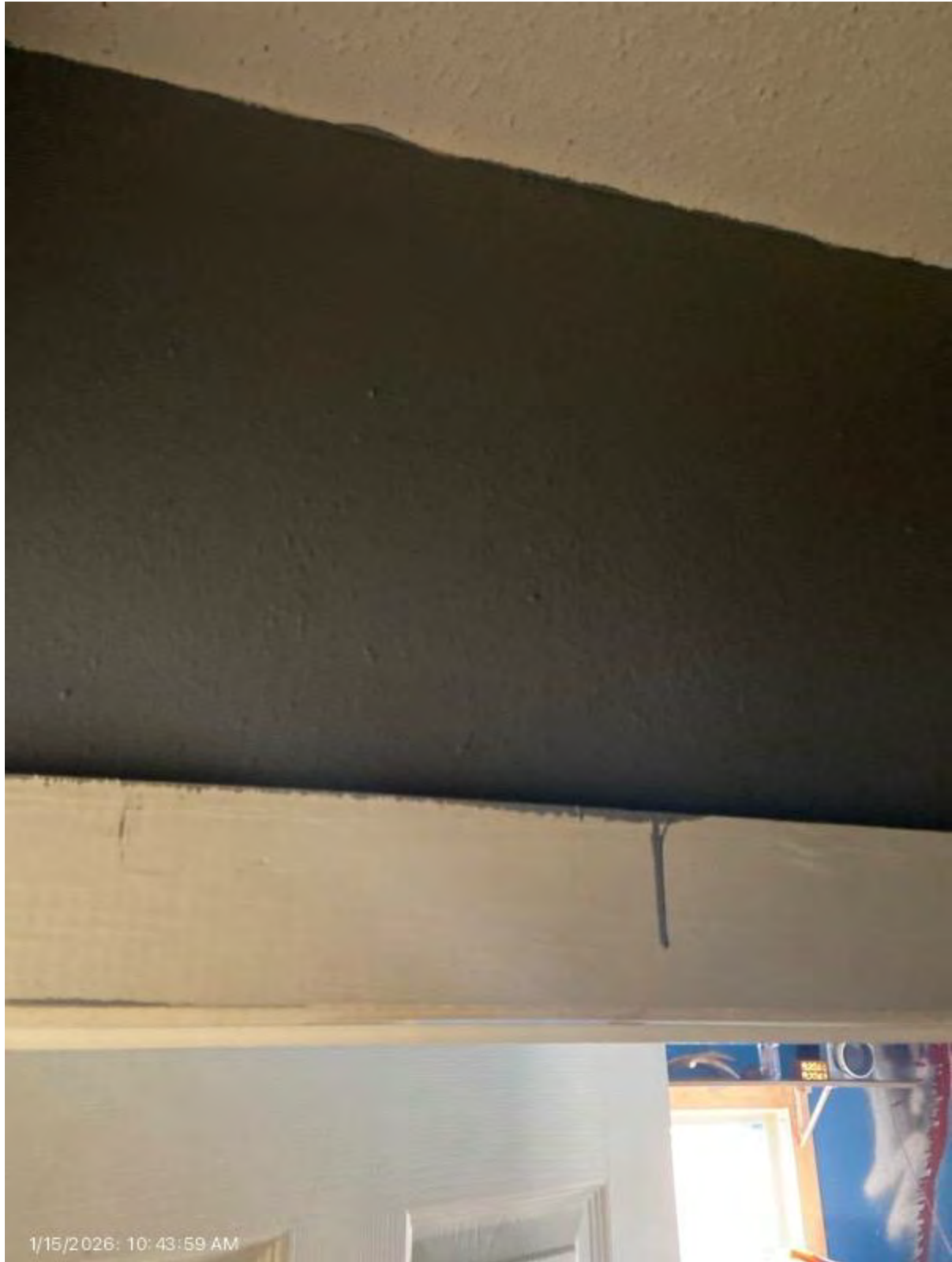






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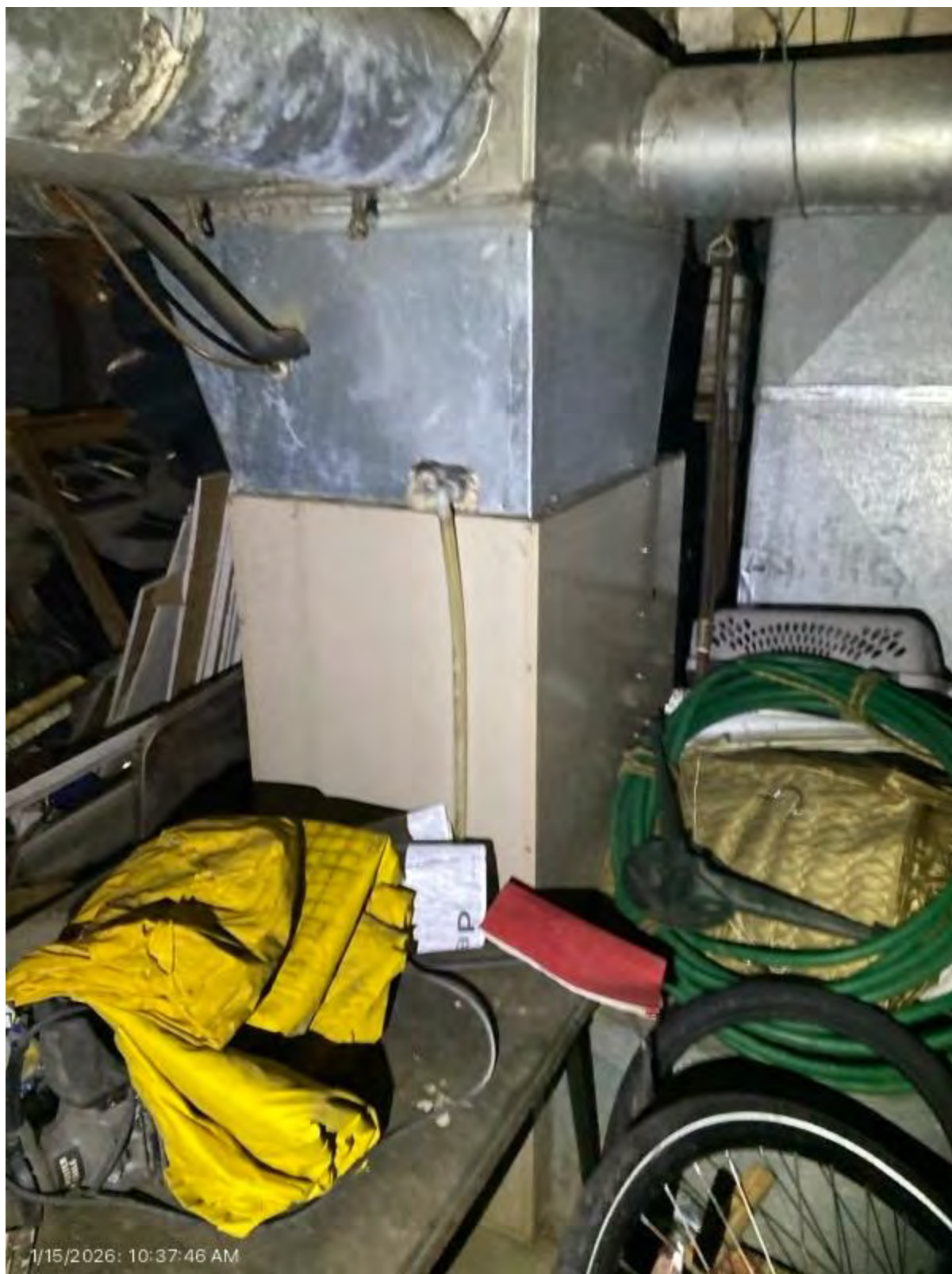




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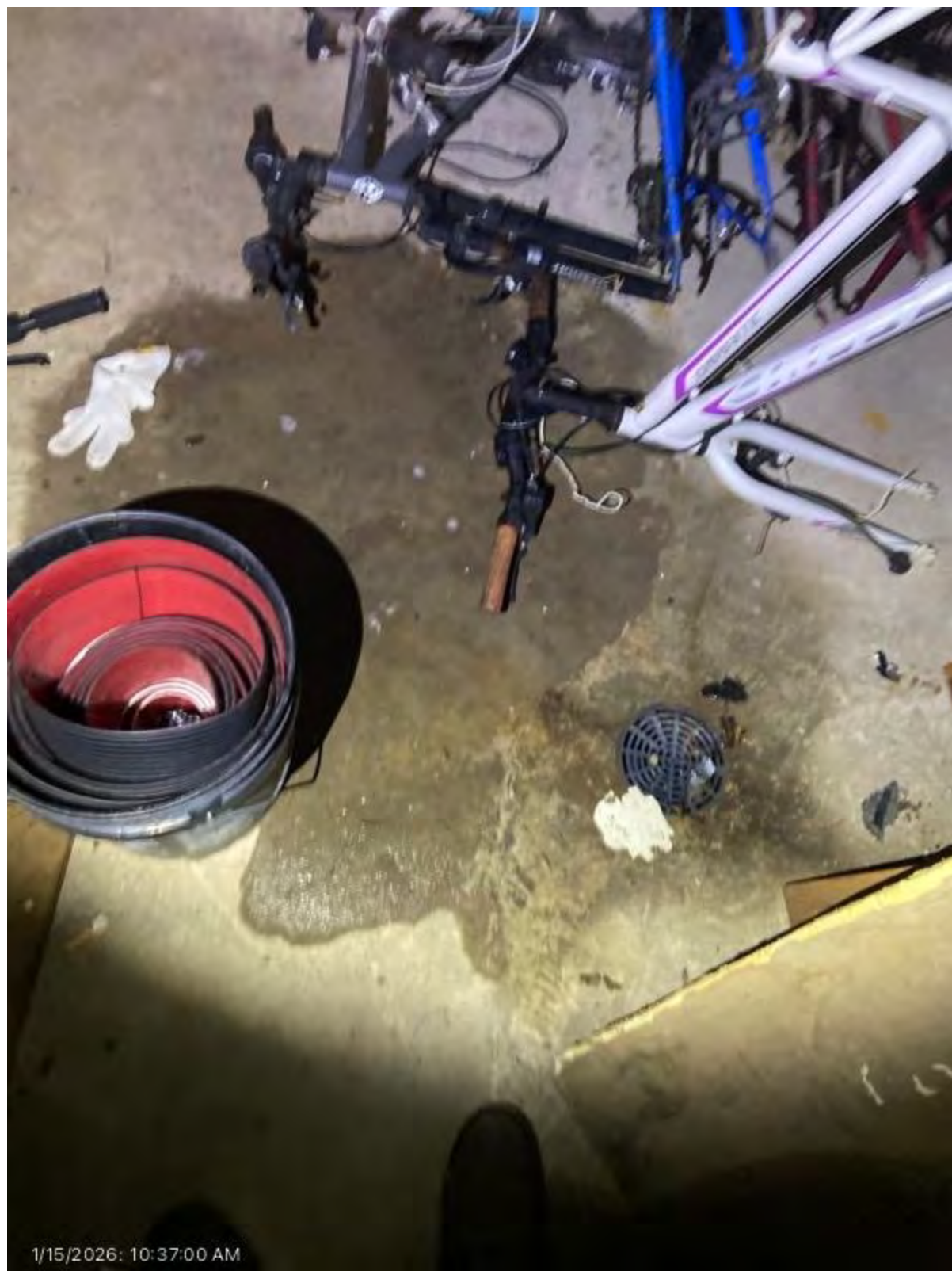
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1/15/2026: 10:37:46 AM































1/15/2026: 10:31:38 AM











1/15/2026: 10:29:48 AM





















3/20/2026: 10:51:55 AM











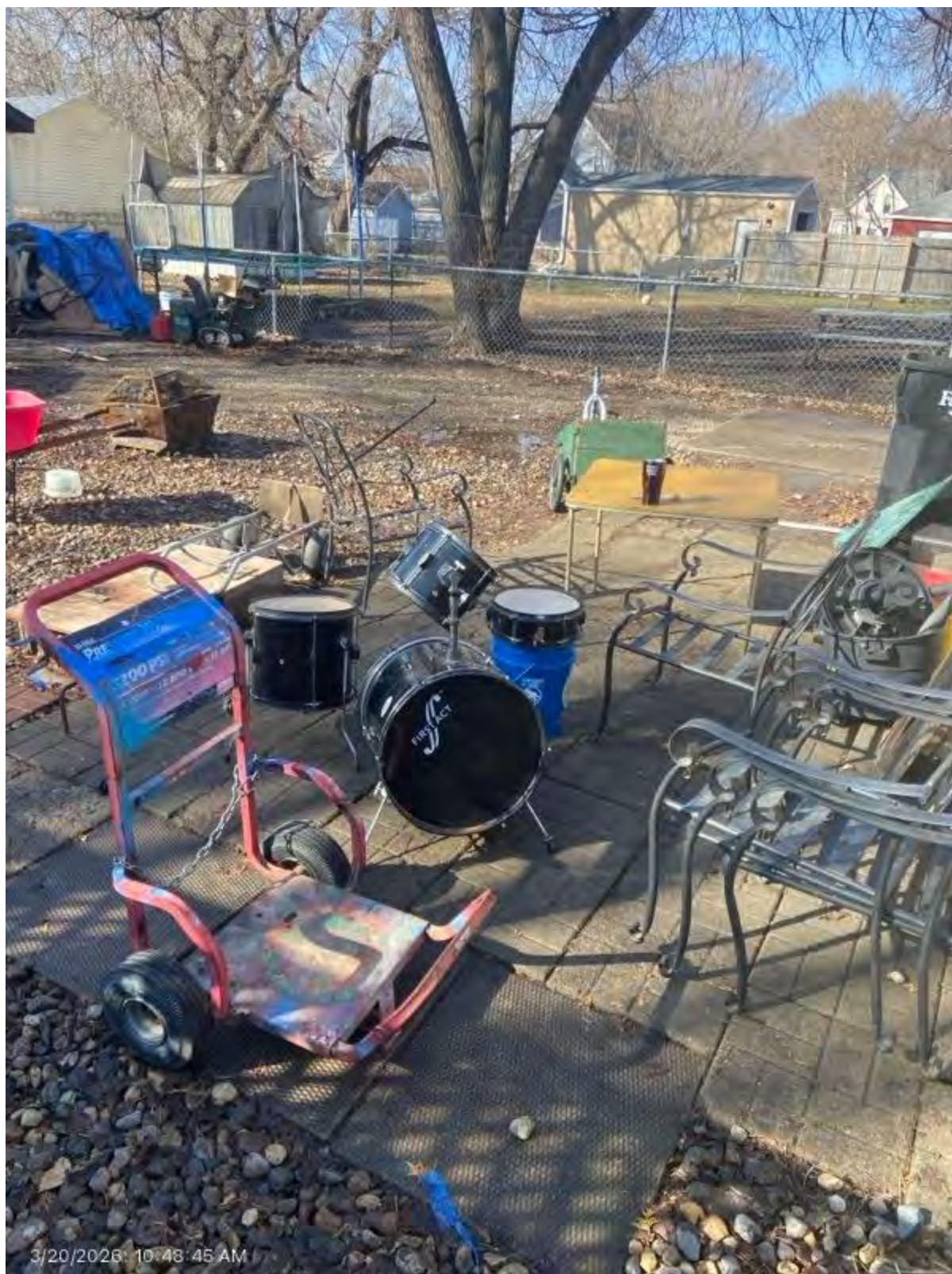




















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11/15/2026: 10:54:14 AM













5/23/2025 10:53:01 AM















3/23/2026: 10:51:03 AM











































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3/25/2026 1:27:21PM







3/25/2025, 1:25:27 PM













3/25/2025 1:14:35 PM









3/25/2026 1:10:50 PM







































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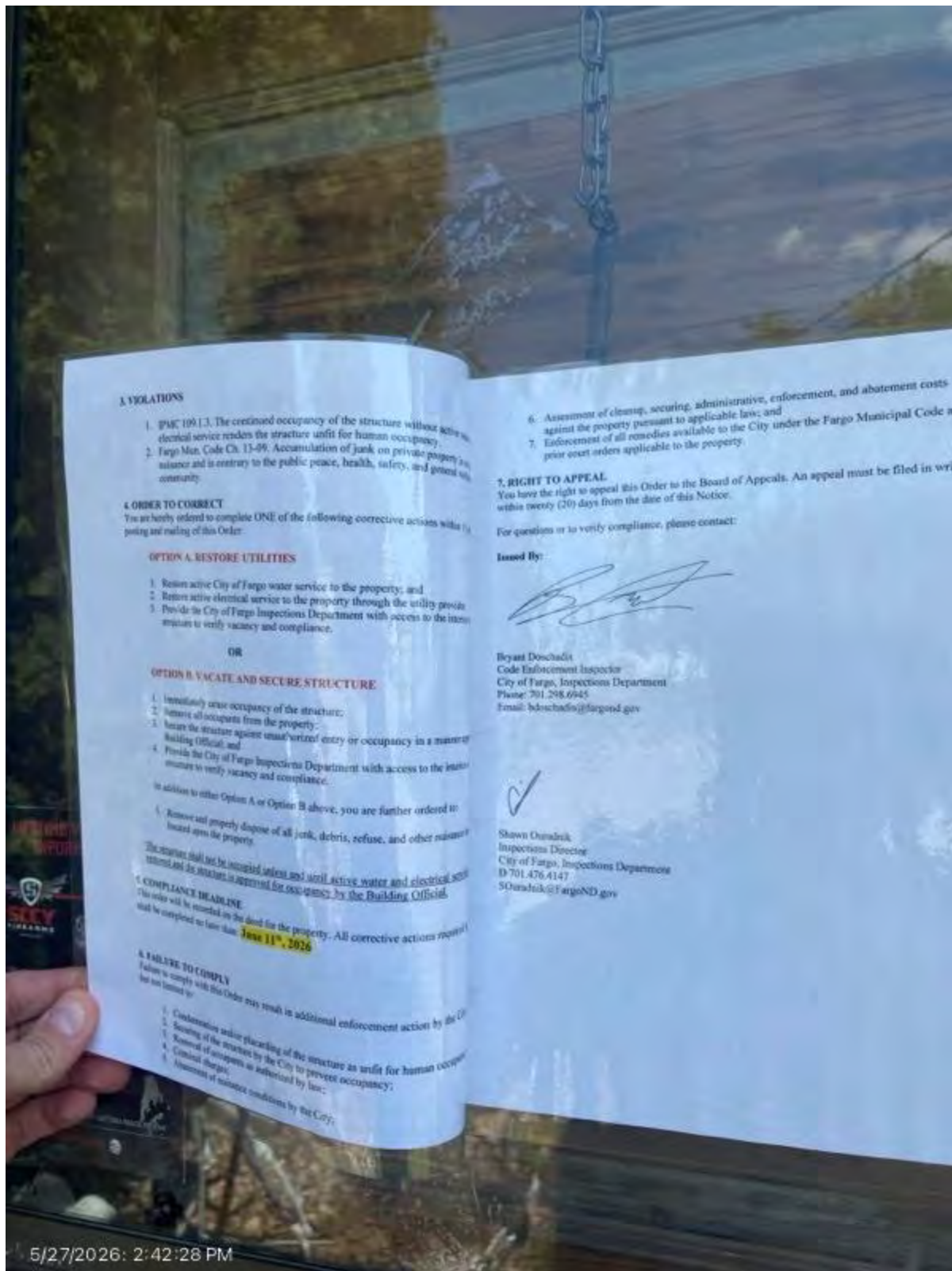






5/26/2026: 12:44:40 PM







INSPECTIONS

INSPECTIONS DEPARTMENT
Fargo City Hall
225 Fourth Street North
Fargo, ND 58102
Phone: 701.241.1361 | Fax: 701.476.6728
FargoND.gov

ORDER OF THE BUILDING OFFICIAL Notice of Violation and Order to Correct

Date: May 27th, 2026
Property Address: 1334 1 Ave S
Parcel Number: 01-0700-00920-000

TO:
Kevin C Oyer
1334 1 Ave S
Fargo, ND 58103

1. AUTHORITY

This Order is issued pursuant to the authority granted to the Building Official under the Fargo Municipal Code and the 2024 International Property Maintenance Code ("IPMC"), as adopted by the City of Fargo.

2. FINDINGS OF FACT

On May 19th, 2026, an inspection was conducted at the above-referenced property. Based upon this inspection, along with prior inspections, utility records, police reports, prior enforcement history, and other information obtained by the City, the Building Official makes the following findings:

1. The structure located at 1334 1st Avenue South is currently occupied or being used for human habitation.
2. Water service to the property was discontinued on or about February 2, 2026.
3. Electrical service to the property was discontinued on or about May 1, 2026.
4. The City has received ongoing complaints regarding the condition and occupancy of the property.
5. Since May 1, 2025, law enforcement has responded to approximately forty (40) calls for service associated with the property.
6. On January 15, 2026, the City executed an administrative search warrant at the property and confirmed that multiple individuals were residing within the structure.
7. A structure occupied without active water and electrical service is unfit for human occupancy and constitutes a threat to the health, safety, and welfare of occupants and the public.
8. The property also contains accumulation of junk, debris, refuse, and/or other nuisance conditions in violation of Chapter 13-09 of the Fargo Municipal Code.
9. The City previously obtained a court order permanently enjoining the property owner from maintaining nuisance conditions upon the property.

5/27/2026: 2:42:06 PM







5/27/2026: 2:37:52 PM









Sincerely,

Bryant Doschadis
Code Enforcement Inspector
bdoschadis@FargoND.gov
(701) 296-6945



5/28/2026: 1:28:14 PM



Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

JUNK REMOVAL NOTICE

Administrative Notice of Order to Correct

DATE: Thursday, May 28, 2026
LOCATION: 1334 1 Ave S

PROPERTY OWNER: Kevin Oyer

INSPECTOR: Bryant Doschadis

DATE OF INSPECTION: May 27th, 2026

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING DESCRIBED JUNK AND/OR DEBRIS IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 13-09 BY **JUNE 28th, 2026**. THE CITY PREVIOUSLY OBTAINED A COURT ORDER PERMANENTLY ENJOINING THE PROPERTY OWNER FROM MAINTAINING NUISANCE CONDITIONS UPON THE PROPERTY. IF THE JUNK REMAINS AFTER THIS DATE, THE CITY OF FARGO WILL HIRE A CONTRACTOR TO REMOVE THE JUNK AND ASSESS THE COSTS AGAINST THE PROPERTY PURSUANT TO APPLICABLE LAW.

The term "junk" includes, without limitation: trash, rubbish, parts of machinery, motor or non-motorized vehicles, unused furniture, stoves, refrigerators, or other appliances, remnants of wood, metal or any other castoff material of any kind, whether or not the same could be put to any reasonable use.

DESCRIPTION OF MATERIAL TO BE REMOVED

- Building materials.
- Disassembled bicycles and bicycle parts.
- Indoor furniture.
- 55 gallon metal drum.
- Loose trash.
- Electronic keyboard.
- All items not designed for exterior exposure.

5/28/2026: 1:27:42 PM





















6/16/2026: 2:07:49 PM





6/16/2026 2:00:16 PM





















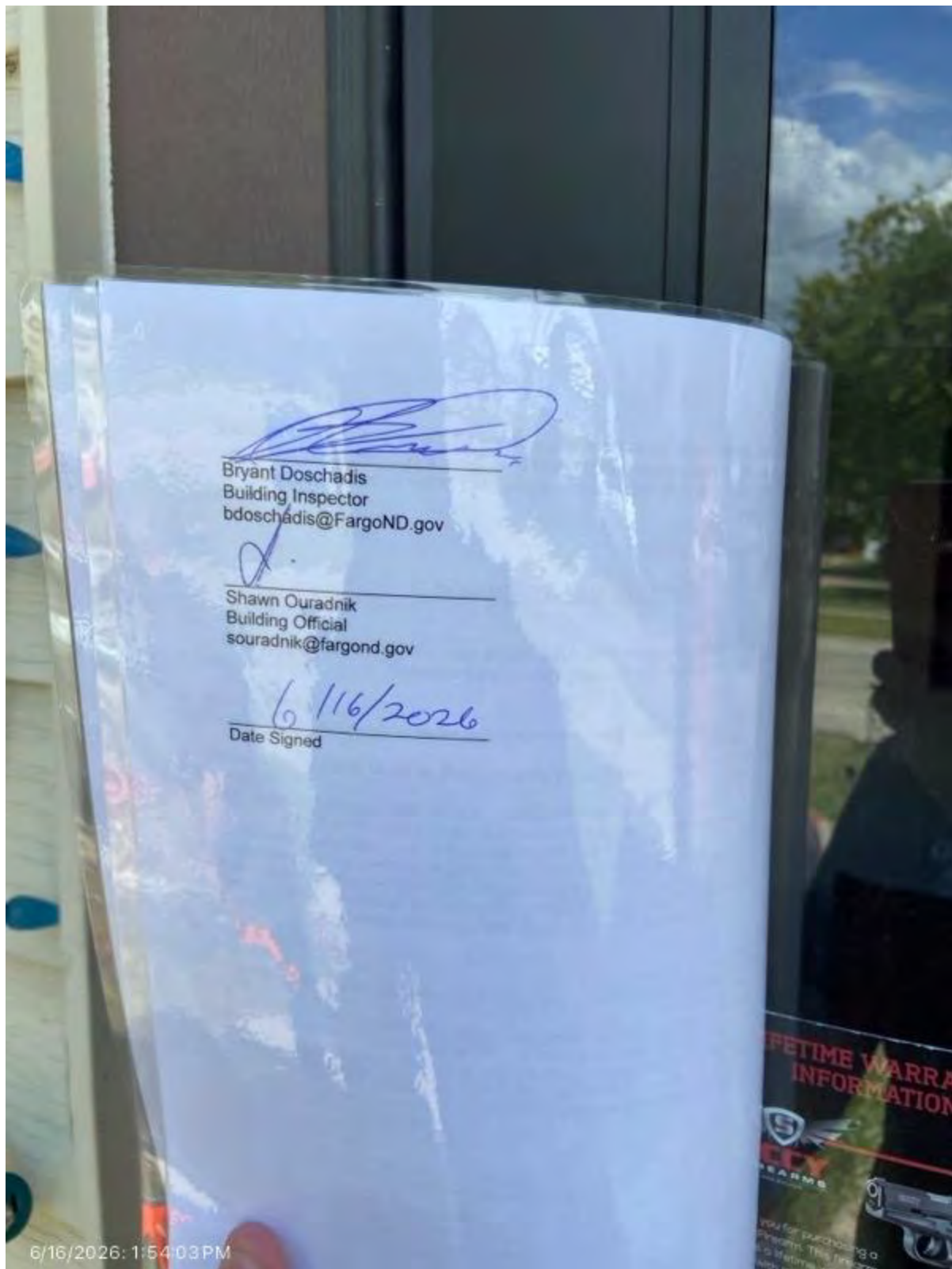




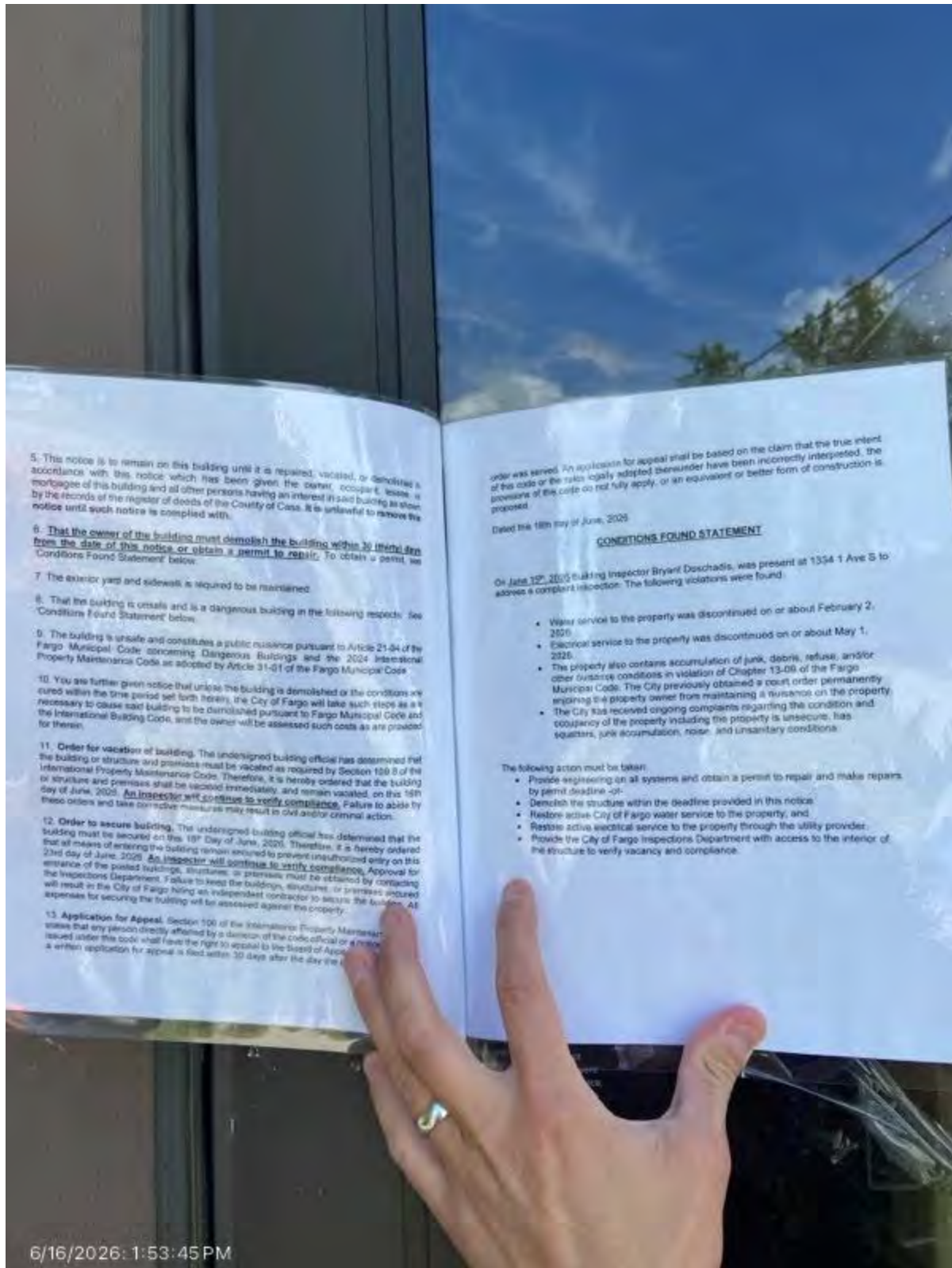


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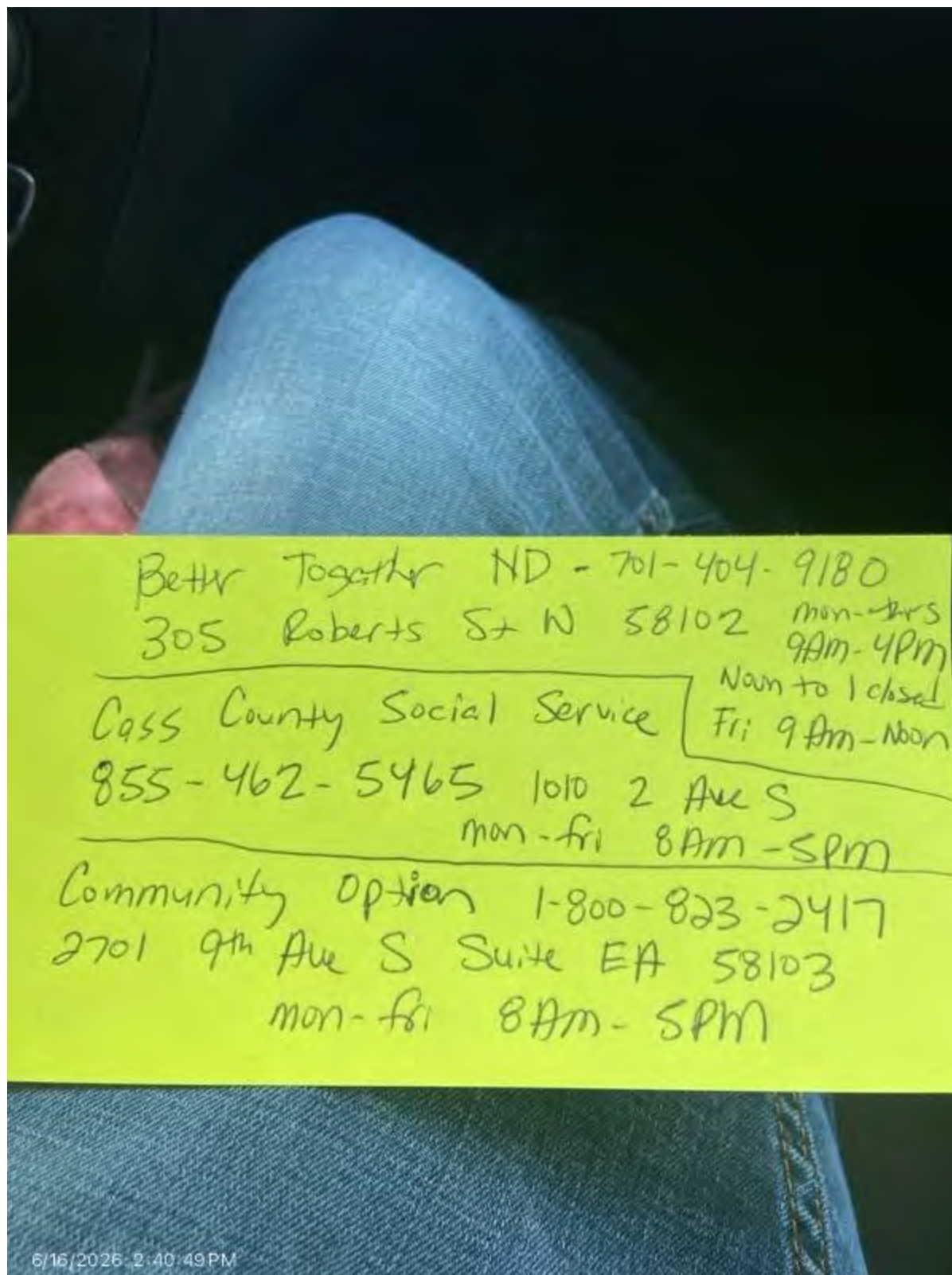




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6/16/2026 1:53:45 PM



Better Together ND - 701-404-9180
305 Roberts St N 58102 mon-fri 9AM-4PM

Cass County Social Service
855-462-5465 1010 2 Ave S
mon-fri 8AM-5PM
Mon to 1 closed
Fri 9AM-Noon

Community Option 1-800-823-2417
2701 9th Ave S Suite EA 58103
mon-fri 8AM-5PM























6/20/2024 1:40:51PM

















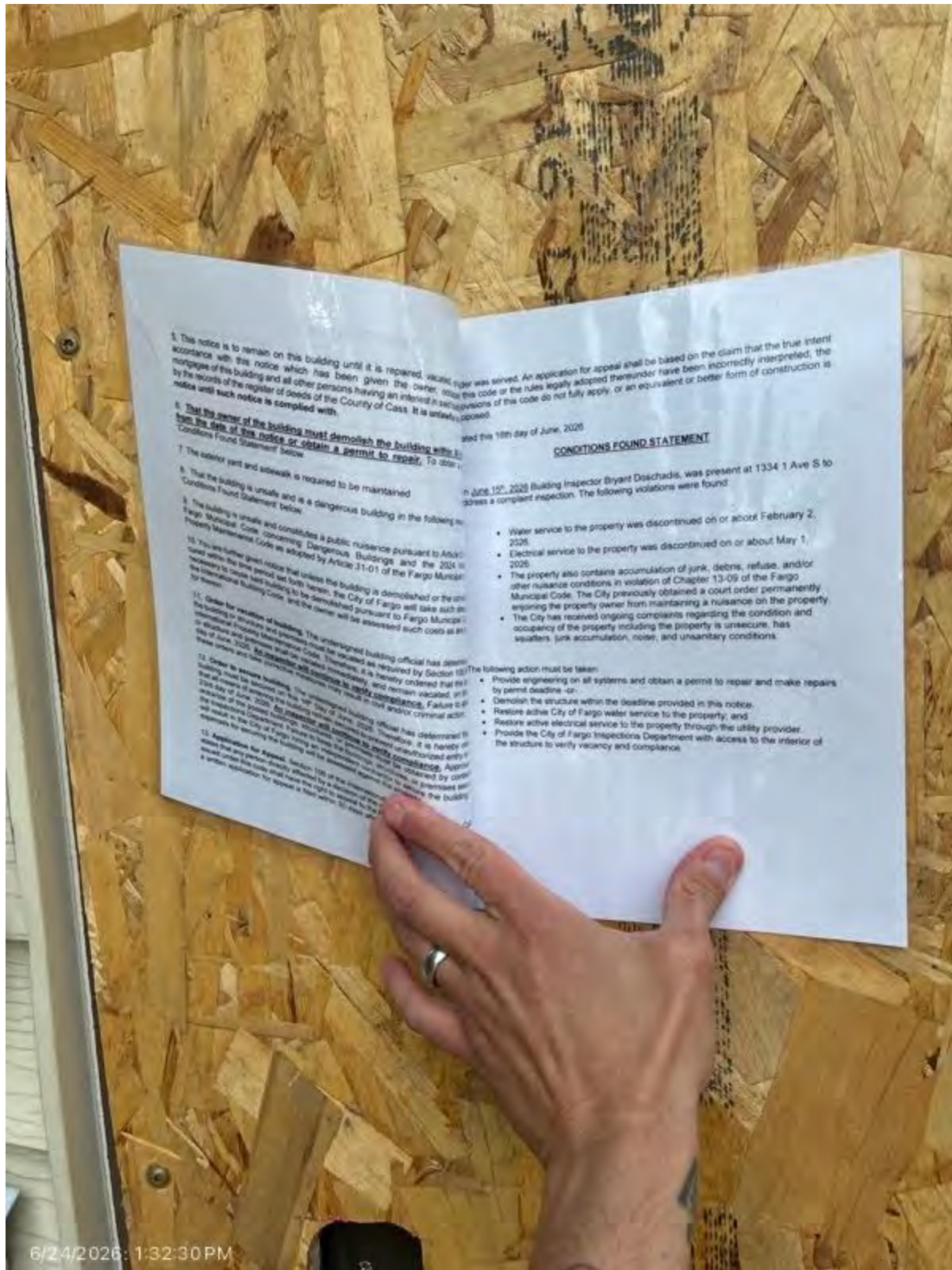














6/24/2026: 1:32:20 PM











































**AUDITOR'S
OFFICE**

AUDITOR'S OFFICE

Fargo City Hall
225 4th Street North
PO Box 2471
Fargo, ND 58108
Phone: 701.241.8108 | Fax: 701.241.8184
FargoND.gov

MEMORANDUM

21

TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Anand Indian Cuisine

DATE: August, 31, 2026

The following application for a liquor license was received by the Auditor's office and reviewed by the Fargo Police Department and the Liquor Control Board:

License Class: GH – Beer and wine only, must meet food requirements, no bar
Business Name: Anand LLC d/b/a Anand Indian Cuisine
Location: 1109 38th Street South
Applicants: Tajinder Singh, Paramijit Kaur, Raman Deep and Simranpreet Kaur

This application is for the issuance of a Class GH liquor license to Anand Indian Cuisine

No current concerns were found in the criminal history background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class GH alcoholic beverage license to Anand Indian Cuisine. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class "GH" alcoholic beverage license for Anand LLC d/b/a Anand Indian Cuisine, located at 1109 38th Street South.



FARGO POLICE DEPARTMENT

A SAFE AND UNIFIED COMMUNITY BUILT ON TRUST, ACCOUNTABILITY AND INCLUSION

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief Travis Stefanowicz

From: Sergeant Daniel Hulbert *DH*

Date: 07.30.2026

RE: Alcoholic Beverage License Application, Class "F", Anand Indian Cuisine *DH*

DH
Application for a class "F" Alcoholic Beverage License from
Anand LLC d/b/a Anand Indian Cuisine, Located at 1109 38th Street South.

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation, I examined the applicants' credit reports and public record criminal backgrounds.

The following information was discovered through this investigation:

Singh, Tajinder (Owner)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.

Credit History - Singh's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Kaur, Paramjit (Owner)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.

Credit History - Kaur's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Deep, Raman (Owner)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, or traffic violations.

Credit History - Deep's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Kaur, Simranpreet (Owner/Manager)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed the following:

[Not Disclosed] - (Grand Forks County - 2024) – Administrative Traffic Violation for Violation of Registration Provisions - \$25 fine, paid on 5/10/2024.

I spoke with Simranpreet Kaur on 7/30/26 by phone. Simranpreet said she had forgotten about this and didn't realize the question had required this information be disclosed. She apologized and said she would make sure to pay closer attention to this in the future.

Credit History - Kaur's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Investigation Notes

647
This application is for a class "C" alcoholic beverage license (Authorizes the licensee to sell "on-sale" only) for Anand LLC d/b/a Anand Indian Cuisine.

Business Location

Anand Indian Cuisine is located at 1109 38th Street South. Other businesses in the area with alcoholic beverage licenses are Paradiso Mexican Restaurant, Acapulco Mexican Restaurant, and The Box Sports Bar & Casino.

Conclusion

This background investigation is being forwarded for your review and recommendation to the City of Fargo Liquor Control Board.



FARGO POLICE DEPARTMENT
AUG 06 2026
Approved

2

THE FOLLOWING SECTION MUST BE READ AND SIGNED BY EACH APPLICANT (OWNER AND GENERAL MANAGER)

1. All applicants must assure there is adequate off-street parking for my business (within the direction of and as approved by the City Commission).
2. If granted an alcoholic beverage license, I will obey, abide by and comply with the State of North Dakota Liquor Control Act, and the City of Fargo Alcoholic Beverage ordinances, as well as any amendments to either of these, which may be made from time to time.
3. I understand that the premises described in the application, if licensed for alcoholic beverage sales, may be inspected at any time by the Chief of Police, or any officer of the Police or Health Departments as allowed by city ordinances and state law. My employees and I will cooperate with such inspections.
4. I understand that all employees, managers and owners involved in the stream of service **MUST** have appropriate Server Training Certificate.
5. I am familiar with the question, answers and other information as it appears in the complete application of an alcoholic beverage license, and the answers and information are, to the best of my belief and knowledge, true, complete and accurate. (Note: This application must be made under oath before a Notary Public.)
6. I recognize the City of Fargo is subject to open records laws contained in chapter 44-04 of the N.D. Century Code. Section 44-04-18.4 contains an exception for trade secrets, proprietary, commercial, and financial information. I agree in submitting the application, that I have familiarized myself with this law. If any information being forwarded to the City of Fargo is claimed as confidential or proprietary under this section, I must clearly indicate this in writing when I submit this application, pointing out, in detail, why the information submitted is claimed as an exemption under section 44-04-18.4. I further agree to respond to, as well as to aid the City, in responding to any claim under 44-04-21.1 concerning this claim of confidentiality under 44-04-18.4.
7. I understand that **the license will expire each year** and a renewal process will need to be completed. This process will include a completed renewal application, payment in full for the required annual fee, and a copy of your certified food sales if applicable to your license.

Affidavit by Responsible Parties

By signing below, I hereby acknowledge under penalty of perjury that I have read each statement above.

Print Name: <u>Simranpreet Kaur</u>	Date: <u>7/14/26</u>
Signature: <u>[Signature]</u>	Date: <u>7/14/26</u>
Print Name: <u>Tajinder Singh</u>	Date: <u>7/14/26</u>
Signature: <u>Tajinder Singh</u>	Date: <u>7/14/26</u>
Print Name: <u>Raman Deep</u>	Date: <u>7/14/26</u>
Signature: <u>Ramandeep</u>	Date: <u>7/14/26</u>
Print Name: <u>Paramjit Kaur</u>	Date: <u>7/14/26</u> ³
Signature: <u>Paramjit Kaur</u>	Date: <u>7/14/26</u>

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Tajinder	Singh	
(First)	(Last)	(Maiden or Other Name)
Address: 910 Lindsey Lane	Grand Forks	ND 58201
(Street)	(City)	(State & Zip)

How long have you lived at this address? 1 year

Provide your address history for the past 5 years:

From _____ to _____ Address: 542 151st Lane NW Andover MN 55304

From _____ to _____ Address: 5912 Louann Street, Grand Forks, ND 58201

From _____ to _____ Address: _____

E-mail address: baltajinder01@gmail.com

Home phone number: (701) 765-0815 Other Phone Number: ()

Date of Birth: 02/23/1996

Place of Birth: Kapurthala, Punjab, India

List each driver's license you have ever had and the state of issue:

DL#: State of Issue: New York Dates:

DL#: [REDACTED] State of Issue: North Dakota Dates: Issued: 01/09/2024

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Paramjit Kaur
 (First) (Middle) (Last) (Maiden or Other Name)

Address: 910 Lindsey Lane, Grand Forks, ND 58201 Grand Forks ND 58201
 (Street) (City) (State & Zip)

How long have you lived at this address? 1 month (recently moved)

Provide your address history for the past 5 years:

From 11/25 to current Address: 910 Lindsey Lane, Grand Forks, ND 58201

From 08/24 to 11/25 Address: 547 Kirkland Dr Coppell, TX 75019

From 01/21 to 08/24 Address: 119 Beachham Crescent Winnipeg, MB R3Y 0A7, Canada

E-mail address: [REDACTED]

Home phone number: [REDACTED] Other Phone Number: () [REDACTED]

Date of Birth: [REDACTED]

Place of Birth: Khiranwale, Kapurthala, Punjab, India

List each driver's license you have ever had and the state of issue:

DL#: [REDACTED] State of Issue: Manitoba Dates: Iss: 10/17/24 Exp: 09/27/26

DL#: State of Issue: Dates:

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Raman Deep
(First) (Middle) (Last) (Maiden or Other Name)

Address: 910 Lindsey Lane Grand Forks ND 58201
(Street) (City) (State & Zip)

How long have you lived at this address? 10 years

Provide your address history for the past 5 years:

From _____ to _____ Address: Same as above

From _____ to _____ Address: _____

From _____ to _____ Address: _____

E-mail address: paramjit5@hotmail.com

Home phone number: (701) 325-9422 Other Phone Number: () _____

Date of Birth: December 23, 1973

Place of Birth: Moron, Punjab, India

List each driver's license you have ever had and the state of issue:

DL#: 985214 State of Issue: ND Dates: current

DL#: _____ State of Issue: _____ Dates: _____

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Simranpreet Kaur
(First) (Middle) (Last) (Maiden or Other Name)

Address: 910 Lindsey Lane Grand Forks ND 58201
(Street) (City) (State & Zip)

How long have you lived at this address? 10 years

Provide your address history for the past 5 years:

From _____ to _____ Address: Same as above

From _____ to _____ Address: _____

From _____ to _____ Address: _____

E-mail address: simranb70@gmail.com

Home phone number: (701) 715-3211 Other Phone Number: () _____

Date of Birth: 11/11/1981

Place of Birth: Queens, New York City, NY

List each driver's license you have ever had and the state of issue:

DL#: 11111111 State of Issue: North Dakota Dates: Current

DL#: _____ State of Issue: _____ Dates: _____

Operator/General Manager Information

(General Manager must be at least 21 years of age)

Are the applicant and manager the same?

Simranpreet.

☒ Yes ☐ No

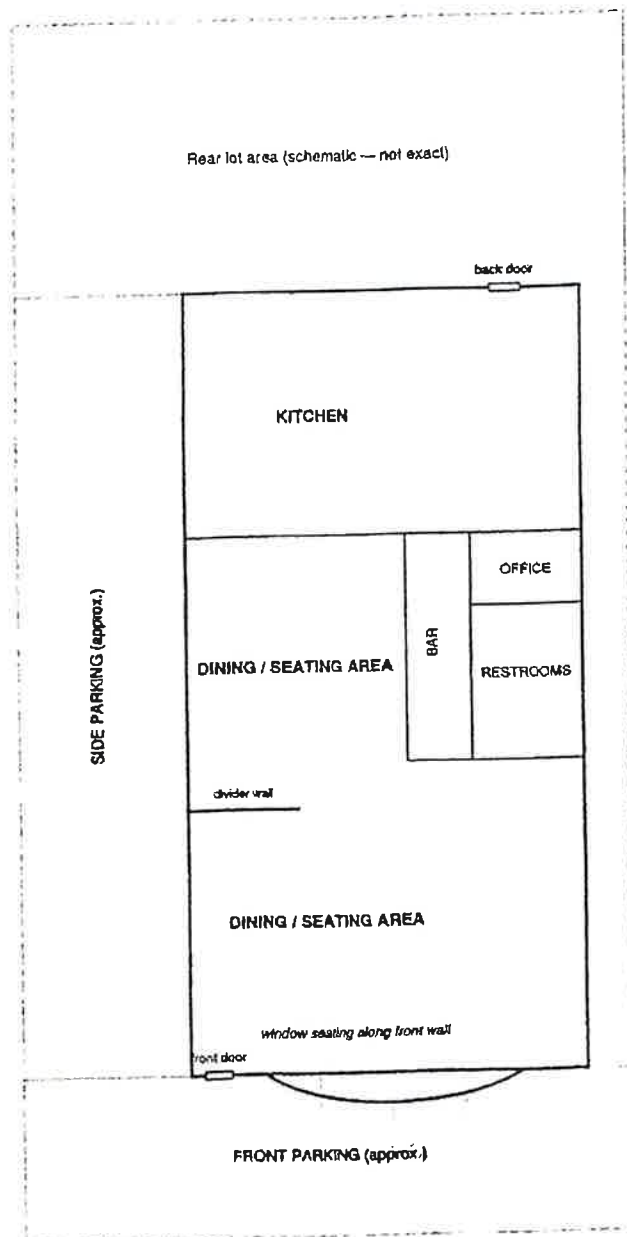
If "no", pages 3-9 must be filled out by each general manager

Important: The name and other information about your general manager must be provided before a license can be issued. If the general manager changes during the course of the license period, you must provide the City Auditor's Office with a change of manager application and a \$100.00 processing fee.

Business Site Plan

Provide a detailed diagram and description of the design, location, and square footage of the premises to be licensed. (A separate page may be attached, please label that page Exhibit A)

- The scale should be stated, such as 1" = 20'. The direction N should be indicated towards the top.
- The diagram should include placement of all pertinent features of the interior of the licensed premises, such as seating areas, kitchens, offices, repair areas, restrooms, etc. The exterior parking area should also be shown.



Operational and Financial Issue

Use additional pages if necessary

Briefly describe your business concept, including your analysis of how this model fits into the proposed location (i.e., describe the suitability of the "fit" into the existing neighborhood or business area).

Business Concept

Anand is a modern Indian restaurant with two service styles: a casual, fast lunch buffet during the day, and sit-down, full-service dining at night with beer and wine service. It's a mix, approachable at lunch, elevated at dinner. We are not applying for a full liquor license and won't serve mixed drinks or spirits. The bar area on the floor plan is used for food service and expediting, not as a cocktail bar.

Fit with the Location

1109 38th St S sits on one of Fargo's busiest commercial corridors, near West Acres Mall, surrounded by hotels, national chains, and other restaurants. This building has already housed Himalayan Yak, Santa Lucia, and La Fiesta, and there's other international dining nearby, so the area clearly supports this kind of cuisine. Our lunch buffet serves the daytime office and retail crowd, and dinner serves hotel guests and evening diners wanting a sit-down meal with beer or wine. We're not aware of another Indian restaurant nearby running this day-to-night model. The space was also a second-generation restaurant build with existing kitchen infrastructure, which let us move faster and lower our buildout cost.

Describe in detail how you intend to address/prevent each of the following concerns at your Business:

Over-serving, intoxicated or disorderly patrons:

All staff serving alcohol complete responsible beverage service training (TIPS or equivalent). Since we only serve beer and wine, not spirits or cocktails, pace and volume of service is naturally lower, but staff are trained to track consumption and spot early signs of intoxication. We won't run drink specials that encourage rapid drinking.

Any staff member can flag a guest of concern, and the manager on duty has final say to cut off service, offer food and water, or arrange a safe ride home. We will not serve visibly intoxicated guests, and won't serve multiple drinks in one order without manager approval.

Safety and security issues, including crowd control:

Anand is a full-service and buffet-style restaurant, not a bar or nightlife venue. Beer and wine service supports the dining experience rather than functioning as a separate draw, which limits typical bar-related safety risks like large-scale intoxication or late-night crowding. The dining room and service bar area are within direct sightline of staff at all times. We'll have security cameras covering the entrance, service bar, and register areas, and exterior lighting covering the parking lot and entrance. Occupancy will be posted and staff are trained not to let the space exceed it. A manager is on site during all hours alcohol is served and has authority to ask any disorderly guest to leave, and to call law enforcement if needed.

Minors on the premises, including consumption by minors:

Anand is a family restaurant during the day and full-service dining at night. Minors are welcome on the premises as guests at all times, but not for alcohol consumption. Servers will check ID for any guest who appears to be under 40 before serving beer or wine, no exceptions, and will not serve anyone who cannot produce valid ID. We will not permit minors to consume alcohol under any circumstance, including with parental consent, per North Dakota law.

Noise concerns, especially from nearby residences of other businesses:

The location sits in a commercial corridor surrounded by hotels and other businesses, not residential housing, so noise impact is minimal by nature of the site. Anand is a sit-down and buffet restaurant, not a bar or music venue. We won't have live music, DJs, or outdoor speakers, and background music will stay at a conversational volume. Doors will stay closed during service, and staff will keep closing/cleanup activity and parking lot noise to a minimum during late closes. Any complaint will be addressed directly and promptly.

Do you plan to feature live entertainment? _____ Yes ☒ No

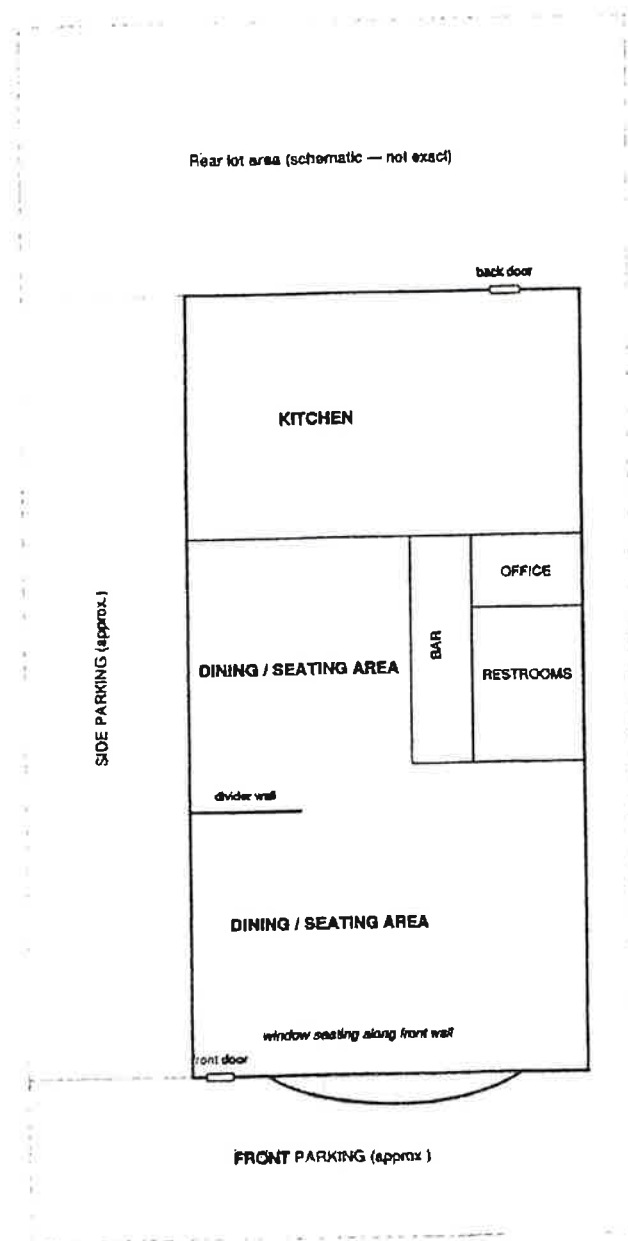
If "yes", describe what you envision at the time, including how often such entertainment will take place.

(Additional cost will apply.)

Business Site Plan

Provide a detailed diagram and description of the design, location, and square footage of the premises to be licensed. (A separate page may be attached, please label that page Exhibit A)

- The scale should be stated, such as 1" = 20'. The direction N should be indicated towards the top.
- The diagram should include placement of all pertinent features of the interior of the licensed premises, such as seating areas, kitchens, offices, repair areas, restrooms, etc. The exterior parking area should also be shown.



Operational and Financial Issue

Use additional pages if necessary

Briefly describe your business concept, including your analysis of how this model fits into the proposed location (i.e., describe the suitability of the "fit" into the existing neighborhood or business area).

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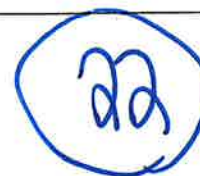
Do you plan to feature live entertainment? _____ Yes ☒ No

If "yes", describe what you envision at the time, including how often such entertainment will take place.

(Additional cost will apply.)



MEMORANDUM



TO: City Commission

FROM: Angie Bear, Deputy City Auditor

SUBJECT: Liquor License Application – Fly Rail

DATE: August, 31, 2026

The following application for a liquor license was received by the Auditor's office and reviewed by the Fargo Police Department and the Liquor Control Board:

License Class: GH – Beer and wine only, must meet food requirements, no bar
Business Name: The Fly Rail, LLC d/b/a Fly Rail
Location: 1531 University Dr South, Unit D
Applicants: Hanna Richardson Stout, Gordon Lamont, and Richard Lewis

This application is for the issuance of a Class GH liquor license to The Fly Rail, LLC d/b/a Fly Rail.

No current concerns were found in the criminal history background check. The background check was approved by the Police Chief. Staff & Liquor Control recommend approval of the issuance of a Class GH alcoholic beverage license to Fly Rail. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class "GH" alcoholic beverage license for The Fly Rail, LLC d/b/a Fly Rail, located at 1531 University Drive South, Unit D.



FARGO POLICE DEPARTMENT

A SAFE AND UNIFIED COMMUNITY BUILT ON TRUST, ACCOUNTABILITY AND INCLUSION

NEIGHBORHOOD SERVICES DIVISION

MEMORANDUM

To: Chief Travis Stefanowicz

From: Sergeant Daniel Hulbert *DH*

Date: 07.03.2026

RE: Alcoholic Beverage License Application, Class "GH/CW", Fly Rail

Application for a class "GH/CW" Alcoholic Beverage License from
The Fly Rail, LLC d/b/a Fly Rail, Located at 1531 University Drive South, D.

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation, I examined the applicants' credit reports and public record criminal backgrounds.

The following information was discovered through this investigation:

Richardson Stout, Hanna (Owner)

Criminal History -

A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (<https://chs.state.mn.us>) showed no criminal, alcohol, and traffic violations.

Credit History -

Hanna Richardson Stout's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Lamont, Gordon (Owner)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (https://chs.state.mn.us) showed no criminal, alcohol, and traffic violations.

Credit History - Gordon Lamont's credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Lewis, Richard (Manager)

Criminal History - A search of Fargo Police Department criminal records, North Dakota public records (publicsearch.ndcourts.gov) and Minnesota public records (https://chs.state.mn.us) showed no criminal, alcohol, and traffic violations.

Credit History - Richard Lewis' credit history was reviewed. There are no prior bankruptcies, recent past due accounts or debts turned over to collections.

Investigation Notes

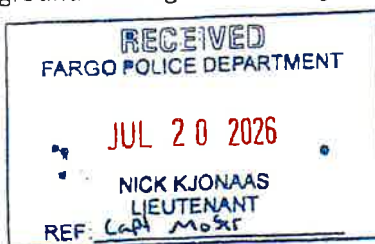
This application is for a class "GH/CW" alcoholic beverage license (Authorizes the licensee to sell "on-sale" wine and sparkling wine only, or "on-sale" beer only) for The Fly Rail, LLC d/b/a Fly Rail. The business is still determining which license they plan to go with according to the Auditors Office.

Business Location

Fly Rail is located at 1531 University Drive South, D. Other businesses in the area with alcoholic beverage licenses are Applebee's Grill & Bar (13th Ave S) and Alibi Lounge (1340 21st Ave S).

Conclusion

This background investigation is being forwarded for your review and recommendation to the City of Fargo Liquor Control Board.



RECEIVED
Fargo Police Department

JUL 20 2026

Travis Moser
Captain
REF: Approved

NEW APPLICATION for an Alcoholic Beverage License

Legal Company Name: The Fly Rail, LLC

(Must match State of North Dakota registration name)

DBA Name: Fly Rail

Is the establishment applying for (or has) a food license under the same name? Yes ☒ No ☐

Business location address: 1531 D South University Dr. Fargo, ND 58103

Mailing address: 3309 Fiechtner Dr. STE A Fargo, ND 58103

Business E-mail address: flyrailinfo@gmail.com

Local Manager E-mail address: 2lewisrichard@gmail.com

Best Contact Phone number: (248) 978-6644

Anticipated Date of Opening: August 1, 2026

Please contact the Auditor's Office at 701-241-1301 or 241-8108 to determine the appropriate License Classification Type that would fit your business model.

The following section to be completed by City Staff:

Date Received: _____

Class of License: _____

Investigations Fee Paid (\$250) ☒ Yes ☐ No

Date Paid: 6/19/26

Check/CC # 5222

Police Department review completed by: _____

Date: _____

(Attached recommendation report):

_____ Approval Recommendation

_____ Denial Recommendation

Chief of Police

Date

*deciding between
GA or CW*

THE FOLLOWING SECTION MUST BE READ AND SIGNED BY EACH APPLICANT (OWNER AND GENERAL MANAGER)

1. All applicants must assure there is adequate off-street parking for my business (within the direction of and as approved by the City Commission).
2. If granted an alcoholic beverage license, I will obey, abide by and comply with the State of North Dakota Liquor Control Act, and the City of Fargo Alcoholic Beverage ordinances, as well as any amendments to either of these, which may be made from time to time.
3. I understand that the premises described in the application, if licensed for alcoholic beverage sales, may be inspected at any time by the Chief of Police, or any officer of the Police or Health Departments as allowed by city ordinances and state law. My employees and I will cooperate with such inspections.
4. I understand that all employees, managers and owners involved in the stream of service **MUST** have appropriate Server Training Certificate.
5. I am familiar with the question, answers and other information as it appears in the complete application of an alcoholic beverage license, and the answers and information are, to the best of my belief and knowledge, true, complete and accurate. (Note: This application must be made under oath before a Notary Public.)
6. I recognize the City of Fargo is subject to open records laws contained in chapter 44-04 of the N.D. Century Code. Section 44-04-18.4 contains an exception for trade secrets, proprietary, commercial, and financial information. I agree in submitting the application, that I have familiarized myself with this law. If any information being forwarded to the City of Fargo is claimed as confidential or proprietary under this section, I must clearly indicate this in writing when I submit this application, pointing out, in detail, why the information submitted is claimed as an exemption under section 44-04-18.4. I further agree to respond to, as well as to aid the City, in responding to any claim under 44-04-21.1 concerning this claim of confidentiality under 44-04-18.4.
7. I understand that **the license will expire each year** and a renewal process will need to be completed. This process will include a completed renewal application, payment in full for the required annual fee, and a copy of your certified food sales if applicable to your license.

Affidavit by Responsible Parties

By signing below, I hereby acknowledge under penalty of perjury that I have read each statement above.

Print Name: <u>Gordon Mike LaMont</u>	Date: <u>6/15/26</u>
Signature: <u>[Signature]</u>	Date: <u>6/15/26</u>
Print Name: <u>Hanna Richardson Stout</u>	Date: <u>6/16/26</u>
Signature: <u>[Signature]</u>	Date: <u>6/16/26</u>
Print Name: <u>RICHARD ANDREW LEWIS</u>	Date: <u>6/16/2026</u>
Signature: <u>[Signature]</u>	Date: <u>6/16/2026</u>

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Hanna Maria Richardson Stout
 (First) (Middle) (Last) (Maiden or Other Name)

Address: 702 21st St S #3 Fargo ND 58103
 (Street) (City) (State & Zip)

How long have you lived at this address? 1 year

Provide your address history for the past 5 years:

From 2022 to 2025 Address: 4936 47th St S #100 Fargo, ND 58104

From 2016 to 2022 Address: 1109 42nd St S #318 Fargo, ND 58103

From _____ to _____ Address: _____

E-mail address: [REDACTED]

Home phone number: [REDACTED] Other Phone Number: () _____

Date of Birth: [REDACTED]

Place of Birth: Fresno, CA

List each driver's license you have ever had and the state of issue:

DL#: [REDACTED] State of Issue: ND Dates: ISS 3/4/23 EXP 5/10/27

DL#: _____ State of Issue: _____ Dates: _____

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Gordon Mike LoMont
 (First) (Middle) (Last) (Maiden or Other Name)

Address: 3219 Longfellow Rd N Fargo ND 58102
 (Street) (City) (State & Zip)

How long have you lived at this address? 17 yrs

Provide your address history for the past 5 years:

From _____ to _____ Address: _____

From _____ to _____ Address: _____

From _____ to _____ Address: _____

E-mail address: [REDACTED]

Home phone number: () _____ Other Phone Number: (701) 361-8583

Date of Birth: [REDACTED]

Place of Birth: FARGO, ND

List each driver's license you have ever had and the state of issue:

DL#: [REDACTED] State of Issue: ND Dates: 1999 - Current

DL#: _____ State of Issue: _____ Dates: _____

Applicant Information: (3 pages)

Please make copies as needed for each Owner/Officer (5% or greater interest in the company) and General Manager of your business or organization.

Name: Richard Andrew Lewis (Maiden or Other Name)
_ (First)(Middle) (Last)

Address: 1410 5th St S., Fargo, ND 58103 (State & Zip)
(Street) (City)

How long have you lived at this address? 5 years

Provide your address history for the past 5 years:

From July 2021 to Present Address: 1410 5th St S. Fargo, ND 58103

From _____ to _____ Address: _____

From _____ to _____ Address: _____

E-mail address: [REDACTED]

Home phone number: [REDACTED] Other Phone Number: () _____

Date of Birth: [REDACTED]

Place of Birth: Denver, CO

List each driver's license you have ever had and the state of issue:

DL#: [REDACTED] State of Issue: ND Dates: 05/2020-02/2032

DL#: [REDACTED] State of Issue: MI Dates: 2006 - 2020

CA 1948 - 2006
IL 1996 1998
MI 1989 1996
NV 1987 1989
ME 1980 1987

Business Site Plan

Provide a detailed diagram and description of the design, location, and square footage of the premises to be licensed. (A separate page may be attached, please label that page Exhibit A)

- The scale should be stated, such as 1" = 20'. The direction N should be indicated towards the top.
- The diagram should include placement of all pertinent features of the interior of the licensed premises, such as seating areas, kitchens, offices, repair areas, restrooms, etc. The exterior parking area should also be shown.

Attached

Operational and Financial Issue

Use additional pages if necessary

Briefly describe your business concept, including your analysis of how this model fits into the proposed location (i.e., describe the suitability of the “fit” into the existing neighborhood or business area).

The proposed business, The Fly Rail LLC, is a wholly owned subsidiary of Northern Prairie Performing Arts and will operate as a neighborhood bar offering beer, light food (such as hotdogs and snacks), and charitable gaming.

The concept is intentionally straightforward, providing a clean, well-managed, and welcoming environment with a strong focus on responsible alcohol service and regulatory compliance. Charitable gaming will be a primary component of the business, conducted in full accordance with North Dakota regulations, with proceeds supporting the nonprofit mission of Northern Prairie Performing Arts.

This model is particularly well suited to its location on University Drive, where there are currently limited comparable bar or hospitality options in the immediate area. The Fly Rail will fill an existing gap by providing a convenient, neighborhood-focused gathering place for nearby residents, employees, and visitors. Its presence will activate the space, contribute to local economic activity, and expand responsible entertainment options without duplicating existing businesses.

The Fly Rail is designed to be a stable, community-oriented establishment that complements the surrounding area by introducing a needed amenity while maintaining a strong commitment to safety, oversight, and positive community impact. Ownership and management bring extensive experience in operating regulated nonprofit activities in North Dakota, including charitable gaming, and have established systems in place to ensure full compliance, strong financial oversight, and responsible day-to-day operations.

Describe in detail how you intend to address/prevent each of the following concerns at your

Business: Over-serving, intoxicated or disorderly patrons:

The Fly Rail will implement strict responsible alcohol service practices within a 21-and-over environment. All staff will be required to complete approved alcohol server training and will be trained to recognize signs of intoxication and to refuse service when appropriate. Management will establish clear written policies for service limits, ID verification, and intervention procedures. Staff will immediately address any disorderly behavior and, when necessary, involve management or local law enforcement. The business will maintain a culture of accountability, ensuring all employees understand their responsibility to protect patrons and the broader community.

Safety and security issues, including crowd control:

The Fly Rail is designed as a modestly sized, 21-and-over neighborhood establishment, which naturally limits crowd control concerns. Occupancy limits will be strictly observed and actively monitored by staff. Clear sightlines throughout the space will allow for effective supervision. Security cameras will be installed and maintained to support safety and incident documentation. Management or designated supervisory staff will be present during all operating hours to respond quickly and appropriately to any issues, with procedures in place to manage busier periods in an orderly and controlled manner.

Minors on the premises, including consumption by minors:

The Fly Rail will operate as a strictly 21-and-over establishment. All patrons will be required to present valid, government-issued identification upon entry. Staff will be trained in proper ID verification procedures, and no minors will be permitted on the premises at any time. These controls eliminate the risk of underage alcohol consumption. Management will conduct regular internal compliance checks to ensure policies are consistently followed.

The establishment will also utilize ID scanning technology as a verification tool to assist staff in identifying fraudulent identification and confirming age eligibility; no customer data will be stored or retained.

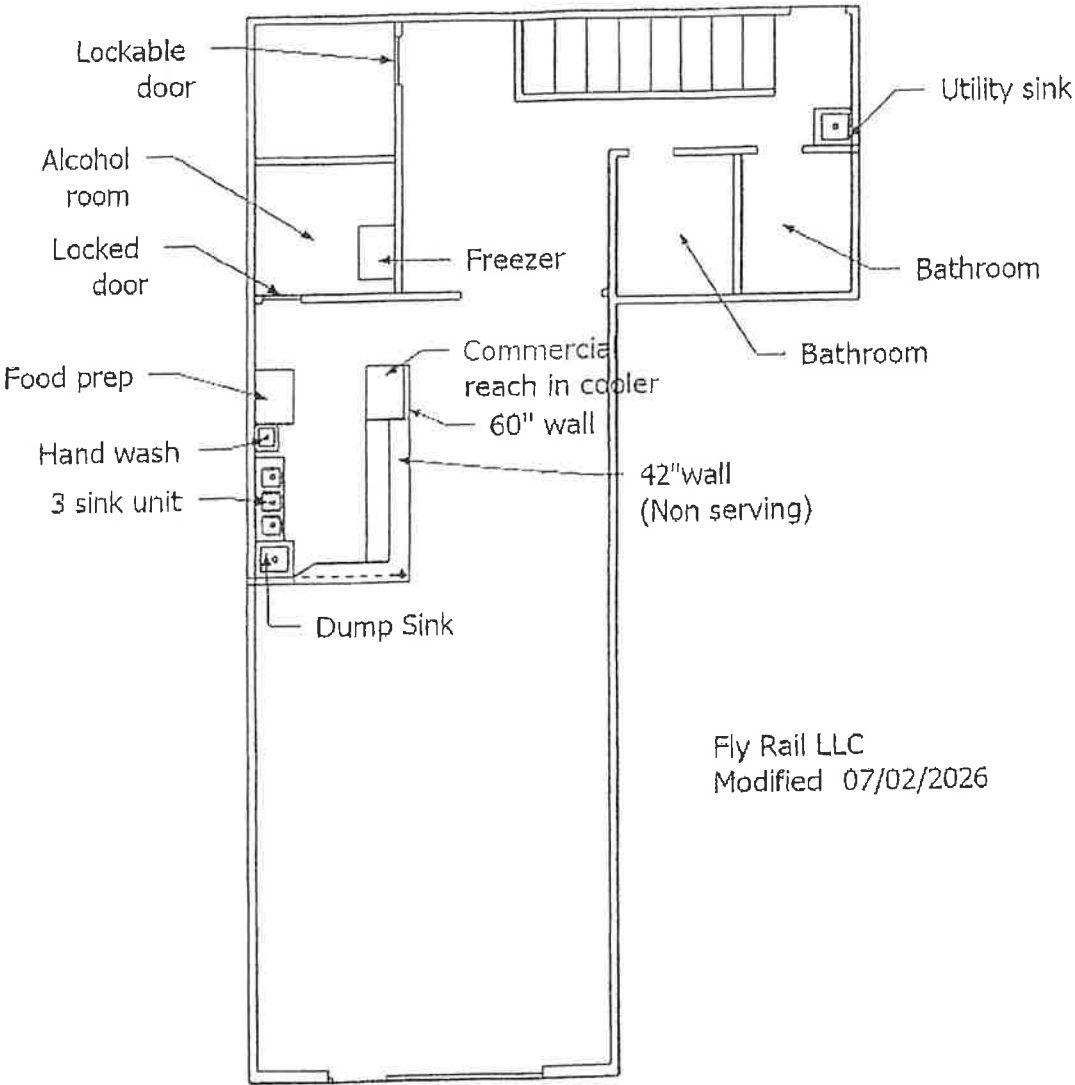
Noise concerns, especially from nearby residences of other businesses:

The business model is intentionally low-impact, with no live entertainment, amplified programming, or event-based activity. Background music will be maintained at a moderate level appropriate for conversation. Staff will monitor both interior and exterior noise levels, particularly during evening hours, to ensure the establishment remains respectful of neighboring properties. The Fly Rail is committed to being a good neighbor and will promptly address any concerns that arise.

Do you plan to feature live entertainment? _____ Yes ☒ No

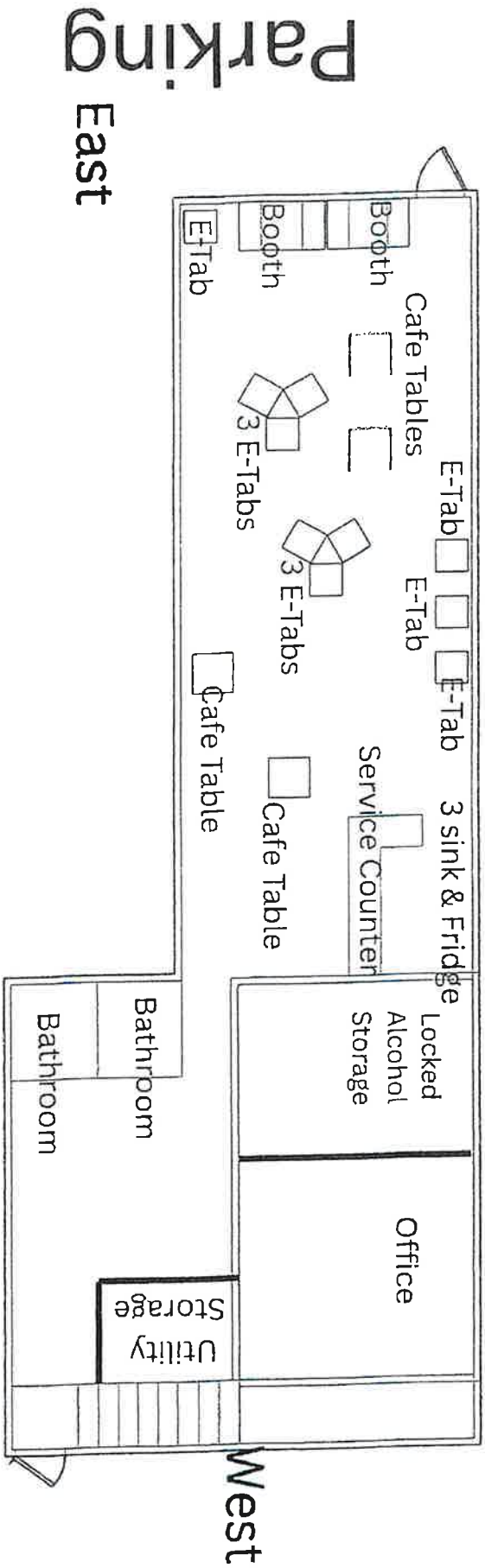
If "yes", describe what you envision at the time, including how often such entertainment will take place.

(Additional cost will apply.)



Fly Rail LLC
Modified 07/02/2026

1531D S University
1550 Sq Ft
South



North

1" = 8'

EXHIBIT 5 – PREMISES BUILDING PLAN – SPACE 1531 D

The Premises (Space 1531 D) is highlighted in yellow on the floor plan below. Approximate area: 1,550 square feet.

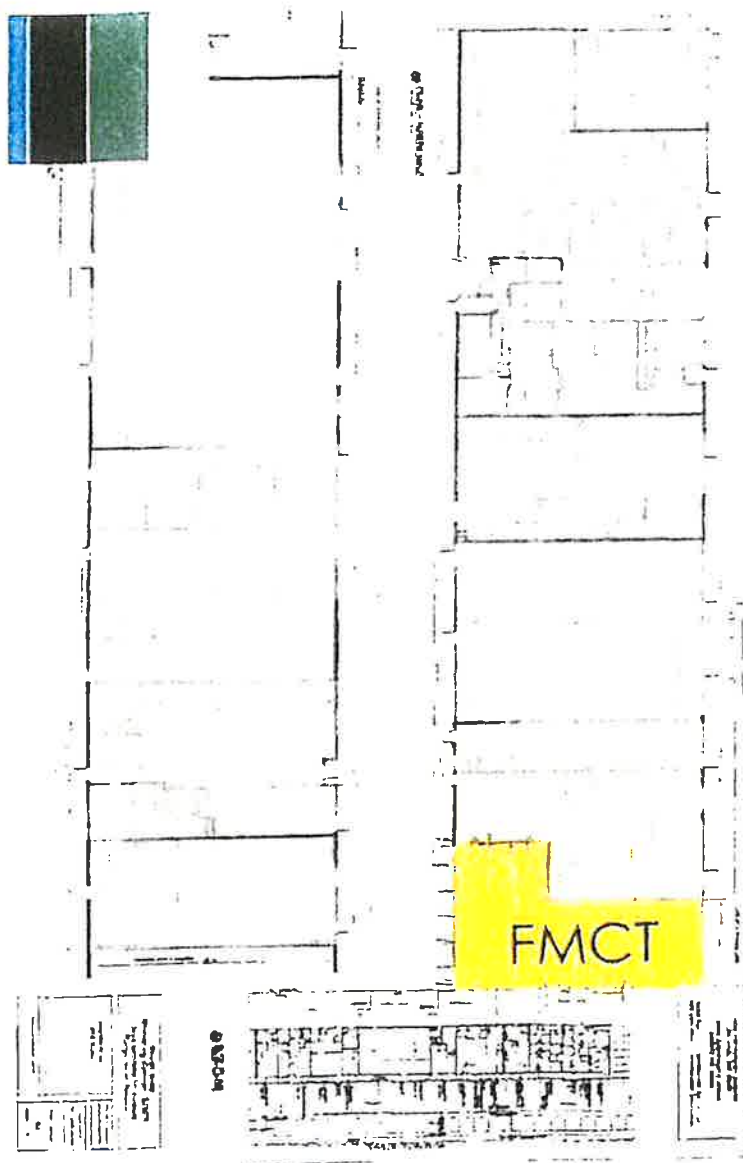
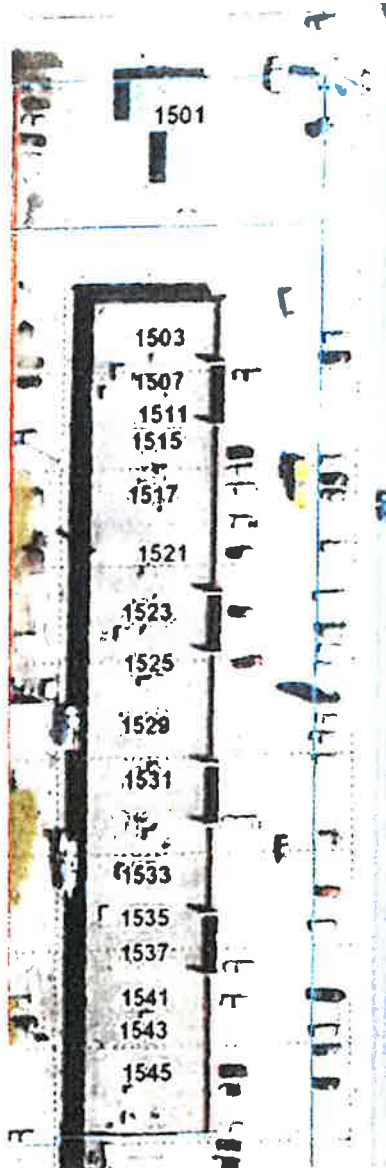


EXHIBIT 4 – SHOPPING CENTER SITE PLAN

Southside Center – 1501–1542 South University Drive, Fargo, ND 58103





August 31, 2026

To: Board of City Commissioners
Fr: Michael Redlinger, City Administrator
Re: Recommendation for Appointment of the Transit Director

The Transit Director Selection Committee completed the final component of its selection process for the Transit Director position on August 21, 2026. The Selection Committee interviewed two finalist candidates. The assessment included a formal interview and presentation by each candidate on their vision for the Transit Director position; Transit operations and staff; and the candidate's perspectives on the future of Transit services in the Fargo-Moorhead-West Fargo metropolitan area. The August 21st interview followed a first-round virtual interview of candidates on July 31, 2026.

Following the August 21st assessment, the Transit Director Selection Committee discussed its candidate rankings and recommends Jordan Smith, currently an Assistant Transit Director for Fleet & Facilities for the City of Fargo, to be recommended for consideration and appointment by the City Commission. As a Selection Committee member and the Hiring Manager, I concur with the Selection Committee's recommendation and offer my support and endorsement for Jordan Smith to be appointed to the position.

August 31, 2026 City Commission Meeting

On August 31, 2026, the City Commission is requested to approve the Selection Committee and City Administrator's recommendation to appoint Jordan Smith as the Transit Director for the City of Fargo.

Below is the list of Transit Director Selection Committee members. Mr. Smith's resume is also attached for reference. Thank you for your consideration of this appointment.

Transit Director Selection Committee

Commissioner John Strand | Fargo City Commission
Council Member Deb White | Moorhead City Council
Michael Redlinger | Fargo City Administrator (Hiring Manager)
Shaun Crowell | Transit Mobility Manager
Ben Griffith | Metro COG Executive Director
Dan Hanson | West Fargo Senior Director of Community and Development Services
Jill Minette | Fargo Human Resources Director
Wyatt Pappenfus | Fargo Assistant Finance Director
Mike Rietz | Moorhead Assistant City Manager
Susan Thompson | Fargo Finance Director
Megan Zahradka | Moorhead Finance
Amy Rissman | Human Resources Manager (Facilitator)

Recommended Action: I move to appoint Jordan Smith to the position of Transit Director for the City of Fargo.

JORDAN SMITH

[REDACTED]

[REDACTED]

jmsmith@fargond.gov

PROFESSIONAL SUMMARY

Accomplished public transportation professional with more than 20 years of progressive leadership, operations, and management experience, including over nine years with MATBUS and the City of Fargo. Extensive experience in public transit administration, fleet and facilities management, capital project delivery, procurement, grant administration, regulatory compliance, budgeting, and strategic planning. Proven ability to build partnerships with local governments, state and federal agencies, community stakeholders, and employees while successfully leading complex organizational initiatives.

CORE COMPETENCIES

- Public Transit Administration
- Strategic Planning
- Budget Development & Financial Management
- Grant Administration
- FTA Compliance
- Procurement & Contract Administration
- Capital Project Management
- Fleet & Facilities Management
- Employee Leadership & Development
- Organizational Change Management
- Stakeholder & Government Relations

PROFESSIONAL EXPERIENCE

Assistant Transit Director – Fleet & Facilities | City of Fargo / MATBUS | March 2017 – Present

- Played a key leadership role in the successful transition of MATBUS operations from a contracted provider to City employment, helping lead the conversion of more than 80 drivers and management staff while maintaining uninterrupted transit service.
- Assist in the development and administration of a transit operating budget exceeding \$16 million annually.

- Provide strategic oversight of a fleet consisting of more than 70 revenue service vehicles.
- Administer federal and state transit grants and ensure compliance with FTA, NDDOT, and MNDOT requirements.
- Lead procurement and contract administration activities for major capital projects, fleet purchases, technology implementations, and facility improvements.
- Manage significant capital initiatives including transit vehicle replacement programs, fare collection system modernization, and Ground Transportation Center rehabilitation efforts.

Service Advisor | Butler Machinery Company | October 2014 – March 2017

- Managed customer relationships and service operations for heavy equipment maintenance and repair programs.
- Coordinated repair planning, technician scheduling, cost estimates, and customer communications.
- Assisted with operational planning, workflow management, and customer satisfaction initiatives.

Service Coordinator | Butler Machinery Company | April 2014 – October 2014

- Reviewed work orders and service documentation to ensure billing accuracy and compliance with company procedures.
- Coordinated workflow processes between customers, technicians, and management to support efficient service operations.

Automotive Technician / Service Advisor | Certified Auto Repair | May 2006 – April 2014

- Performed vehicle diagnostics, maintenance, and repair services for a wide range of automotive systems.
- Advanced into a Service Advisor role with responsibility for customer relations, estimating, scheduling, and daily operational support.
- Developed strong customer service, communication, and problem-solving skills while supporting shop productivity and business growth.

EDUCATION

Bachelor of Science, Operations Management (Honors) – Minnesota State University Moorhead,
May 2022

Associate of Arts, Liberal Arts (Honors) – Minnesota State Community and Technical College,
May 2020

Associate of Applied Science, Automotive Technology (Honors) – Lake Area Technical Institute,
May 2006

PROFESSIONAL DEVELOPMENT & TRAINING

National Transit Institute:

- Procurement for Small and Medium Transit Systems
- Risk Assessment and Basic Price & Cost Analysis
- Transit Maintenance Leadership
- Management of Transit Construction Projects
- National Transit Database (Urban Reporting)

Dale Carnegie:

- Skills for Success

LEADERSHIP & BOARD SERVICE

Dakota Transit Association – Board of Directors

Fargo-Moorhead Kennel Club – Board of Directors, Former President

HONORS & RECOGNITION

Eagle Scout, Boy Scouts of America



OFFICE OF THE
CITY ATTORNEY

CITY ATTORNEY
Ian R. McLean

SERKLAND LAW FIRM

10 Roberts Street North
Fargo, ND 58102

Phone: 701.232.8957 | Fax: 701.237.4049

ASSISTANT CITY ATTORNEYS

Nancy J. Morris ■ Alissa R. Farol Czapiewski
William B. Wischer ■ Kasey D. McNary ■ Elijah P. Hartsell

August 27, 2026

24

Board of City Commissioners
225 4th Street North
Fargo, ND 58102

RE: Proposed Class Airport Alcoholic Beverage License and Operating Resolution

Dear Mayor and City Commissioners:

On July 20, 2026, the City Commission unanimously approved the recommendation of the City's Liquor Control Board to draft an airport specific alcoholic beverage license classification that would allow alcohol to be sold and consumed in designated portions of Hector International Airport.

Enclosed with this letter are a draft ordinance and companion resolution. The suggested motion is to receive and file the draft ordinance and place it on the agenda for first reading at the September 14, 2026 meeting of the Board of City Commissioners. Receipt and filing will allow the Commission to review the draft ordinance and provide feedback before first reading.

The draft companion resolution is also being provided for informational purposes and to receive feedback from the Commission. The resolution will not be presented for approval until the second reading of the ordinance so that the ordinance and resolution may receive final approval at the same meeting.

Proposed Ordinance for Class Airport Alcoholic Beverage License.

The ordinance creates a new "Class Airport" license tailored to Hector International Airport. Only one Class Airport license may exist, and it may be issued only to the food and beverage concessionaire operating under a written agreement with the Fargo Municipal Airport Authority. The license authorizes the on-sale sale of beer, wine, and distilled spirits at approved locations within the airport terminal. The ordinance also designates times of operation and food sale requirements.

The ordinance establishes an initial issuance fee of \$115,000 and an annual fee of \$1,700. For the initial issuance only, the \$115,000 fee will be waived because the current concessionaire must surrender its existing Class A license to the City without payment, compensation, reimbursement, or credit. The surrendered Class A license will return to the City's control.

The Class Airport license is a personal privilege tied to the concession agreement. It cannot be sold, assigned, pledged, or otherwise conveyed. If the concession agreement expires or terminates, the Class Airport license automatically terminates and reverts to the City without cost or compensation, and all alcoholic beverage sale privileges immediately cease.

Companion Operating Resolution

The operational details of the Class Airport license are contained in a companion resolution rather than the Fargo Municipal Code. This structure preserves the Commission's control while allowing the operating requirements to be adjusted efficiently in response to changes in the terminal layout, security needs, or airport operations. A resolution may be amended or replaced at a single City Commission meeting, whereas an ordinance amendment requires, at a minimum, two separate readings and publication.

As drafted, the companion resolution:

- identifies the approved points of sale by reference to an airport map and requires Commission approval before a sales location is added, removed, expanded, or reduced;
- requires approved, readily distinguishable, non-glass containers and prohibits off-sale transactions;
- limits each transaction to no more than two alcoholic beverages per person and prohibits structuring transactions to evade that limit; and
- requires a Security and Alcohol Management Plan addressing age verification, monitoring, training, intoxication and disorderly conduct, incident response, coordination with airport and law-enforcement personnel, signage and physical controls, no-alcohol zones, and closing procedures.

The resolution also places primary responsibility on the licensee to take reasonable measures to prevent and address underage possession or consumption, alcohol in prohibited areas, overconsumption, disorderly conduct, and related violations when the licensee knew or reasonably should have known of the conduct. The Fargo Municipal Airport Authority and Fargo Police Department may require reasonable updates to the security plan, but permanent changes to points of sale or consumption areas remain subject to approval by the Board of City Commissioners.

The ordinance therefore establishes the fundamental legal framework for the license, while the resolution establishes operating requirements that the Commission may revise as needed.

SUGGESTED MOTION: I move to receive and file the enclosed ordinance and to place the ordinance on the agenda of the next regular meeting of the City Commission for first reading.

Regards,



William Wischer
Assistant City Attorney

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING SECTION 25-1506 OF ARTICLE 25-15,
2 OF CHAPTER 25, OF THE FARGO MUNICIPAL CODE,
3 RELATING TO LICENSES-CLASSIFICATIONS

4 AND

5 AN ORDINANCE AMENDING SECTION 25-1507 OF ARTICLE 25-15,
6 OF CHAPTER 25, OF THE FARGO MUNICIPAL CODE,
7 RELATING TO LICENSES-FEES

8 AND

9 AN ORDINANCE AMENDING SECTION 25-1508 OF ARTICLE 25-15,
10 OF CHAPTER 25, OF THE FARGO MUNICIPAL CODE,
11 RELATING TO ISSUANCE AND TRANSFER OF LICENSES—RESTRICTIONS—
12 HEARING REQUIRED.

13 WHEREAS, the electorate of the City of Fargo has adopted a home rule charter in
14 accordance with Chapter 40-05.1 of the North Dakota Century Code; and

15 WHEREAS, Section 40-05.1-06 of the North Dakota Century Code provides that the
16 City shall have the right to implement home rule powers by ordinance; and

17 WHEREAS, Section 40-05.1-05 of the North Dakota Century Code provides that said
18 home rule charter and any ordinances made pursuant thereto shall supersede state laws in
19 conflict therewith and shall be liberally construed for such purpose; and

20 WHEREAS, the City of Fargo desires to establish a new alcoholic beverage license
21 classification, known as a “Class Airport” license, tailored to the unique operations of Hector
22 International Airport and authorizing the sale of alcoholic beverages at multiple approved
23 locations and their consumption within designated areas of the airport;

WHEREAS, the Board of City Commissioners deems it necessary and appropriate
to implement such authority by the adoption of this ordinance;

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

NOW, THEREFORE,

Be it Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. Amendment

Section 25-1506 of Article 25-15, of Chapter 25, of the Fargo Municipal Code is amended as follows:

25-1506. – License - Classifications.

Licenses authorizing the sale at retail of alcoholic beverages within the city of Fargo shall be divided into the following classes:

FF. A “Class Airport” license shall authorize the on-sale of beer, wine, and distilled spirits for consumption within the approved licensed premises located at Hector International Airport (HIA), subject to the following conditions:

1. Licensed Premises. The license shall be valid only for the premises located within HIA.
2. Sale of alcohol. The locations where sales of alcohol may occur may include bars, restaurants, or other service areas operated by the licensee within the airport terminal, provided each location has been approved by a resolution of the Board of City Commissioners. Sale locations may be added, removed, expanded or reduced by resolution by Board of City Commissioners.
3. Consumption Areas. Alcohol sold and/or purchased pursuant to this license may be possessed and consumed throughout the licensed premises except within the following no-alcohol zones:
 - Restrooms;
 - Children's play areas;
 - Sensory rooms;
 - Immersive reality rooms;
 - Mothers' nursing rooms;
 - Service animal relief areas;

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- Security checkpoint areas;
- All pre-security areas of the airport terminal;
- Jet bridge and aircraft; and
- Any additional areas designated as no-alcohol by resolution of the Board of City Commissioners.

4. Containers. Alcohol removed from a bar or restaurant area shall be in a container approved by the Fargo Municipal Airport Authority.
5. Food Sales. A "Class Airport" license must derive at least 50% of its gross receipts from the sale of food products and not from the sale of alcoholic beverages. All sales must occur at the place of business of the licensee. The licensee shall maintain records demonstrating compliance with this subsection and shall make such records available for inspection upon request.
6. Hours of Sale. No alcoholic beverages may be sold after 10:00 p.m. Nothing in this section authorizes sales during hours prohibited by city or state law.
7. Eligibility. One "Class Airport" License may be issued to a concessionaire that: (1) has entered into a written concession agreement with the Fargo Municipal Airport Authority authorizing the concessionaire to sell alcoholic beverages at HIA; (2) meets all qualifications required by this chapter and North Dakota law; and (3) has been approved by the Board of City Commissioners.
8. Transfer. It is the intent of this provision that the city of Fargo desires to control the issuance of additional liquor licenses and restrict any artificial appreciation in value of said licenses. The "Class Airport" license is a personal privilege to the licensed concessionaire and shall not constitute a property interest. Any attempted sale, assignment, pledge, transfer, or conveyance is void. Following the license's reversion to the City, the Board of City Commissioners may issue the license to a successor concessionaire that satisfies all eligibility requirements.
9. Termination and Reversion. The "Class Airport" license is contingent upon the licensee maintaining a valid concession agreement with the Fargo Municipal Airport Authority authorizing the sale of alcoholic beverages. Upon the expiration or termination of that concession agreement, or upon the licensee otherwise ceasing to serve as the authorized concessionaire, the license shall automatically terminate and revert to the City without payment, compensation,

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1 or reimbursement to the licensee. All privileges granted under the license shall
2 immediately cease, and the licensee shall immediately discontinue the sale of
3 alcoholic beverages.

4 10. Fees. The initial fee for a "Class Airport" license as well as the annual renewal
5 fee shall be set forth in city ordinance.

6 11. Other.

- 7 a) A "Class Airport" License shall not be combined with any other alcoholic
8 beverage license.
9 b) A "Class Airport" license shall not be counted toward, reduce the number
10 of licenses available under, or otherwise affect any numerical limitation
11 applicable to any other class of alcoholic beverage licenses established by
12 this chapter.
13 c) No person under twenty-one years of age may be seated at or within three
14 feet of a bar counter.

15 Section 2. Amendment

16 Section 25-1507 of Article 25-15, of Chapter 25, of the Fargo Municipal Code is amended as
17 follows:

18 25-1507. – License - Fees.

19 A. Initial issuance fee—For a license granted which is not a renewal or a transfer
20 of an existing license, the following fees shall be payable as hereinafter
21 provided:

22 ***

23 Class VWB—\$7,500

Class Airport - \$115,000

No fee shall be charged for the initial issuance of a license hereunder to a lodge or club, nor shall any fee be charged for the initial issuance of a license to any liquor establishment licensed by any other political subdivision over which the city of Fargo has subsequently acquired jurisdiction by annexation, provided, however, that such liquor establishment must have been in existence for at least fifteen (15) years prior to such annexation by the city of Fargo. The initial issuance fee charged shall be the

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difference between the city fee and the fee originally charged by the issuing subdivision.

A non-refundable payment in the sum of 10% of the initial issuance fee shall be paid at the time issuance of the license is approved by the board of city commissioners pursuant to § 25-1508 of this article. The remainder of the initial issuance fee shall be payable upon issuance of the license, but not more than 30 days after date of approval by the board of city commissioners; provided, that the time for payment of the remaining balance of the initial issuance fee may, with the approval of the board of city commissioners, be deferred and paid by periodic payments within 180 days after the date of approval. In the event that the applicant fails to pay the remainder of the initial issuance fee within 30 days, or such other time as may have been approved by the board of city commissioners, the approval shall be deemed to have expired and the 10% payment by the applicant shall be forfeited.

B. Annual fees shall be payable at the beginning of each license year as follows:

Class VWB—\$750
Class Airport – \$1,700

C. The transfer of a license issued pursuant to the provisions of this article shall require a transfer fee equal to the total annual cost of the license being transferred; provided, however, that a transfer fee shall not be imposed for the following-described transfers:

Section 3. Initial Issuance; Surrender of Class A License; Fee Waiver (Not codified).

Notwithstanding Fargo Municipal Code § 25-1507(A), the initial issuance fee for the first "Class Airport" license issued following the effective date of this ordinance shall be waived, provided that, as a condition of issuance, the airport concessionaire surrenders its existing Class A license to the City without payment, compensation, reimbursement, or credit of any kind. Upon surrender, the Class A license shall revert to the City, and the Board of City Commissioners may thereafter issue the Class A license to another qualified applicant in accordance with this article and upon payment of the full initial issuance fee then applicable to a Class A license.

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Section 4. Amendment.

Section 25-1508 of Article 25-15, of Chapter 25, of the Fargo Municipal Code is amended as follows:

25-1508. – Issuance and transfer of licenses—Restrictions—Hearing required.

F. The number of licenses which may be issued by the board of city commissioners shall be limited as follows:

31. Class Airport - 1

Section 5. Effective Date.

This ordinance shall be in full force and effect from and after its passage, approval and publication.

Joshua A. Boschec, Mayor

Attest:

Angie Bear, Deputy City Auditor,
on behalf of the City Auditor

First Reading:
Second Reading and Final Passage:
Publication:

COMMISSIONER _____ introduced the following resolution and moved its adoption:

RESOLUTION
[ESTABLISHING APPROVED ALCOHOL SALE LOCATIONS AND OPERATIONAL
CONDITIONS FOR THE CLASS AIRPORT LICENSE AT HECTOR
INTERNATIONAL AIRPORT]

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FARGO:

WHEREAS, the City of Fargo, Cass County, North Dakota, is a municipal corporation, organized and existing under the laws of the State of North Dakota, which has adopted a Home Rule Charter, pursuant to the authority of N.D.C.C. Chapter 40-05.1;

WHEREAS, the City of Fargo is establishing a new alcoholic beverage license classification, known as a "Class Airport" license, tailored to the unique operations of Hector International Airport and authorizing the sale of alcoholic beverages at multiple locations and their consumption within designated areas of the airport;

WHEREAS, Fargo Municipal Code § 25-1506(FF) provides that alcohol may be sold under a Class Airport license only at locations approved by resolution of the Board of City Commissioners and authorizes the Board of City Commissioners to designate additional no-alcohol areas by resolution; and

WHEREAS, the Board of City Commissioners desires to establish the initially approved alcohol sales locations and impose operating, security, monitoring, and compliance conditions applicable to the Class Airport license.

NOW, THEREFORE, BE IT RESOLVED, by the Board of City Commissioners of the City of Fargo, North Dakota, as follows:

SECTION ONE – APPROVED ALCOHOL SALES LOCATIONS. The alcohol sales locations identified on the map constituting Exhibit A, which is attached to and incorporated into this Resolution, are established as the locations at which the Licensee may sell alcoholic beverages. Alcohol may not be sold from any bar, restaurant, cart, kiosk, temporary service point, mobile unit, gate area, or other location not identified in Exhibit A. The addition, removal, expansion, reduction, or relocation of a sales location requires approval by a subsequent resolution of the Board of City Commissioners.

SECTION TWO – AUTHORIZED CONSUMPTION AREAS AND NO-ALCOHOL AREAS. Alcohol sold under the Class Airport license may be possessed and consumed only within the post-security portions of the passenger terminal constituting the approved licensed premises and may not be possessed or consumed in any no-alcohol area established by Fargo Municipal Code § 25-1506(FF), this Resolution, or a subsequent resolution of the Board. The Licensee shall take reasonable measures to prevent alcoholic

beverages from being carried into pre-security areas, security checkpoint areas, restrooms, children's play areas, sensory rooms, immersive reality rooms, mothers' nursing rooms, service animal relief areas, jet bridges, aircraft, or any other designated no-alcohol area.

SECTION THREE – APPROVED CONTAINERS. Any alcoholic beverage carried outside an approved alcohol sales location must be in a container approved by the Municipal Airport Authority. The approved container must be readily distinguishable from containers used for nonalcoholic beverages and may not be made of glass. The Licensee may not sell or provide alcoholic beverages in sealed original packaging for later consumption or otherwise engage in off-sale activity.

SECTION FOUR – BEVERAGE QUANTITY LIMIT. The Licensee may sell or provide no more than two alcoholic beverages to any individual in a single transaction. This limitation shall be enforced by the Licensee at each point of sale. The Licensee and its employees may not divide or structure a sale into multiple transactions for the purpose of avoiding this limitation.

SECTION FIVE – SECURITY, RESPONSIBILITY, AND ALCOHOL MANAGEMENT PLAN. The Licensee shall implement and continuously maintain reasonable measures designed to prevent alcoholic beverages sold under the Class Airport license from being possessed or consumed by individuals under twenty-one years of age or within any designated no-alcohol area. The Licensee's responsibility extends beyond the points of sale to the entire licensed premises and includes reasonable staffing, monitoring, signage, employee training, and prompt corrective action.

The Licensee shall promptly intervene and take appropriate action whenever it knows or, through the exercise of reasonable diligence, should know of underage possession or consumption, possession or consumption within a designated no-alcohol area, overconsumption, disorderly conduct, or other alcohol-related noncompliance. Failure to implement or consistently follow reasonable preventive measures, or failure to respond promptly and appropriately to known or reasonably observable conduct, constitutes a violation of this Resolution and a violation of the conditions of the Class Airport license.

Before commencing operations under the Class Airport license, the Licensee shall submit a written Security and Alcohol Management Plan to the Municipal Airport Authority, the Fargo Police Department, and the City Auditor or the City Auditor's designee. The plan must be approved by the Municipal Airport Authority and the Fargo Police Department and must address, at a minimum:

- a. **Monitoring.** The staffing and continuous monitoring of each alcohol sales location and the broader consumption area, including procedures for preventing, identifying, and responding to underage possession or consumption, disorderly conduct, overconsumption, and the possession or consumption of alcoholic beverages within a designated no-alcohol area.

- b. **Training.** Responsible beverage-server training, age-verification procedures, recognition of intoxication, refusal of service, de-escalation, and procedures specific to airport security and operations.
- c. **Coordination.** Immediate communication and coordination with the Fargo Police Department, Transportation Security Administration personnel, airline personnel, emergency medical services, and other airport personnel, as appropriate. Such coordination does not relieve the Licensee of its responsibilities under this Resolution or the Fargo Municipal Code.
- d. **Incident Response.** Procedures for responding to underage possession or consumption, an intoxicated or disorderly person, a medical emergency, a security incident, a flight disruption, or an attempted entry into a jet bridge, aircraft, security checkpoint area, pre-security area, or other designated no-alcohol area with an alcoholic beverage.
- e. **Physical Controls and Signage.** The placement of signs, disposal receptacles, barriers, floor markings, or other reasonable controls identifying alcohol sales locations, designated no-alcohol areas, and the points beyond which alcoholic beverages may not be carried.
- f. **Closing Procedures.** Procedures for ending sales at the required time, collecting or disposing of abandoned containers, and monitoring and responding to alcohol-related conduct after alcohol sales have ended.

The Municipal Airport Authority and/or the Fargo Police Department may require reasonable amendments to the Security and Alcohol Management Plan to respond to changed operational, safety, or security conditions, provided that no administrative amendment may expand the approved licensed premises, authorize a new or relocated sales location, or permanently remove or modify a no-alcohol area established by ordinance or resolution. Any such permanent change requires approval by the Board of City Commissioners.

SECTION SIX – EFFECTIVE DATE. This Resolution is adopted in anticipation of the final passage, approval, and publication, of the ordinance establishing the “Class Airport” alcoholic beverage license. This Resolution shall have no force or effect unless and until that ordinance becomes effective. Subject to that condition, this Resolution shall automatically become effective, without further action by the Board of City Commissioners, upon the effective date of the ordinance establishing the “Class Airport” alcoholic beverage license, as finally adopted. If the ordinance establishing the “Class Airport” alcoholic beverage license is not finally adopted, this Resolution shall be null and void without further action by the Board of City Commissioners.

Joshua A. Boschee, Mayor

Attest:

Angie Bear Deputy City Auditor on behalf
of the City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by
COMMISSIONER _____, and upon roll call vote, the following voted in favor thereof:
COMMISSIONERS _____. The following were absent and not voting: _____, and
the following voted against the same: _____, whereupon the resolution was declared duly
passed and adopted.