

FARGO CITY COMMISSION AGENDA
Monday, December 2, 2019 - 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, November 18, 2019).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. 1st reading of an Ordinance Relating to Classification of Ordinance Violations.
- 2. 2nd reading and final adoption of the following Ordinances; 1st reading 11/18/19:
 - a. Relating to Recreational Aquatic Facilities.
 - b. Rezoning a Certain Parcel of Land Lying in Harwood's First Addition.
- 3. Applications for Games of Chance:
 - a. NDSU Saddle and Sirloin Club for a raffle on 2/15/20.
 - b. Outdoor Adventure Foundation for a raffle and raffle board on 3/14/20.
 - c. Fargo Air Museum for a calendar raffle from 1/1/20 to 4/30/20.
 - d. F5 Project for a raffle on 1/12/20.
 - e. Knights of Columbus Council 11930 for a raffle on 5/21/20.
 - f. NDSU Livestock, Dairy and Meats Judging Club for a raffle on 2/19/20.
- 4. Reimbursement and Cost Share Agreements with Kilbourne Group, LLC.
- 5. Final Balancing Change Order No. 1 for an increase of \$4,973.68 for Project No. PR-19-A1.
- 6. Agreement Regarding Special Assessments with Kelmar Property 6, LLC.
- 7. Resolutions Authorizing the Issuance of Refunding Improvement Bonds, Series 2019C and 2019D and North Dakota State Revolving Fund Program Loan Agreement North Dakota Public Finance Authority.
- 8. Agreement for Services with Annie Wood.
- 9. Agreement for Services with Gia Rassier.
- 10. Agreement for Services with AE2S Communications.
- 11. Position Evaluation Committee Recommendations.
- 12. Employment Definitions Policy (200-004), Military Leave Policy (500-007) and the Holidays Policy (500-009) to be effective 12/2/19.

Page 2. Interstate Parking to lease parking spaces in the old Police and Health buildings for \$70/month per parking space and install the necessary signage.

14. Bid award for Consulting Services for Core Neighborhoods Master Plan (RFP19130).
15. Parking rates for 2020 and 2021 as recommended by the Parking Commission.
16. Change of the parking time zone along 5th Avenue North between 11th and 12th Streets North and along 11th Street North between 4th and 5th Avenues North from 90 minute to 4-hour parking.
17. Bid award for ballistic helmets and headsets (RFP19180).
18. Exercising the option to piggyback on the contract with Northern Truck Equipment Corporation for the purchase of one snowplow, box and wing (PBCRFP19171).
19. Resolution Prescribing Rates and Charges for Solid Waste Services.
20. Amendment to Recycling Agreement with Minnkota Enviroservices, Inc. d/b/a Minnkota Recycling.
21. Chemical bid awards for the Water Treatment Plant for 2020, as presented (AFB19175).
22. Chemical bid awards for the Wastewater Treatment Plant for 2020, as presented (AFB19176).
23. Bills.
24. Change Order No. 3 for an increase of \$4,325.40 for Improvement District No. BN-18-F2.
25. Change Order No. 8 for an increase of \$28,461.00 for Improvement District No. BN-17-A1.
26. Change Order No. 5 for an increase of \$10,100.00 and time extension to 12/7/19 for Improvement District No. DN-18-A1.
27. Change Order No. 1 for a time extension to 6/15/20 for Improvement District No. PN-18-B1.
28. Final Balancing Change Order No. 4 for an increase of \$77,345.57 for Improvement District No. FM-17-C1.
29. Negative Final Balancing Change Order No. 2 in the amount of -\$12,136.24 for Improvement District No. BN-19-E1.
30. Negative Final Balancing Change Order No. 4 in the amount of -\$3,706.96 for Improvement District No. NN-18-A1.

REGULAR AGENDA:

31. Follow-up on the use of the LinkFM for special events.
32. Public Hearings - 5:15 pm:
 - a. Plat of BLU Water Creek 5th Addition a replat of Lot 2, Block 1, BLU Water Creek 4th Addition, including a Vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South (4609 33rd Avenue South);

approval recommended by the Planning Commission on 7/2/19; continued from the 11/18/19 Regular Meeting.

- b. Application filed by Pixeled Brewing Company d/b/a Pixeled Brewing Company to change from their Class "Y" Alcoholic Beverage License to a Class "C-M" Alcoholic Beverage License at 100 NP Avenue, Suite 101.
 - c. Transfer of the Class "H" Alcoholic Beverage License from Mars Restaurant Group, LLC d/b/a Pancheros Mexican Grill currently located at 4761 13th Avenue South to a new location at 4360 13th Avenue South, Suite C.
 - d. Transfer of a Class "B" Alcoholic Beverage License from Steve's Package Store, Inc. d/b/a Steve's Package Store at 524 4th Street North to Steve's Package Store, Inc. d/b/a Royal Liquors Village West at 4101 13th Avenue South.
 - e. Transfer of a Class "FA" Alcoholic Beverage License from Grazies Pasta Company ND LLC d/b/a Grazies Pasta Company at 2400 44th Street South to Plaza Aztec Fargo, Inc. d/b/a Plaza Azteca Restaurantes Mexicanos at 5505 28th Avenue South.
 - f. Transfer of a Class "F" Alcoholic Beverage License from Osaka Fargo ND Inc. d/b/a Osaka Sushi and Hibachi at 1111 38th Street South (ownership change).
33. Applications for property tax exemptions for improvements made to buildings:
- a. Jagila M. Wesley, 3017 37th Avenue South (3 year).
 - b. Daniel R. and Jaclyn B. Shultis, 157 35th Avenue Northeast (5 year).
 - c. Megan J. and Sean M. Dunlap, 1646 2nd Street North (5 year).
 - d. Rodney D. Dahl, 92 16th Avenue North (5 year).
 - e. Alan L. and Tara M. Kohn, 830-832 11th Avenue North (5 year).
 - f. Dakota J. and Vicki L. Draper, 1021 2nd Street North (5 year).
 - g. David C. and Christine A. Maxfield, 1026 27th Street North (5 year).
 - h. Matthew and Julie F. Jacques, 2507 9th Street South (5 year).
 - i. Kathryn J. Peterson, 1446 Broadway North (5 year).
34. Receive and file the proposed 4-year Capital Improvement Plan (CIP) along with the Comprehensive 2020 CIP Report.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us 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.

(31)

December 2, 2019

City Commission
225 N 4th Street N
Fargo, ND 58102

Dear Commissioners:

Background

On November 18, 2019, Fargo City Commission held a public hearing to remove LinkFM service beginning January 1, 2020. During the discussion, Commission asked staff to provide additional details on what LinkFM could run for special events or altered service hours for the 2020 budget year and what those costs would be. The below tables outline the several options for Commission to review.

MAT Coordinating Board Recommendation: *At their meeting of October 16, 2019, the MAT Coordinating Board voted unanimously to recommend scheduling public hearings to obtain citizen input regarding the possible elimination of LinkFM and to recommend the continuance of LinkFM during downtown community events effective January 2, 2020.*

LinkFM Ridership

- As of July 2019, ridership was up 8.14% over 2018 for the same period, which can be attributed to the substantial ridership to the Downtown Street Fair, up 53.31% over 2018.
- Rides per hour averaged 8.5 from 2015-2019 (2.1 rides per 15-minute trip) which includes events.
- Highest ridership times were 11 a.m. to 4 p.m.
- Since inception, Saturday rides per hour average 11 and weekday rides per hour 8.

Table 1

LinkFM Ridership					
	2015	2016	2017	2018	Jan-July 2019
Total LinkFM Ridership	10,410	32,762	31,645	30,317	22,011
Total Event Ridership	2,772	6,880	5,863	6,174	9,161
LinkFM Ridership Less Events	7,638	25,882	25,782	24,143	12,850
Riders Per Hour – Total LinkFM	5.04	9.20	8.97	8.58	10.64
Riders Per Hour – LinkFM Events Only	16.95	26.98	22.89	23.79	55.85

LinkFM provided over 7,000 rides July 18-20, 2019, during the Downtown Street Fair.

Yearly LinkFM Ridership
Average per Month by Time of Day

Time	2016	2017	2018	2019 as of July 31, 2019
6:45 - 6:59	37	26	19	18
7:00 - 7:59	95	103	81	103
8:00 - 8:59	117	117	107	105
9:00 - 9:59	176	166	160	183
10:00 - 10:59	246	225	230	331
11:00 - 11:59	250	264	254	311
12:00 - 12:59	328	300	292	376
13:00 - 13:59	293	289	309	408
14:00 - 14:59	269	250	291	336
15:00 - 15:59	300	288	289	307
16:00 - 16:59	263	248	250	257
17:00 - 17:59	194	185	165	209
18:00 - 18:59	92	109	92	118
19:00 - 19:59	16	34	15	35
20:00 - 23:59	13	17	14	48
Total	2688	2619	2566	3144

19:00-23:59 are expanded service hours for special events.

Community Events

LinkFM has proven to be popular during downtown community events as noted in rides per hour below. Ridership is not tracked on all events occurring in downtown (i.e. Red River Market, Fargo Theatre), especially if no additional buses are added to meet demand.

Table 3

RIDES PER HOUR	Funded	2015	2016	2017	2018	2019*	Average	Rank
Street Fair (3 days)	Joint	32	39	34	39	69	43	1
Hjemkomst Events:								
Scandinavian Festival (2 Days)	Joint	12	18	13	13	38	19	4
Celtic Festival	Joint		14	13	10	14	13	7
German Kulturfest	Joint		10	3	8		7	10
Pangea	Joint	7	8	10	10		9	8
Parades:								
St Patricks Day / Parade	Joint				25	7	16	5
Holiday Lights Parade	Joint	8	8	6	7		7	12
NDSU Homecoming	Fargo	6	14	7	2	N/A	7	11
Fargo Only:								
TEDx Fargo	Fargo	6	28	43	43	39	32	2
Unglued Craft Festival	Fargo		31	25	20	20	24	3
Drone Focus Conference	Fargo				8		8	9
Microsoft Event	Fargo	8	19	12			13	6

Moorhead Only:								
Burgers, Brews & BBQ	Moorhead				7		7	13
TOTAL RIDES PER HOUR		17	27	23	24	56	29	

*2019 Statistics are through July

Table 4

Special Event Service Hours	Funded	Approximate Hours	Cost / Hour	Total Cost
Street Fair (3 days)	Joint	111	\$65.86	\$7,310.46
Hjemkomst Events:				
Scandinavian Festival (2 Days)	Joint	40	\$65.86	\$2,634.40
Celtic Festival	Joint	10	\$65.86	\$658.60
German Kulturfest	Joint	15	\$65.86	\$987.90
Pangea	Joint	10	\$65.86	\$658.60
Parades:				
St Patricks Day / Parade	Joint	4	\$65.86	\$263.44
Holiday Lights Parade	Joint	4	\$65.86	\$263.44
NDSU Homecoming	Fargo	36	\$65.86	\$2,370.96
Fargo Only:				
TEDx Fargo	Fargo	24	\$65.86	\$1,580.64
Unglued Craft Festival	Fargo	10	\$65.86	\$658.60
Drone Focus Conference	Fargo	12	\$65.86	\$790.32
Microsoft Event	Fargo	12	\$65.86	\$790.32
Total Cost:				\$18,967.68

Table 5

Month	Events	Estimated AVG Hours / Event	Special Service Hours	Cost / Hour	Estimated Total Cost
January	15	5	75	\$65.86	\$4,939.50
February	14	5	70	\$65.86	\$4,610.20
March	19	5	95	\$65.86	\$6,256.70
April	13	5	65	\$65.86	\$4,280.90
May	12	5	60	\$65.86	\$3,951.60
June	17	6	102	\$65.86	\$6,717.72
July	25	8	200	\$65.86	\$13,172.00
August	16	6	96	\$65.86	\$6,322.56
September	21	5	105	\$65.86	\$6,915.30
October	20	5	100	\$65.86	\$6,586.00
November	11	5	55	\$65.86	\$3,622.30
December	12	5	60	\$65.86	\$3,951.60
Total					\$71,326.38

Service Options and Estimated Costs

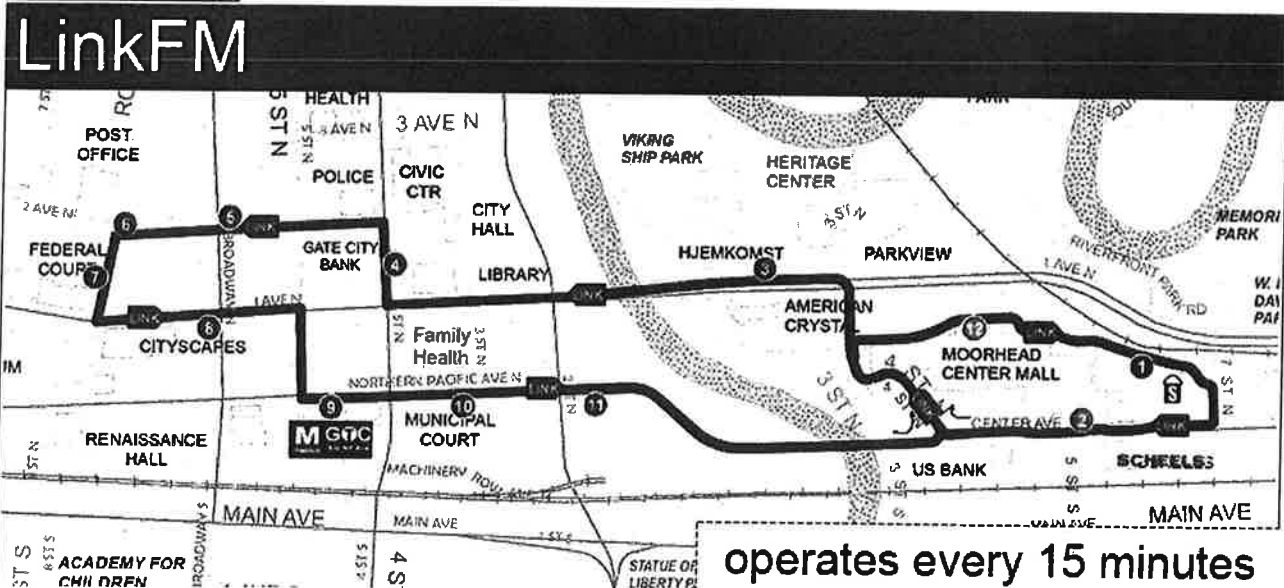
Listed below are some potential options for continued operation of LinkFM and the operating cost estimates. Marketing costs and capital cost of the vehicle used to provide service are not included. The cost per hour to operate event-only service is at a higher rate for driver services.

Fixed Route Vehicle Options

Options	Description	Full	FGO Share	MHD Share
1	Moorhead and Fargo Downtown Events (jointly funded per current service) - shown in Table 3	\$18,968	\$9,484	\$9,484
2	All Downtown Events – shown in Table 5	\$71,326	\$35,663	\$35,663
3	Operate year-round Friday-Saturday metro wide (12 Hours / Day)	\$77,089	\$38,545	\$38,545
4	Operate year-round Thursday-Saturday metro wide (12 Hours / Day)	\$116,757	\$58,378	\$58,378

Cutaway Vehicle Options

Options	Description	Full	FGO Share	MHD Share
1	Moorhead and Fargo Downtown Events (jointly funded per current service) - shown in Table 3	\$17,000	\$8,500	\$8,500
2	All Downtown Events – shown in Table 5	\$70,243	\$35,122	\$35,122
3	Operate year-round Friday-Saturday metro wide (12 Hours / Day)	\$75,853	\$37,927	\$37,927
4	Operate year-round Thursday-Saturday metro wide (12 Hours / Day)	\$114,885	\$57,442	\$57,442

Current Route Map:

Staff Recommendation:

After reviewing all information for LinkFM, staff would recommend operating the service Thursday through Saturday as most events downtown occur on those days. Staff would also recommend adjusting the hours to operate 10am to 10pm or 9:30am to 9:30pm to capture the best potential ridership possible. Furthermore, the cost for the service through our driver's services contractor would be \$3.49 less per revenue hour.

Matthew Peterson

Matthew G. Peterson
Assistant Transit Director

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City of Fargo Staff Report			
Title:	BLU Water Creek 5 th Addition	Date: Updated:	6/26/2019 11/13/2019 11/27/2019
Location:	4609 33rd Avenue South	Staff Contact:	Donald Kress, planning coordinator
Legal Description	Lot 2, Block 1, BLU Water Creek 4th Addition		
Owner(s)/Applicant:	Brandt Crossing, LLC /Nate Vollmuth	Engineer:	Ulteig
Entitlements Requested:	Major Subdivision (Replat of Lot 2, Block 1, BLU Water Creek 4 th Addition, including a vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South.)		
Status:	City Commission Public Hearing: December 2, 2019		

Existing	Proposed
Land Use: Undeveloped	Land Use: Office and commercial development
Zoning: GC, General Commercial with a C-O, Conditional Overlay restricting land uses as shown below	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers , offices, off-premise advertising , commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, aviation , surface transportation , and major entertainment events.	Uses Allowed: No change
Maximum Lot Coverage: 85%	Maximum Lot Coverage: 85%

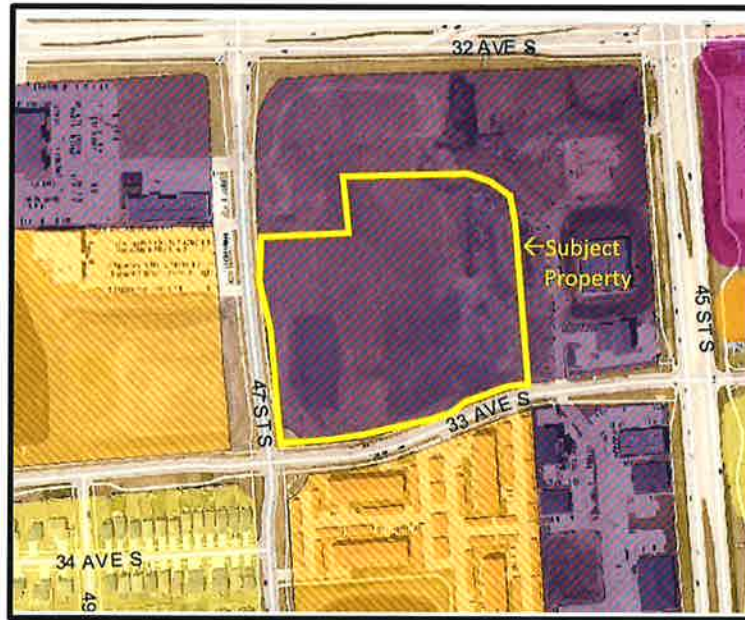
Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. Replat of Lot 2, Block 1, BLU Water Creek 4th Addition, including a vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South. <p><i>Note that this property was rezoned from LC, Limited Commercial with a C-O, Conditional Overlay to GC, General Commercial with a C-O, Conditional Overlay by Ordinance 5209 (effective July 15, 2019) during the time this plat was in process.</i></p> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p>

Surrounding Land Uses and Zoning Districts:

- North: LC, Commercial, with conditional overlay (Ordinance
- East: None; LC, Commercial
- South: MR-3, Multi Dwelling Residential;
- West: GO, General office and LC, with conditional overlay

Area Plans:

The subject properties are identified in the 2003 Southwest Future Land Use Plan as suitable for "Either Office or Commercial land uses."

**Context:**

Schools: The subject property is located within the West Fargo School District and is served by Independence Elementary, Liberty Middle and Sheyenne schools.

Neighborhood: The subject property is located within Brandt Crossing neighborhood.

Parks: Brandt Crossing Park (5009 33rd Avenue South) is less than one-quarter mile west of the subject property and offers the amenities of basketball, dog park, playgrounds for ages 2-5 and 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: The multi-purpose trails along the north side of 32nd Avenue South and east side of 45th Street south that are components of the metro area bikeways system.

Staff Analysis:**PLAT-- LOT ACCESS**

The applicant proposes a replat of Lot 2, Block 1, BLU Water Creek 4th Addition into six lots. Lots 1, 4, 5, and 6 have right of way along dedicated public streets (47th Street South or 33rd Avenue South). Lots 2 and 3 do not directly touch a dedicated public right of way. The applicant proposes these lots take access and utilities through an easement from 47th Street South. There is an existing 50-foot wide ingress/egress and utility easement created by created by the first BLU Water Creek Addition in 2016.

It has generally been the City's policy not to recommend for approval plats that propose lots that do not directly touch dedicated public right of way, whether those plats are intended for commercial, residential, or industrial development. The City's main concerns are:

- Location of public water and sewer lines and access for maintenance

- City access to water shutoff valves
- Retaining the pedestrian portion of the public realm---that is, having pedestrian access (sidewalks) and landscaping similar to a public sidewalk along a dedicated public street
- Future lot owners may not understand the ramifications of having their lot access be by easement rather than directly from a dedicated public street

For this project, staff is willing to recommend approval of the plat that includes two lots (Lots 2 and 3, Block 1) without right of way touch for the following reasons:

- The lots are commercial lots, not residential lots.
- There is an existing 50 foot wide ingress/egress and utility easement, as noted above, that would serve Lots 2 and 3 and provide access to water and sewer lines for maintenance as well as City access to water shutoff valves. Staff will review the existing easement language and may recommend additional wording.
- The existing conditional overlay (C-O) requires internal landscaping of the parking lot.
- The existing C-O requires separate pedestrian and vehicular circulation systems and an on-site system of pedestrian walkways designed to provide direct access and connections:
 - between commercial buildings, including pad site buildings;
 - to walkways on adjacent properties;
 - to adjacent public sidewalks; and
 - to parking areas or parking structures.

Additionally, the applicant will be required to work with city staff members to potentially amend the existing covenants on the property to add covenants to provide for

- an easement for government personnel needed to carry out their duties; and
- maintaining the access easement such that it remains safely accessible to emergency vehicles.

It is proposed that the City will be a party to these covenants. Wording for the covenants will be coordinated with the city attorney. Covenants will be recorded at the time of plat recordation.

The applicant is also required to work with the City Engineer to create a developer's agreement providing for specifics of access, utilities, and stormwater. At the time of the planning commission hearing, staff members and the applicant will still be in process of coordinating the details of both the covenants and the developer's agreement. The purpose of both documents is to confirm City access and also to make sure life and safety issues are adequately governed due to the absence of public Rights-of-Way. Staff believes these components can be adequately coordinated in advance of the City Commission public hearing being scheduled.

UPDATE---REVIEW OF COVENANTS AND DEVELOPER'S AGREEMENT

Subsequent to the July 2, 2019 Planning Commission hearing, staff, including the city attorney, reviewed the project and the existing covenants, and determined that a separate developer's agreement was not necessary. Staff did recommend an additional covenant relating to prohibiting parking in the fire lane. The applicant is preparing that covenant. The plat will not be recorded until staff have reviewed and approved this covenant.

PLAT---VACATION OF RIGHT OF WAY

The plat also proposes to vacate right of way on the northwest corner of 47th Street and 33rd Avenue South that was originally reserved for a roundabout that is no longer going to be built. The vacated "corner" of right of way will be added to the adjacent lot (Lot 6).

Subdivision

The LDC stipulates that the following criteria are met before a major plat can be approved

1. Section 20-0907(C)(1)(Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.

The zoning for the project site is GC, General Commercial, with a C-O, Conditional Overlay. This zoning is consistent with the 2003 Southwest Future Land Use Plan designation of this area as “either commercial or office” land uses. The applicant is proposing an office building on Lot 3 at this time. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. Staff has not received any public comment. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

2. Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The pending zoning for the project site is GC, General Commercial. This zoning is consistent with the 2003 Southwest Future Land Use Plan designation of this area as “either commercial or office” land uses. The applicant is proposing an office building on Lot 3 at this time. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code.

(Criteria Satisfied)

3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

The City’s standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.

(Criteria Satisfied)

ROW Vacation Approval Criteria: The City of Fargo does not currently have any adopted regulation dealing with the vacation of rights-of-way. However, city policy requires that any applicant wishing to vacate right-of-way must submit a Vacate Application—a one-page form wherein the petitioner provides: a description of the area to be vacated and signatures of all property owners adjoining the area to be vacated. In addition, the applicant must submit a vacation plat (a major subdivision). In this case, the petition for vacation and the plat are included in the applicant’s overall subdivision application and plat. Notwithstanding the Land Development Code’s (LDC) silence on the matter, the North Dakota Century Code (N.D.C.C) does address the opening and vacating of roadways in Chapter 24-07 (outside of municipal limits) and Chapter 40-39 (inside municipal limits). To that end, the balance of this report will focus on the specific approval criteria outlined within Chapter 40-39 of the N.D.C.C. The final decision on vacation of right of way is made by the City Commission.

N.D.C.C. 40-39-04. Vacation of streets and alleys where sewers, water mains, pipes, and lines located – Conditions. No public grounds, streets, alleys, or parts thereof over, under, or through which have been constructed, lengthwise, any sewers, water mains, gas, or other pipes or telephone, electric, or cable television lines, of the municipality or the municipality's grantees of the right of way thereof, may be vacated unless the sewers, mains, pipes, or lines have been abandoned and are not in use, or unless the grantee consents, thereto, or unless perpetual easements for the maintenance of sewers, water mains, gas, or other pipes, or telephone, electric facilities, whether underground or aboveground, is subject to the continued right of location of such electric facilities in the vacated streets.

There are no City utilities in the area to be vacated. (Criteria Satisfied)

N.D.C.C. 40-39-05. Petition for vacation of streets, alleys, or public grounds – Contents – Verification. No public grounds, streets, alleys, or parts thereof within a municipality shall be vacated or discontinued by the governing body except on a petition signed by all of the owners of the property adjoining the plat to be vacated. Such petition shall set forth the facts and reasons for such vacation, shall be accompanied by a plat of such public grounds, streets, or alleys proposed to be vacated, and shall be verified by the oath of at least one petitioner.

In accordance with the requirement of this section, this information is included in the plat and its application. (Criteria Satisfied)

N.D.C.C 40-39-06. Petition filed with city auditor – Notice published – Contents of notice. If the governing body finds that the petition for vacation is in proper form and contains the requisite signatures, and if it deems it expedient to consider such petition, it shall order the petition to be filed with the city auditor who shall give notice by publication in the official newspaper of the municipality at least once each week for four weeks. The notice shall state that a petition has been filed and the object thereof, and that it will be heard and considered by the governing body or a committee thereof on a certain specified day which shall not be less than thirty days after the first publication of the notice.

Documentation of said action is located within both the Planning project file and Auditor's file. (Criteria Satisfied)

N.D.C.C. 40-39-07. Hearing on petition – Passage of resolution declaring vacation by governing body. The governing body, or such committee as may be appointed by it, shall investigate and consider the matter set forth in the petition specified in section 40-39-05 and, at the time and place specified in the notice, shall hear the testimony and evidence of persons interested. After hearing the testimony and evidence or upon the report of the committee favoring the granting of the petition, the governing body, by a resolution passed by a two-thirds vote of all its members, may declare the public grounds, streets, alleys, or highway described in the petition vacated upon such terms and conditions as it shall deem just and reasonable.

This procedure---hearing by the City Commission following the appropriate notice period---is the subject of this December 2, 2019 hearing. (Criteria Satisfied)

Staff Recommendation:

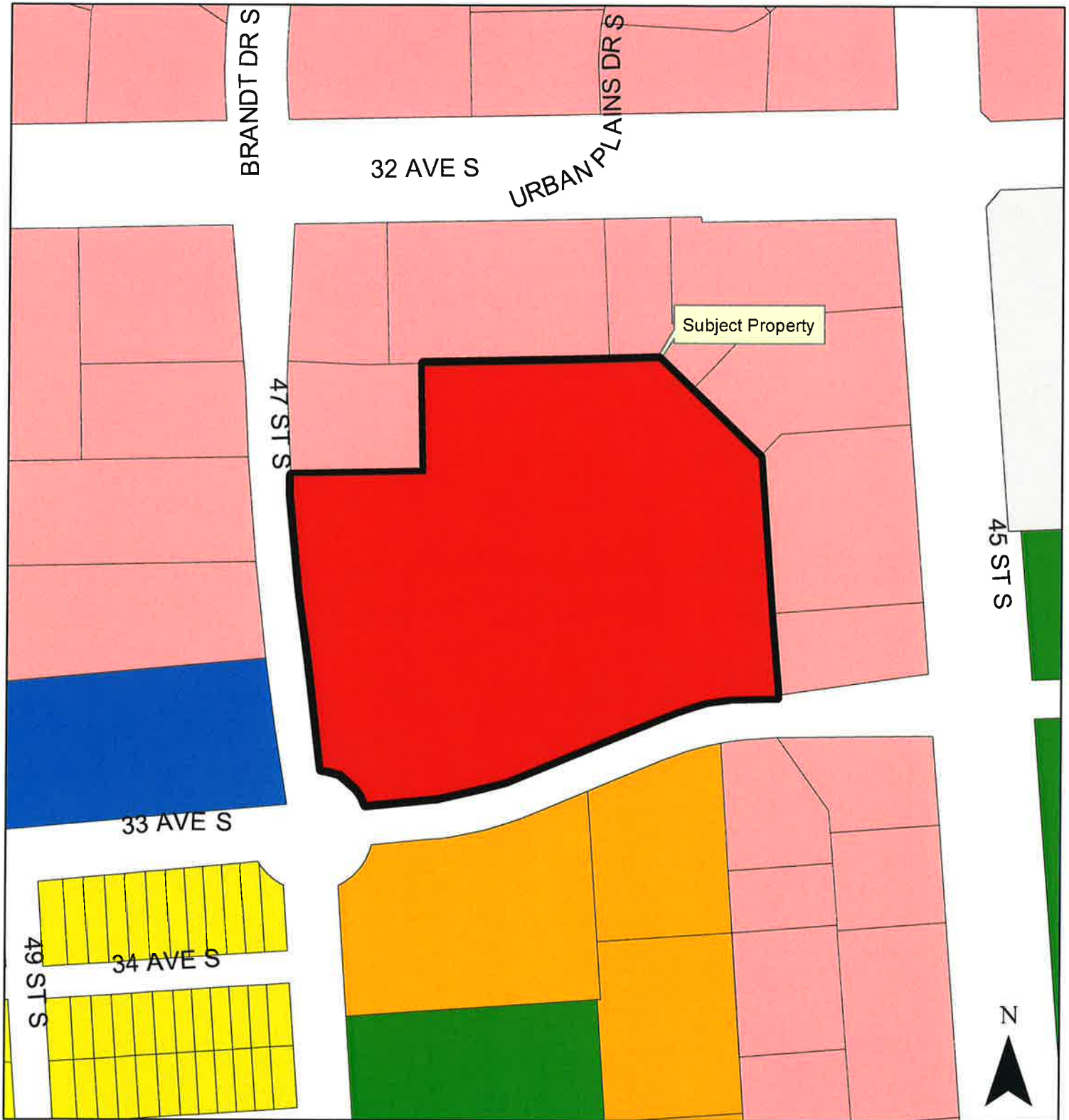
Suggested Motion: "To accept the findings and recommendations of staff and move to approve the proposed plat of **BLU Water Creek 5th Addition**, including a vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South, as presented, as the proposal complies with the Go2030 Fargo Comprehensive Plan, 2003 Southwest Future Land Use Plan, Standards of Article 20-06, and all other applicable requirements of the LDC, and standards of Chapter 40-39 of the North Dakota Century

Code, with plat recordation contingent on staff review and approval of the necessary covenant.”
Planning Commission Recommendation: July 2, 2019
On July 2, 2019, by a vote of 9-0 with two Commissioners absent, the Planning Commission voted to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed BLU Water Creek 5th Addition , including a vacation of Right of Way at the Northeast corner of the intersection of 47th Street South and 33rd Avenue South, as presented, as the proposal complies with the Go2030 Fargo Comprehensive Plan, 2003 Southwest Future Land Use Plan, Standards of Article 20-06, and all other applicable requirements of the LDC.
Attachments:
<ol style="list-style-type: none">1. Zoning Map2. Location Map3. Preliminary Plat

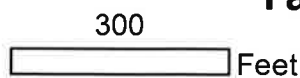
Plat (Minor)

BLU Water Creek 5th Addition

4609 33rd Avenue S



Legend



Fargo Planning Commission
July 2, 2019

Plat (Minor)

BLU Water Creek 5th Addition

4609 33rd Avenue S



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AUDITOR'S OFFICE

Fargo City Hall
225 4th Street North
PO Box 2471

Fargo, ND 58108

Phone: 701.241.8108 | Fax: 701.241.8184

www.FargoND.gov

MEMORANDUM

TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Pixeled Brewing Co.

DATE: November 5, 2019

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

License Class: CM Micro Brewery, Beer only
Business Name: Pixeled Brewing Co.
Location: 1100 NP Avenue, Suite 101
Applicants: Nathan Hill
John-Paul Klien

Pixeled Brewing has requested a change to a Class CM license, this will allow them to continue brewing and selling their beer but will also allow them to sell other companies beer.

Being no significant concerns, the Liquor Control Board voted to approve the issuance of the license. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the issuance of a Class CM alcoholic beverage license to Pixeled Brewing Co.

MEMORANDUM

TO: Chief David Todd
FROM: Sergeant Matt Christensen
DATE: November 7th, 2019

SUBJECT: Application for a Class "Y" Alcoholic Beverage License changing to a Class "C" Alcoholic Beverage License for Pixeled Brewing Co. d/b/a: Pixeled Brewing Co. to be located at 1100 NP Avenue, Suite 101, Fargo, ND.

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 questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

John-Paul William Klein – Owner

Criminal History- No areas of concern.
Credit History- No areas of concern.

Nicholas Alan Hill – Owner/Manager

Criminal History- Arrested for DWI (greater than .08) in Moorhead, MN in 2007. Pled guilty and received 2 years unsupervised probation and \$500 fine.

Hill was listed as a suspect in a domestic with his wife in February 2019 in which he pushed her and grabbed her by the neck while at Pixeled Brewing Company. Fargo Police were called after the wife went to the hospital to be evaluated. Charges were declined as the victim did not wish to pursue charges. Alcohol was involved in the altercation.

Credit History- No areas of concern.

Investigation Notes

Pixeled Brewing Co. is operating as a brewery as well as a vintage arcade. The change of license request is to allow them to sell additional beers from other breweries to meet customer demand. The business model will continue to be that of a taproom and arcade combined. Their goal is to provide a location where friends can get together to play nostalgic video games and enjoy locally brewed craft beers. The location will be in the newly renovated Union Storage building in Fargo. Through my investigation there did not appear to be any issues or concerns that would lead me to believe the issuance of this license would cause any issues for Law Enforcement, outside of the one incident involving Hill and his wife. There have not been any documented criminal incidents since then with Hill.

Business Location

Pixeled Brewing Co. will be located at 1100 NP Avenue, Suite 101, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Duffy's and Amvets Post 7.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

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www.FargoND.gov

MEMORANDUM

TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Pancheros Mexican Grill

DATE: November 20, 2019

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

License Class: H On-Sale, Beer only, food sales must exceed alcohol

Business Name: Pancheros Mexican Grill

Location: 4360 13th Avenue S Suite C – Location transfer only

Applicants: Steven Majkrzak

Being no significant concerns, the Liquor Control Board voted to approve the location transfer of the MARS Restaurant Group LLC d/b/a Pancheros Mexican Grill. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the location transfer of a Class H alcoholic beverage license from MARS Restaurant Group LLC d/b/a Pancheros Mexican Grill, new location 4360 13th Avenue South, Suite C

MEMORANDUM

TO: Chief David Todd
FROM: Sergeant Matt Christensen
DATE: November 7th, 2019

SUBJECT: Application for transfer of a Class "H" Alcoholic Beverage License from Mars Restaurant Group, LLC d/b/a Panchero's Mexican Grill, was located at 4761 13th Avenue South to be relocated to 3460 13th Avenue South, Suite C, Fargo, ND.

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 questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

Steven Majkrzak – Owner

Criminal History- No areas of concern
Credit History- No areas of concern

John Moreno – Manager

Criminal History- No areas of concern
Credit History- 2 Accounts that are seriously past due. One with a balance of \$281 and one with a balance of \$533. Both are related to cell phone bills.

Investigation Notes

This application is for a class "H" Alcoholic Beverage License and is simply a location change for Pancho's restaurant. The operation of the business will remain the same as the previous location. I have spoken to Moreno regarding the credit issues mentioned above. He has stated he is in the process of getting that taken care of and has been in touch with both creditors. I asked Moreno to gather some documentation showing he is working towards bringing the accounts current, which he said he would. To date, Tuesday November 12th, I have not heard back from him. I did not uncover any other issues which would cause concern for the granting of this transfer.

Business Location

Pancho's will be located at 3460 13th Avenue South, Fargo, ND. Other businesses in the area with an alcoholic beverage license include: Acapulco, Borrowed Bucks, Chuck E Cheese, Spirit Shop, Cash wise Liquor, Fargo Suites, Ramada Hotel, Crooked Pint and Sickie's Garage

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

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AUDITOR'S OFFICE

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Fargo, ND 58108

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www.FargoND.gov

MEMORANDUM

TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Steve's Package/Royal Liquor Village West

DATE: November 20, 2019

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

License Class: B Off Sale – location transfer
Business Name: Steve's Package / Royal Liquors Village West
Location: 4101 13th Avenue South
Applicants: James Swanick

Mr. Swanick is requesting a transfer of his Steve's Package off sale liquor license to the Village West shopping mall. He will change the name to Royal Liquors Village West. The location will be 4101 13th Avenue South, the same location where an off sale liquor store existed previously.

Being no significant concerns, the Liquor Control Board voted to approve the location transfer of a Class B alcoholic beverage license from Steve's Package Store Inc. d/b/a Steve's Package Store located at 524 4th Street North to Steve's Package Store Inc. d/b/a Royal Liquors Village West to be located at 4101 13th Avenue South. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the location transfer of a Class B alcoholic beverage license from Steve's Package Store Inc. d/b/a Steve's Package Store located at 524 4th Street North to Steve's Package Store Inc. d/b/a Royal Liquors Village West located at 4101 13th Avenue South.

MEMORANDUM

TO: Chief David Todd
FROM: Sergeant Matt Christensen
DATE: November 7th, 2019

SUBJECT: Application for transfer of a Class "B" Alcoholic Beverage License from Steve's Package Store, Inc d/b/a Steve's Package Store to Steve's Package Store, Inc d/b/a Royal Liquors Village West, to be located at 4101 13th Avenue South, Fargo, ND.

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 questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

James Swanick – Owner/Manger

Criminal History- No areas of concern

Credit History- No areas of concern

Investigation Notes

Steve's Package will be moving to the location to do business as Royal Liquors Village West in Village West strip mall on 13th Avenue South. This operation will be similar to the previous business model as an off sale liquor store. During this investigation, there were not any issues found that would suggest the issuance of this liquor license would cause any problems.

Business Location

Royal Liquors Village West will be located at 4101 13th Avenue South, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Holiday Inn, Holiday Inn Express, Osakas Sushi & Hibachi, Santa Lucia, Fargo Inn & Suites/Penalty Box, Crave, and Chili's.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

32e

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www.FargoND.gov

MEMORANDUM

TO: Board of City Commissioners

FROM: Steven Sprague, City Auditor

SUBJECT: Liquor License Application – Plaza Azteca Restaurantes Mexicanos

DATE: November 20, 2019

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

License Class: FA Full alcohol, food sales requirements, bar allowed
Business Name: Plaza Azteca Restaurantes Mexicanos
Location: 5505 28th Avenue South
Applicants: Themis Reyes, Leon Ruben, Alberto Arelano, Juan Perez

Plaza Azteca is requesting the transfer of the FA liquor license originally issued to Grazies.

Being no significant concerns, the Liquor Control Board voted to approve the transfer of a Class FA alcoholic beverage license from Grazies Pasta Company LLC d/b/a Grazies Italian Grill to Plaza Azteca Fargo, Inc. d/b/a Plaza Azteca Restaurantes Mexicanos to be located at 5505 28th Avenue South. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the transfer of a Class FA alcoholic beverage license from Grazies Pasta Company LLC d/b/a Grazies Italian Grill to Plaza Azteca Fargo, Inc. d/b/a Plaza Azteca Restaurantes Mexicanos.

MEMORANDUM

TO: Chief David Todd

FROM: Sergeant Matt Christensen

DATE: November 7th, 2019

SUBJECT: Application for transfer of a Class "FA" Alcoholic Beverage License from Grazies Pasta Company ND LLC d/b/a Grazies Pasta Company, to Plaza Azteca Fargo Inc, d/b/a Plaza Azteca Restaurantes Mexicanos to be located at 5505 28th Avenue South, Fargo, ND.

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 questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

Themis Reyes - Owner

Criminal History- No areas of concern

Credit History- No areas of concern

Ruben Leon – Owner

Criminal History- No areas of concern

Credit History- No areas of concern

Alberto Arellano – Owner

Criminal History- No areas of concern

Credit History- No areas of concern

Juan Perez – Manager

Criminal History- No areas of concern

Credit History- No areas of concern

Investigation Notes

The business concept for this restaurant is to serve upscale authentic Mexican cuisine in a family atmosphere. This application is for a transfer sale of the license to new ownership at a new establishment. During this investigation, there were not any issues found that would suggest the issuance of this liquor license would cause any problems.

Business Location

Plaza Azteca Restaurantes Mexicanos will be located at 5505 28rd Avenue South, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Old Chicago, Famous Dave's, La Quinta Inn & Suites, Four Points by Sheraton, and Fargo Courtyard by Marriott.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

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Fargo, ND 58108

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www.FargoND.gov

MEMORANDUM

TO: Board of City Commissioners
FROM: Steven Sprague, City Auditor
SUBJECT: Liquor License Application – Osaka Sushi & Hibachi
DATE: November 20, 2019

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

License Class: F Full alcohol, food sales requirements, no bar allowed
Business Name: Osaka Sushi & Hibachi
Location: 1111 38th Street South
Applicants: Tianliang Guo (Oscar)

The previous owner of Osaka is leaving Fargo and selling her business.

Being no significant concerns, the Liquor Control Board voted to approve the transfer of a Class F alcoholic beverage license issued to Osaka Fargo ND Inc. d/b/a Osaka Sushi & Hibachi, ownership change. The complete application is available for review in the Auditor's Office.

Recommended Motion:

Move to approve the transfer of a Class F alcoholic beverage license issued to Osaka Fargo ND Inc. d/b/a Osaka Sushi & Hibachi to Tianliang Guo (Oscar) reflecting and ownership change.

MEMORANDUM

TO: Chief David Todd

FROM: Sergeant Matt Christensen

DATE: November 7th, 2019

SUBJECT: Application for transfer of a Class "F" Alcoholic Beverage License for Osaka Fargo ND Inc d/b/a: Osaka Sushi and Hibachi for a new ownership change only, to be located at 1111 38th Street South, Fargo, ND.

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 questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

TianLiang "Oscar" Guo - Owner

Criminal History- No areas of concern

Credit History- No areas of concern

Investigation Notes

The business concept for this restaurant will remain the same, as a sushi and hibachi grill restaurant. This application is for a transfer of the license to new ownership. During this investigation, there were not any issues found that would suggest the issuance of this liquor license would cause any problems.

Business Location

Osaka Sushi & Hibachi is located at 1111 38th Street South, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Paradiso, Santa Lucia, Holiday Inn, Holiday Inn Express, Select Inn, and Red Lion Inn & Suites.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.



33a

November 18, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 3017 37 Ave. S as submitted by Jagila M. Wesley. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, & 2022.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$165 with the City of Fargo's share being \$25.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive, with a large initial "B" and "H".

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	JAGILA MINSO	Phone No.	201-281-4092
2. Address of Property	3017 37 AVE S		
City	FARGO	State	ND
Zip Code	58104		
3. Legal description of the property for which the exemption is being claimed.	BLOCK 1 LOT 12 STONEBRIDGE FARMS 2ND		
4. Parcel Number	01-2922-00120-000	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	3017 37 AVE S		
City	FARGO	State	ND
Zip Code	58104		

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	REMODELED EXISTING MASTER BATH, FLOORING FIXTURES, VENT, PL AND ELEC. RELOCATE EXISTING TUB IN BATHROOM		
7. Building Permit No.	190037	8. Year Built	1993
9. Date of Commencement of making the improvement	1/11/2019		
10. Estimated market value of property before improvement	\$	270,000	
11. Cost of making the improvement (all labor, material and overhead)	\$	25,000	
12. Estimated market value of property after improvement	\$		

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature <i>J. Gallardo</i>	Date 11/09/19

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):	
3 YEARS FOR QUALIFYING WORK	
Assessor's Signature <i>Don Smith</i>	Date 11/18/19

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>	
Approval subject to the following conditions:	
Chairman of Governing Body	Date



336

November 18, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 157 35 Ave. NE as submitted by Daniel R. & Jaclyn B. Shultis. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$180 with the City of Fargo's share being \$30.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka".

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	<u>Daniel & Jaclyn Shultis</u>	Phone No.	<u>(701) 388-2562</u>
2. Address of Property	<u>157 35 Ave NE</u>		
City	<u>FARGO</u>	State	<u>ND</u> Zip Code <u>58102</u>
3. Legal description of the property for which the exemption is being claimed.	<u>Lt 1, Blk 3, Golf Course 5th</u>		
4. Parcel Number	<u>01-1005-00281-000</u>	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	<u>Same</u>		
City	State	Zip Code	

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	<u>Replaced siding</u>
7. Building Permit No.	<u>19090892</u>
8. Year Built	<u>1978</u>
9. Date of Commencement of making the improvement	<u>October 219</u>
10. Estimated market value of property before improvement	\$ <u>328,400</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>24,759.00</u>
12. Estimated market value of property after improvement	\$ <u>342,100</u>

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature <u>Dan Shultis</u> Date _____

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): <u>5 YEARS FOR QUALIFYING WORK</u>
Assessor's Signature <u>Don Shultis</u> Date <u>11/18/19</u>

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions: _____
Chairman of Governing Body _____ Date _____



330

November 13, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1646 2 St. N as submitted by Megan J. & Sean M. Dunlap. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$190 with the City of Fargo's share being \$30.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka".

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	<u>Megan & Sean Dunlap</u>	Phone No.	<u>701-866-7577</u>
2. Address of Property	<u>1646 2 St N</u>		
City	<u>FARGO</u>	State	<u>ND</u> Zip Code <u>58102</u>
3. Legal description of the property for which the exemption is being claimed.	<u>Lt 2, Blk 1, McDermotts</u>		
4. Parcel Number	<u>01-1890-00020-000</u>	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	<u>Same</u>		
City		State	Zip Code

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	<u>New siding on dwelling & garage, replace windows</u>		
7. Building Permit No.	<u>19080246</u>	8. Year Built	<u>1950</u>
9. Date of Commencement of making the improvement	<u>August 2019</u>		
10. Estimated market value of property before improvement	<u>\$ 208,500</u>		
11. Cost of making the improvement (all labor, material and overhead)	<u>\$ 8,000</u>		
12. Estimated market value of property after improvement	<u>\$ 223,000</u>		

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature	<u>[Signature]</u> Date <u>11-8-19</u>

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):	<u>5 YEARS FOR QUALIFYING WORK</u>
Assessor's Signature	<u>[Signature]</u> Date <u>11/13/19</u>

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions:
Chairman of Governing Body _____ Date _____



33d

November 13, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 92 16 Ave. N as submitted by Rodney D. Dahl. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$120 with the City of Fargo's share being \$20.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive.

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

232-1012

1. Name of Property Owner Rodney Dahl Phone No. 701-232-1012

2. Address of Property 92 16 Ave N
City FARGO State ND Zip Code 58102

3. Legal description of the property for which the exemption is being claimed. Lt 7, Blk 6 McDermotts

4. Parcel Number 01-1890-01180-000 Residential ☒ Commercial ☐ Central Business District ☐

5. Mailing Address of Property Owner Same
City _____ State _____ Zip Code _____

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). Reside dwelling & replace windows

7. Building Permit No. 19070022 8. Year Built 1950

9. Date of Commencement of making the improvement July 2019

10. Estimated market value of property before improvement \$ 143,800

11. Cost of making the improvement (all labor, material and overhead) \$ 14,000

12. Estimated market value of property after improvement \$ 153,200

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.

Applicant's Signature Rodney Dahl Date 11-7-19

Assessor's Determination

14. The local assessor finds that the improvements in this application has ☒ has not ☐ met the qualifications for exemption for the following reason(s): 5 YEARS FOR QUALIFYING IMPROV

Assessor's Signature Don Quast Date 11/13/19

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied ☐ Approved ☐
Approval subject to the following conditions: _____

Chairman of Governing Body _____ Date _____



332

November 18, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 830-832 11 Ave. N as submitted by Alan L. & Tara M. Kohn. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$950 with the City of Fargo's share being \$160.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive.

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

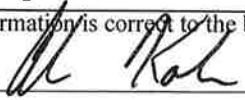
Property Identification

1. Name of Property Owner	Alan & Tara Kohn		Phone No.	701-361-1143
2. Address of Property	830 11 Ave N			
City	FARGO	State	ND	Zip Code 58102
3. Legal description of the property for which the exemption is being claimed.	Pt of Lt 7, all of Lt 8, Blk 2 Montplaisir's Subd, Chapins			
4. Parcel Number	01-0440-02930-000	Residential	<input checked="" type="checkbox"/>	Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	Same			
City		State		Zip Code

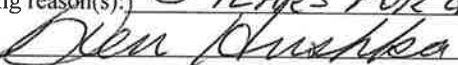
Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	Housing Rehab Project-Demo garage, replace all windows & repair all damaged walls
7. Building Permit No.	19050212
8. Year Built	1926
9. Date of Commencement of making the improvement	May 2019
10. Estimated market value of property before improvement	\$ 165,800
11. Cost of making the improvement (all labor, material and overhead)	\$ 72,360.00
12. Estimated market value of property after improvement	\$

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature  Date 10-2-19

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):	5 YEARS FOR QUALIFYING WORK
Assessor's Signature  Date 11/18/19	

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions:
Chairman of Governing Body _____ Date _____



33f

November 19, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1021 2 St. N as submitted by Dakota J. & Vicki L. Draper. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$100 with the City of Fargo's share being \$15.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive.

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	<u>Dakota & Vicki Draper</u>	Phone No.	<u>701-541-1416</u>
2. Address of Property	<u>1021 2 St N</u>		
City	<u>FARGO</u>	State	<u>ND</u> Zip Code <u>58102</u>
3. Legal description of the property for which the exemption is being claimed.	<u>Lt 7, Blk 10, Hectors</u>		
4. Parcel Number	<u>01-1160-01890-000</u>	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	<u>Same</u>		
City		State	Zip Code

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	<u>New Siding</u>
7. Building Permit No.	<u>19100751</u>
8. Year Built	<u>1930</u>
9. Date of Commencement of making the improvement	<u>October 2019 / Nov 2019</u>
10. Estimated market value of property before improvement	<u>\$ 153,500</u>
11. Cost of making the improvement (all labor, material and overhead)	<u>\$ 16,800</u>
12. Estimated market value of property after improvement	<u>\$ 161,300</u>

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature <u>Vicki Draper</u> Date <u>11-16-2019</u>

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): <u>5 YEARS FOR QUALIFYING WORK</u>
Assessor's Signature <u>Don [Signature]</u> Date <u>11/19/19</u>

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions: _____
Chairman of Governing Body _____ Date _____



339

November 19, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1026 27 St. N as submitted by David C. & Christine A. Maxfield. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$50 with the City of Fargo's share being \$10.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka". The signature is fluid and cursive.

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2

(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	David & Christine Maxfield		Phone No.	
2. Address of Property	1026 27 St N			
	City	FARGO	State	ND
	Zip Code	58102		
3. Legal description of the property for which the exemption is being claimed.	Lt 6, Blk 14, College 2nd			
4. Parcel Number	01-0480-01110-000	Residential	<input checked="" type="checkbox"/>	Commercial
		<input type="checkbox"/>	Central Business District	<input type="checkbox"/>
5. Mailing Address of Property Owner	Same			
	City		State	
	Zip Code			

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	Remodel bath	
7. Building Permit No.	19050250	8. Year Built
		1908
9. Date of Commencement of making the improvement	May 2019	
10. Estimated market value of property before improvement	\$	115,000 110,000
11. Cost of making the improvement (all labor, material and overhead)	\$	24,000.00
12. Estimated market value of property after improvement	\$	115,000 114,000

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature	Date
<i>David C Maxfield</i>	10/17/19

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s):	5 YEARS FOR QUALIFYING WORK
Assessor's Signature	Date
<i>Don Chvala</i>	11/19/19

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions:
Chairman of Governing Body
Date



33h

November 19, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 2507 9 St. S as submitted by Matthew & Julie F. Jacques. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2019, 2020, 2021, 2022, & 2023.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$1,225 with the City of Fargo's share being \$210.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka".

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**

North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	<u>Matthew Jacques</u>	Phone No.	<u>920 - 540 - 7128</u>
2. Address of Property	<u>2507 9 St. S</u>		
City	<u>FARGO</u>	State	<u>ND</u> Zip Code <u>58103</u>
3. Legal description of the property for which the exemption is being claimed.	<u>Lot S 75 FT OF 10 Blk 4</u> <u>Country Club Acres</u>		
4. Parcel Number	<u>01-0501-00440-000</u>	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	<u>Same</u>		
City		State	Zip Code

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	<u>Add a 2nd lvl to existing single story home.</u> <u>Remodel existing kitchen incl. entire first lvl. Work to incl. new flooring, cab, elec.</u>		
7. Building Permit No.	<u>181806</u>	8. Year Built	<u>1966</u>
9. Date of Commencement of making the improvement	<u>10/12/2018</u>		
10. Estimated market value of property before improvement	<u>\$ 230,200</u>		
11. Cost of making the improvement (all labor, material and overhead)	<u>\$ 186,000</u>		
12. Estimated market value of property after improvement	<u>\$ 440,000</u>		

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.
Applicant's Signature <u>[Signature]</u> Date <u>11/16/19</u>

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input checked="" type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): <u>5 YEARS FOR QUALIFYING WORK</u>
Assessor's Signature <u>[Signature]</u> Date <u>11/19/19</u>

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions: _____
Chairman of Governing Body _____ Date _____



336

November 22, 2019

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1446 Broadway N as submitted by Kathryn J. Peterson. A description of the property involved, types of improvements to be made, and assessment information are indicated on the application.

It is my opinion that the value of some of the improvements, referred to in the application, qualifies for the exemption. This exemption would be for the years 2020, 2021, 2022, 2023, & 2024.

The estimated annual tax revenue lost by granting the exemption, based upon the estimated cost of the improvements, would be about \$180 with the City of Fargo's share being \$30.

Sincerely,

A handwritten signature in black ink that reads "Ben Hushka". The signature is written in a cursive style with a large, sweeping "B" and "H".

Ben Hushka
City Assessor

hah
attachment

**Application For Property Tax Exemption For Improvements
To Commercial And Residential Buildings**
North Dakota Century Code ch. 57-02.2
(File with the local city or township assessor)

Property Identification

1. Name of Property Owner	Kathryn Peterson	Phone No.	218 790 8544
2. Address of Property	1446 Broadway		
City	FARGO	State	ND Zip Code 58102
3. Legal description of the property for which the exemption is being claimed.	N 50' of E 149.5' of Lt 11 Ohmers		
4. Parcel Number	01-2220-00510-000	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5. Mailing Address of Property Owner	1016 11 Ave S		
City	Moorhead	State	MN Zip Code 56560

Description Of Improvements For Exemption

6. Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary).	New Siding & windows		
7. Building Permit No.	1900860	8. Year Built	1951
9. Date of Commencement of making the improvement	October 2019		
10. Estimated market value of property before improvement	\$ 174,800		
11. Cost of making the improvement (all labor, material and overhead)	\$		
12. Estimated market value of property after improvement	\$ 188,400		

Applicant's Certification and Signature

13. I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
Applicant's Signature	Kathy Peterson Date 11/18/19

Assessor's Determination

14. The local assessor finds that the improvements in this application has <input type="checkbox"/> has not <input checked="" type="checkbox"/> met the qualifications for exemption for the following reason(s):	qualifying work for 5 years
Assessor's Signature	Don Bushka Date 11/22/19

Action of Governing Body

15. Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>
Approval subject to the following conditions:
Chairman of Governing Body _____ Date _____

34

November 27, 2019

Engineering Department
225 4th Street North
Fargo, ND 58102
Phone: 701.241.1545 | Fax: 701.241.8101
Email feng@FargoND.gov
www.FargoND.gov

Honorable Board of City
Commissioners
City of Fargo
Fargo, North Dakota

Re: Four-Year Capital Improvement Plan

Dear Commissioners:

Attached you will find a proposed 4-year Capital Improvement Plan (CIP) along with a comprehensive report for the 2020 CIP. Staff will be requesting approval of only those projects listed under Federal Aid, Water Main and Street Reconstruction, and Arterial Roadway categories in years 2021 – 2023. This will allow us to communicate earlier with those Fargo citizens that will be impacted by the projects.

I look forward to presenting the 2020 CIP Report and the proposed 4-year CIP and answering any questions you have. We will take the next two weeks to answer any remaining questions, make any necessary adjustments, and be back at the next meeting with a request for approval.

RECOMMENDED MOTION

Receive and File the proposed 4-year Capital Improvement Plan (CIP) along with the comprehensive 2020 CIP Report.

Respectfully,



Brenda E. Derrig, P.E.
City Engineer

BED
Attachments

Summary of proposed detailed projects by year:

2021	Federal Aid Projects
	64 th Avenue South from 45 th to 33 rd Street
	North University Drive from 32 nd to 40 th Avenue
	Water Main and Street Reconstruction Projects
	3 rd Avenue North from 10 th to 7 th Street and 7 th Street from 2 nd to 4 th Avenue
	11 th Street North from NP Avenue to 1 st Street
	21 st Avenue South from Gold Drive to 15 th Street
	Arterial Roadway Improvements
	7 th Avenue North from University Dr to Broadway
	4 th Street North from Main Ave to 1 st Avenue
2022	Federal Aid Projects
	32 nd Avenue South from 32 nd to 22 nd Street
	Water Main and Street Reconstruction Projects
	21 st Street South from 13 th to 9 th Avenue
	6 th Avenue North from 10 th to Roberts Street
	Arterial Roadway Improvements
	4 th Street North from 1 st to 6 th Avenue
2023	Federal Aid Projects
	52 nd Avenue South and Sheyenne River Bridge
	Main Ave from 25 th Street to University Drive
	Water Main and Street Reconstruction Projects
	8 th Street South from 9 th to 13 th Avenue
	7 th Avenue South from 4 th Street East to the levee and on 8 th Avenue South from 4 th Street East to the levee
	2 nd Avenue North from Broadway to 4 th Street
	Arterial Roadway Improvements
	4 th Street North from 6 th to 9 Avenue

[illegible]

[illegible]

Preliminary 2022 Capital Improvement Projects:													
\$81,630,696.13 Total Program													
\$11,545,000.00 Total Non City Sources													
\$21,895,711.19 Total Special Assessed													
\$48,080,685.04 Other Local Funds (Infrastructure sales tax, Storm Sewer & Waste Water Utilities, Waterworks Replacement funds, etc.)													
Construction Costs		Total City Cost with Estimated Fees		Outside Funding Sources									
City Project #	Project	Federal	DOT / City / W / M / N / S / C / P / D / Rural Water	RE CASS / Utilities / Parks	Flood Sales Tax (Diversion)	TRAFFIC 101302041538	Special Assessments	Storm Utility (FUND 524)	Prairie Dog Fund	Street Sales Tax (1/4 cent) (FUND 420)	(FLOOD AUTHORIZED) Infrastructure Sales Tax 460 (2013)	WASTE WATER UTILITY (FUND 455)	WATER Replacement (FUND 450)
Federal Aid Projects													
32 Ave S from 32 St S to 22 St S		\$4,700,000	\$0	\$0	\$0	\$0	\$2,442,273	\$0	\$0	\$5,420,273	\$0	\$0	\$0
Watermain and Street Reconstruction Projects		\$4,700,000	\$0	\$0	\$0	\$0	\$2,442,273	\$0	\$0	\$5,420,273	\$0	\$0	\$0
BP 21-01		\$6,877,000	\$0	\$0	\$0	\$0	\$1,442,004	\$0	\$0	\$3,460,817	\$0	\$0	\$0
21 St S from 13 Ave S to 9 Ave S		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16 Ave N from 10 St N to Roberts St N		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Placemakers for potential redevelopment/emergency projects		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arterial Roadway Improvements													
14 St N from 1 Ave N to G Ave N		\$5,500,000	\$0	\$0	\$0	\$0	\$1,023,215	\$0	\$0	\$5,292,344	\$0	\$0	\$0
Harwood, Hackberry, River Drives		\$13,690,000	\$0	\$0	\$0	\$0	\$1,023,215	\$0	\$0	\$5,292,344	\$0	\$0	\$0
Belmont Addition Phase 1 (Initial)		\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Oak Grove		\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Denomination Flood Buyouts (5 Homes)		\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Lift Station # 27		\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Lift Station # 42		\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Lift Station # 58		\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pavement Preservation Projects													
Alphart Creek Seal - Various Locations City Wide		\$87,688	\$0	\$0	\$0	\$0	\$2,442,273	\$0	\$0	\$2,442,273	\$0	\$0	\$0
Concrete Spot Repair City Wide		\$426,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concrete Rehab - Arterial Corridor		\$1,680,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seal Coat Projects		\$1,378,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M&E & Overlay		\$3,969,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Sewer Utility Projects													
Storm Sewer Area Repairs - Various		\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Erosion & Levee repairs		\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lift Station Repairs - Citywide (15,432, 415)		\$445,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic and Streetlight Improvements													
Street Light Rehab Citywide		\$2,724,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signal Maintenance - LED Replacement		\$157,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Street Lighting		\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Street Signal		\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pavement Marking Replacement		\$441,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Development Projects													
New Development Project		\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Development Project		\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Development Project		\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Development Project		\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Development Project		\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wet Course Projects		\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alley Paving Projects													
Alley Paving		\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alley Paving		\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alley Paving		\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk Projects													
Sidewalks - New Sidewalks (including APFR)		\$958,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks - Reconstruct Sidewalks (including APFR)		\$441,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Projects													
Tree Planting		\$165,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Service Lineing		\$385,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer Lineing/Manhole Rehab		\$1,101,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Information Coordinator Services		\$66,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021 Total		\$57,874,868	\$0	\$0	\$0	\$0	\$21,895,711	\$0	\$0	\$17,342,452	\$0	\$3,206,560	\$4,163,541

Preliminary 2023 Capital Improvement Projects															
\$83,531,733.79 Total Program \$19,071,040.00 Total Non-City Sources \$2,545,175.00 Total Special Assessed \$3,233,062.79 Other Local Funds (Infrastructure sales tax, Storm Sewer & Waste Water Utilities, Watermain Replacement fee, etc.)															
Construction Costs				Total City Cost with Estimated Fees		Outside Funding Sources					City Funding Sources				
City Project #	Project	Construction Cost Engineers Estimate	Fees	Federal	DOT / CVD / W / MHD / PD / MUSWC / Cans Rural Water	SE CASS / INDDES / Cans Utilities / Parks County / Parks	Flood Sales Tax (Dweldon) (FUND 463)	TRAFFIC 101.02041538	Special Assessments	Storm Utility (FUND 524)	Public Dog Fund	Street Sales Tax (1/4 cent) (FUND 420)	FLOOD AUTHORIZED Infrastructure Sales Tax 460 (2013)	WASTE WATER UTILITY (FUND 455)	WM Replacement (FUND 459)
Federal Aid Projects															
	32nd Ave S and Shewenne Bridge	\$22,412,512	\$30,112,175	\$13,369,948	\$2,751,416	\$0	\$0	\$0	\$6,737,851	\$0	\$2,520,000	\$0	\$0	\$2,249,000	\$2,389,000
	Main Ave from 25 St to University Dr	\$7,000,000	\$8,785,000	\$5,000,000	\$1,575,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Watermain and Street Reconstruction Projects															
	8 St S from 9 Ave S to 13 Ave S	\$2,500,000	\$3,327,175	\$8,369,948	\$1,226,416	\$0	\$0	\$0	\$4,712,413	\$0	\$2,520,000	\$0	\$0	\$2,249,000	\$2,389,000
	7 Ave S from 4 St to East, 8 Ave S from 4 St to East	\$2,500,000	\$3,327,175	\$8,369,948	\$1,226,416	\$0	\$0	\$0	\$4,712,413	\$0	\$2,520,000	\$0	\$0	\$2,249,000	\$2,389,000
	2 Ave N from Broadway to 4 St N	\$2,500,000	\$3,327,175	\$8,369,948	\$1,226,416	\$0	\$0	\$0	\$4,712,413	\$0	\$2,520,000	\$0	\$0	\$2,249,000	\$2,389,000
Arterial Roadway Improvements															
	Paschholder for potential redevelopment/emergency projects	\$3,300,000	\$4,321,000	\$0	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$0	\$0	\$0	\$0	\$0
	4 St N from 6 Ave N to 9 Ave N	\$3,300,000	\$4,321,000	\$0	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$0	\$0	\$0	\$0	\$0
Flood Control Projects															
	Storm Lift Station # 47 & #48	\$4,500,000	\$6,095,000	\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Storm Lift Station # 15	\$2,400,000	\$3,406,000	\$0	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pavement Preservation Projects															
	Asphalt Crack Seal - Various Locations City Wide	\$8,832	\$11,377	\$0	\$0	\$0	\$0	\$0	\$8,832	\$0	\$0	\$0	\$0	\$0	\$0
	Concrete Spot Repairs City Wide	\$868,219	\$1,137,367	\$0	\$0	\$0	\$0	\$0	\$868,219	\$0	\$0	\$0	\$0	\$0	\$0
	Concrete Rehab - Arterial Corridor	\$1,764,000	\$2,310,440	\$0	\$0	\$0	\$0	\$0	\$1,764,000	\$0	\$0	\$0	\$0	\$0	\$0
	Seal Coat Projects	\$1,447,031	\$1,895,411	\$0	\$0	\$0	\$0	\$0	\$1,447,031	\$0	\$0	\$0	\$0	\$0	\$0
	Mill & Overlay	\$4,167,450	\$5,459,360	\$0	\$0	\$0	\$0	\$0	\$4,167,450	\$0	\$0	\$0	\$0	\$0	\$0
Storm Sewer Utility Projects															
	Storm Sewer Area Repairs - Various	\$500,000	\$655,000	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0
	Storm Sewer Outfall Repairs - Various	\$400,000	\$514,000	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
	Lift Station Repairs - Citywide (ILS #45 & TBD)	\$375,000	\$491,250	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0
Traffic and Streetlight Improvements															
	Street Light Rehab Citywide	\$2,897,406	\$3,792,122	\$0	\$0	\$0	\$0	\$0	\$2,897,406	\$0	\$0	\$0	\$0	\$0	\$0
	Traffic Signal Maintenance - LED Replacement	\$165,375	\$216,441	\$0	\$0	\$0	\$0	\$0	\$165,375	\$0	\$0	\$0	\$0	\$0	\$0
	New Street Lighting	\$750,000	\$982,500	\$0	\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Street Lighting	\$750,000	\$982,500	\$0	\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Traffic Signal	\$350,000	\$458,000	\$0	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0
	Pavement Marking Replacement	\$463,050	\$606,596	\$0	\$0	\$0	\$0	\$0	\$463,050	\$0	\$0	\$0	\$0	\$0	\$0
New Development Projects															
	New Development Project	\$7,000,000	\$8,170,000	\$0	\$0	\$0	\$0	\$0	\$7,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Development Project	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Development Project	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Development Project	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	New Development Project	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	Wear Course Projects	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Alley Paving Projects															
	Alley Paving	\$400,000	\$524,000	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
	Alley Paving	\$100,000	\$131,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
	Alley Paving	\$100,000	\$131,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
	Alley Paving	\$100,000	\$131,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk Projects															
	Sidewalks - New Sidewalks (including APFR)	\$1,000,000	\$1,310,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
	Sidewalks - Reconstruct Sidewalks (including APFR)	\$544,084	\$712,750	\$0	\$0	\$0	\$0	\$0	\$544,084	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Projects															
	Tree Planting	\$1,805,895	\$2,344,391	\$0	\$0	\$0	\$0	\$0	\$1,805,895	\$0	\$0	\$0	\$0	\$0	\$0
	Water Service Lowering	\$173,644	\$227,473	\$0	\$0	\$0	\$0	\$0	\$173,644	\$0	\$0	\$0	\$0	\$0	\$0
	Sanitary Sewer Utility/Manhole Rehab	\$405,109	\$530,771	\$0	\$0	\$0	\$0	\$0	\$405,109	\$0	\$0	\$0	\$0	\$0	\$0
	Public Information Coordinator Services	\$1,157,625	\$1,516,489	\$0	\$0	\$0	\$0	\$0	\$1,157,625	\$0	\$0	\$0	\$0	\$0	\$0
		\$69,458	\$90,458	\$0	\$0	\$0	\$0	\$0	\$69,458	\$0	\$0	\$0	\$0	\$0	\$0
		\$62,901,904	\$81,331,234	\$13,369,948	\$5,307,416	\$0	\$0	\$189,501	\$25,408,375	\$1,097,125	\$14,665,084	\$5,307,416	\$5,951,000	\$5,707,658	\$5,188,228

	2019	2020	2021	2022	2023			
Federal Aid Projects	\$38,344,250	\$13,625,498	\$29,300,155	\$14,144,000	\$30,112,175			
Watermain and Street Reconstruction Projects	\$0	\$8,694,470	\$9,497,500	\$6,877,500	\$9,825,000			
Arterial Roadway Improvements	\$0	\$22,362,068	\$8,318,500	\$8,515,000	\$4,323,000			
Flood Control Projects	\$20,024,769	\$36,459,800	\$14,573,000	\$23,249,000	\$9,501,000			
Pavement Preservation Projects	\$8,881,989	\$7,434,250	\$9,901,963	\$10,397,061	\$10,916,914			
Storm Sewer Utility Projects	\$1,491,795	\$1,965,000	\$1,775,050	\$1,696,450	\$1,670,250			
Traffic and Streetlight Improvements	\$2,444,055	\$4,028,250	\$3,514,075	\$3,568,604	\$3,625,859			
New Development Projects	\$11,708,770	\$10,480,000	\$9,170,000	\$9,170,000	\$9,170,000			
Alley Paving Projects	\$0	\$634,040	\$524,000	\$524,000	\$524,000			
Sidewalk Projects	\$828,749	\$1,139,700	\$1,196,685	\$1,256,519	\$1,319,345			
Miscellaneous Projects	\$800,600	\$2,025,000	\$2,126,250	\$2,232,563	\$2,344,191			
	\$84,524,977	\$108,848,076	\$89,897,177	\$81,630,696	\$83,331,734			
Less New, Alley, and Flood	\$52,791,438	\$61,274,236	\$65,630,177	\$48,687,696	\$64,136,734			
Federal Aid Projects	\$ 7,406,046	\$548,137	\$28,483,822	\$16,974,788	\$38,344,250	\$29,300,155	\$14,144,000	\$30,112,175
Watermain and Street Reconstruction Projects	\$ 11,442,142	\$23,497,472	\$24,494,219	\$17,938,500	\$0	\$9,497,500	\$6,877,500	\$9,825,000
Arterial Roadway Improvements	\$ 6,092,000	\$20,349,658	\$0	\$9,415,333	\$0	\$8,318,500	\$8,515,000	\$4,323,000
Flood Control Projects	\$ 30,758,098	\$59,881,015	\$25,111,535	\$43,276,570	\$20,024,769	\$14,573,000	\$23,249,000	\$9,501,000
Pavement Preservation Projects	\$ 7,686,441	\$11,148,790	\$9,655,000	\$8,328,646	\$8,881,989	\$9,901,963	\$10,397,061	\$10,916,914
Storm Sewer Utility Projects	\$ 5,665,000	\$1,974,235	\$625,450	\$7,960,850	\$1,491,795	\$1,775,050	\$1,696,450	\$1,670,250
Traffic and Streetlight Improvements	\$ 3,075,650	\$3,967,150	\$5,796,500	\$4,751,510	\$2,444,055	\$3,514,075	\$3,568,604	\$3,625,859
New Development Projects	\$ 57,603,435	\$11,614,610	\$24,513,000	\$15,155,000	\$11,708,770	\$9,170,000	\$9,170,000	\$9,170,000
Alley Paving Projects	\$ 493,500	\$697,417	\$402,000	\$138,000	\$0	\$524,000	\$524,000	\$524,000
Sidewalk Projects	\$ 869,432	\$1,001,973	\$780,150	\$701,325	\$828,749	\$1,196,685	\$1,256,519	\$1,319,345
Miscellaneous Projects	\$ 9,917,900	\$9,471,871	\$1,666,220	\$923,500	\$800,600	\$2,126,250	\$2,232,563	\$2,344,191
Less New, Alley, and Flood	\$ 141,011,659	\$144,154,344	\$121,529,913	\$125,566,040	\$84,524,977	\$89,897,177	\$81,630,696	\$83,331,734
	\$52,156,626	\$71,961,302	\$71,503,378	\$66,996,470	\$52,791,438	\$65,630,177	\$48,687,696	\$64,136,734
Total CIP (less New Development, Alley, and Flood)								
2015	\$52,156,626							
2016	\$71,961,302							
2017	\$71,503,378							
2018	\$66,996,470							
2019	\$52,791,438							
2020	\$61,274,236							
2021	\$65,630,177							
2022	\$48,687,696							
2023	\$64,136,734							

2020

Capital Improvement Plan



City of Fargo Engineering Department
December 2, 2019

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Federal Aid Projects

Overview

Federal aid projects are for major improvements that typically include coordination with other local entities, such as the North Dakota Department of Transportation, West Fargo, Cass County, and the City of Moorhead. The Federal Aid we receive is programmed through Metro COG and is programmed out for four years. There are many different types of federal aid and they are as follows: Interstate Maintenance funds (for use on I-29 and I-94 mainline and service and system interchanges), Regional Highway Funds (for use on US 81 & US 10, which are 52nd Ave S, University Drive, 10th Street, 19th Ave N, and Main Ave), Urban Roads Funds (which can be spent on any road classified as an arterial or collector), Urban Grant Program (specifically for projects in the downtown) and Transportation Alternatives Program (which are funds set aside for shared use paths and pedestrian bridges).

Proposed Projects

Project Location	Preliminary Estimated Costs				Funding		
	Construction	ROW, Easements, Utilities, Outside Engineering	Fees and Contingency	Total	Outside Funding Sources	Special Assessments	City Funds
Main Ave from University Dr. to Broadway	\$10,928,715	\$1,874,446	\$822,337	\$13,625,498	\$8,088,668	\$2,580,323	\$2,956,507
Total Federal Aid Projects =	\$10,928,715	\$1,874,446	\$822,337	\$13,625,498	\$8,088,668	\$2,580,323	\$2,956,507

Proposed Projects

The proposed water main replacement and street reconstruction projects for 2020 will replace a total of approximately 6,340 feet (1.20 miles) of cast iron and asbestos cement water main. Water main will also be replaced on projects summarized under Federal Aid Projects and Arterial Roadway Projects. All together, the 2020 CIP will replace approximately 11,592 feet (2.20 miles) of cast iron and asbestos cement water main or about 0.43% of our water main network. Life expectancy of water main varies from material to material, but it is generally estimated to have a life expectancy of 100 years. Based on that life expectancy, our goal should be to replace approximately 1% of our water main network each year.

While the amount of water main being replaced in 2020 is significantly less than our goal, we do not feel there is need to 'sound the alarm' as the amount of water main that is replaced will inevitably vary from year to year. Arguably, the best way to measure the long-term trends in overall water main condition is through the continued tracking of annual breaks.

Project Location	Preliminary Estimated Costs				Funding			
	Construction	ROW, Easements, Utilities, Outside Engineering	Fees and Contingency	Total	Outside Funding Sources	Special Assessments	Prairie Dog Funds	City Funds
10 St N from 19 Ave N to 28 Ave N	\$2,425,000	\$128,000	\$623,750	\$3,176,750	\$0	\$594,652	\$1,220,492	\$1,361,606
3 Ave N from University to 10 St N; 12 St N from 3 Ave N to 4 Ave N; 11 St N from 2 Ave N to 4 Ave N	\$2,500,000	\$235,200	\$539,800	\$3,275,000	\$0	\$715,305	\$1,814,887	\$744,808
17 St S from 25 Ave S to 21 Ave S; 25 Ave S from 17 St S to 16 St S	\$1,712,000	\$110,375	\$420,345	\$2,242,720	\$0	\$923,241	\$759,110	\$560,369
Total Water Main Replacement /Street Recon Projects =	\$6,637,000	\$473,575	\$1,583,895	\$8,694,470	\$0	\$2,233,198	\$3,794,489	\$2,666,783

Flood Control Projects

Overview

Flood control projects are part of the overall FM Diversion Project and include projects east of I-29 along the Legal Drain systems and along the Red River of the North. The proposed flood control projects also include the acquisition of properties that will need to be moved or demolished for the construction of flood control projects.

Fifty percent (50%) of Flood Control Projects eligible costs are reimbursable from the North Dakota State Water Commission per the cost-share policy.

Proposed Projects

Project Location	Preliminary Estimated Costs				Funding		
	Construction	ROW, Easements, Utilities, Outside Engineering	Fees and Contingency	Total	Outside Funding Sources	Flood Sales Tax	Special Assessments
Northside Protection	\$12,400,000	\$3,364,000	\$2,480,000	\$18,244,000	\$6,200,000	\$12,044,000	\$0
Woodcrest Area	\$8,500,000	\$1,890,000	\$1,700,000	\$12,090,000	\$4,250,000	\$7,840,000	\$0
Elm Circle	\$1,000,000	\$670,000	\$200,000	\$1,870,000	\$500,000	\$1,370,000	\$0
I-29 Ditch	\$390,000	\$43,000	\$78,000	\$511,000	\$195,000	\$316,000	\$0
Demolition - Flood Buyout	\$300,000	\$0	\$72,000	\$372,000	\$150,000	\$222,000	\$0
Demolition - Flood Buyout	\$720,000	\$0	\$172,800	\$892,800	\$360,000	\$532,800	\$0
Storm Lift Station #24	\$2,000,000	\$0	\$480,000	\$2,480,000	\$1,000,000	\$1,480,000	\$0
Total Flood Control Projects =	\$25,310,000	\$5,967,000	\$5,182,800	\$36,459,800	\$12,655,000	\$23,804,800	\$0

Pavement Network Overview

	Surface Type	Total Network	Arterial (31.42%)	Collector (14.30%)	Local (51.82%)	Alley (2.46%)
Area of Pavement (Square Yards)	All Streets	9,767,717	3,069,274	1,396,624	5,061,276	240,543
	Asphalt (55.17%)	5,388,421	479,201	793,546	3,959,764	155,910
	Composite (4.34%)	424,246	211,705	44,297	165,318	2,926
	Concrete (40.49%)	3,955,050	2,378,369	558,781	936,194	81,707

	Surface Type	Total Network	Arterial (31.42%)	Collector (14.30%)	Local (51.82%)	Alley (2.46%)
Length of Pavement (Lane Miles)	All Streets	1,387.46	435.98	198.38	718.93	34.17
	Asphalt (55.17%)	765.40	68.07	112.72	562.47	22.15
	Composite (4.34%)	60.26	30.07	6.29	23.48	0.42
	Concrete (40.49%)	561.80	337.84	79.37	132.98	11.61

	Surface Type	Total Network	Arterial	Collector	Local	Alley
Pavement Condition Index	All Streets	83.66	89.09	83.64	81.34	63.33
	Asphalt	81.13	75.17	79.54	83.39	50.19
	Composite	59.89	66.07	40.23	57.75	30.53
	Concrete	89.66	93.95	92.91	76.84	89.58

	Surface Type	Total Network	Arterial	Collector	Local	Alley
Pavement Condition Description	All Streets	Very Good	Very Good	Very Good	Very Good	Good
	Asphalt	Very Good	Very Good	Very Good	Very Good	Fair to Marginal
	Composite	Fair to Marginal	Good	Fair to Marginal	Fair to Marginal	Poor
	Concrete	Very Good	Excellent	Excellent	Very Good	Very Good

Proposed Projects

The City of Fargo has 9,767,717 SY of pavement. There are a number of different categories in the annual CIP in which pavement replacement is incorporated; Federal Aid Projects, Arterial Roadway Projects, Water Main Replacement/Street Reconstruction Projects, and Pavement Preservation Projects all contain pavement replacement. The 2020 CIP will replace approximately 31,408 SY of concrete pavement and 19,973 SY of asphalt pavement for a total of approximately 51,381 SY or about 0.52% of our roadway pavement network.

While it can vary widely depending on a number of factors (pavement subgrade and drainage, traffic volumes, weight of vehicle traffic, and initial quality of pavement), it is generally anticipated that with appropriate maintenance asphalt pavement will have a life expectancy of 50 years and concrete pavement will have a life expectancy of 80 years. Based on the percentage of concrete and asphalt pavement in the City of Fargo the average life expectancy for our roadway network calculates to be approximately 63 years. Therefore, our goal should be to reconstruct approximately 1.59% of our roadway pavement network each year.

While the amount of pavement being replaced in 2020 is significantly less than our goal, we do not feel there is need to 'sound the alarm' as the amount of pavement that is replaced will certainly vary from year to year. The best way to measure the long-term trends in overall pavement condition is through a citywide pavement condition survey. These surveys are performed every four years, with our most recent survey being performed in 2017.

Project Location	Preliminary Estimated Costs			Funding		
	Construction	Fees and Contingency	Total	Special Assessments	Prairie Dog	City Funds
Asphalt Crack Seal - Various Locations City Wide	\$75,000	\$23,250	\$98,250	\$0	\$0	\$98,250
Concrete Spot Repairs City Wide	\$750,000	\$232,500	\$982,500	\$0	\$982,500	\$0
Seal Coat	\$1,250,000	\$387,500	\$1,637,500	\$245,625	\$982,500	\$409,375
Mill and Overlay	\$3,600,000	\$1,116,000	\$4,716,000	\$2,358,000	\$2,358,000	\$0
Street Reconstruction	\$750,000	\$232,500	\$982,500	\$547,720	\$434,780	\$0
Total Pavement Preservation Projects =	\$6,425,000	\$1,991,750	\$8,416,750	\$3,151,345	\$4,757,780	\$507,625

Traffic and Streetlight Projects

Overview

Traffic and street light projects improve the safety and efficiency of traffic operations by providing for the initial installation, maintenance, and improvements of street lights, traffic signals, communication cable, intelligent transportation systems, and pavement markings.

Proposed Projects

Project Location	Preliminary Estimated Costs				Funding	
	Construction	ROW, Easements, Utilities, Outside Engineering	Fees and Contingency	Total	Special Assessments	City Funds
Street Light Rehab/Repair Citywide	\$250,000	\$0	\$77,500	\$327,500	\$0	\$327,500
Traffic Signal & Street Light Maintenance - LED Replacement	\$300,000	\$0	\$93,000	\$393,000	\$0	\$393,000
New Street Lighting - 17th to 21st St; 6th to 13th Ave S	\$500,000	\$0	\$155,000	\$655,000	\$655,000	\$0
New Street Lighting - Broadway to 10th St; 19th to 32nd Ave N	\$1,500,000	\$0	\$465,000	\$1,965,000	\$1,965,000	\$0
Pavement Marking - 2nd Ave N from 4th to 10th St	\$125,000	\$0	\$38,750	\$163,750	\$0	\$163,750
Pavement Marking Replacement	\$400,000	\$0	\$124,000	\$524,000	\$0	\$524,000
Total Traffic and Streetlight Projects =	\$3,075,000	\$0	\$953,250	\$4,028,250	\$2,620,000	\$1,408,250

Alley Paving Projects

Alley Network Overview

Alley paving projects are at the request of property owners. There are typically an increase in requests in years where the condition of gravel alleys are difficult to maintain due to a lot of precipitation. As shown in the table below, most of the alleys in the City of Fargo are either gravel or asphalt. Most of the asphalt alleys were constructed in 1983 and were constructed with a thin asphalt pavement section. Many of these asphalt alleys have met, or will soon meet, the end of their useful life. All alleys that are constructed or reconstructed are done so with concrete pavement.

Alley Surface Type	Area (Square Yards)	Percentage by Area	Length (Centerline Miles)	Percentage by Length
All Surface Types	383,978	100.00%	29.23	100.00%
Asphalt	155,910	40.60%	10.30	35.24%
Brick	547	0.14%	0.06	0.21%
Composite	2,926	0.76%	0.20	0.69%
Gravel	142,888	37.21%	12.07	41.29%
Concrete	81,707	21.28%	6.60	22.58%

Proposed Projects

Alley paving projects must be petitioned by at least 55 percent of the benefitting property owners to be included in the annual CIP. Typically, a property owner going door-to-door with a petition to get signatures from the benefitting property owners does this. Upon verification of signatures, the Engineering Department then moves forward with the design, creation, bidding, and construction of the petitioned alley project. All alley paving projects are 100% special assessed. The following projects have been petitioned.

Project Location	Preliminary Estimated Costs			Funding	
	Construction	Fees and Contingency	Total	Special Assessments	City Funds
Blk 3, Hectors Addn, 11 Ave N to 12 Ave N between 3 St N and 4 St N	\$150,000	\$46,500	\$196,500	\$196,500	\$0
Blk 3, Woodruffs Addn, 9 Ave S to 10 Ave S between 4 St S and 5 St S	\$114,000	\$35,340	\$149,340	\$149,340	\$0
Blk 12, Hectors Addn, 10 Ave N to 11 Ave N between 3 St N and 4 St N	\$150,000	\$46,500	\$196,500	\$196,500	\$0
Blk 35 & 36, Roberts 2nd Addn, 3 Ave N to 4 Ave N between 11 St N and 12 St N	\$70,000	\$21,700	\$91,700	\$91,700	\$0
Alley Paving Projects Total =	\$484,000	\$150,041	\$634,040	\$634,040	\$0

Miscellaneous Projects

Overview

Miscellaneous projects vary from year to year, but this year they include tree planting, water service lowering, sanitary sewer/manhole rehabilitation, and public relations/communications.

The tree planting project is for plantings along arterial roadways and is funded utilizing city funds.

The water service lowering project is an annual project to lower water services throughout the city that are known to be susceptible to freezing. Currently these property owners need to run water continuously during winter in order to reduce the risk of a frozen water service. This project will reduce the amount of freezing water services and eliminates the need to continuously run water during the winter.

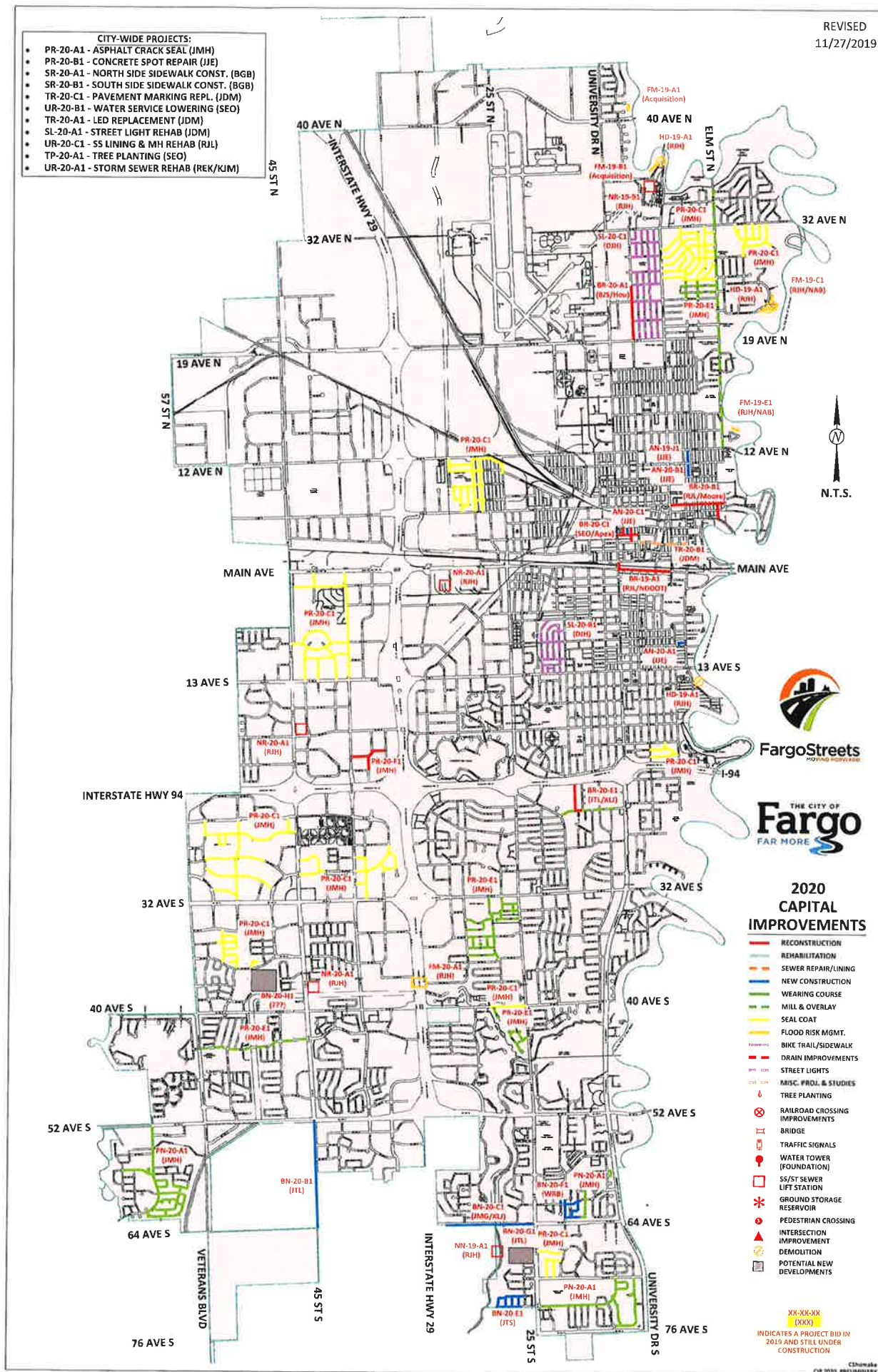
The sanitary sewer lining/manhole rehabilitation project is to repair sanitary sewer mains and manholes that have been discovered by Public Work's televising program. This project uses "no dig" repairs as much as feasible and is necessary to prevent what will otherwise become very costly repairs in the near term.

The public relations/communications project is to aid in the communication of capital improvement projects. This project is critical to a successful construction project as it allows us to successfully communicate with the public by providing construction progress updates, notice of upcoming road closures, changing access and detour routes, and other items that aid in a positive public perception of roadway projects.

Proposed Projects

Project	Preliminary Estimated Costs				Funding		
	Construction	ROW, Easements, Utilities, Outside Engineering	Fees and Contingency	Total	Outside Funding Sources	Special Assessments	City Funds
Tree Planting	\$150,000	\$0	\$46,500	\$196,500	\$0	\$0	\$196,500
Water Service Lowering	\$350,000	\$0	\$108,500	\$458,500	\$0	\$0	\$458,500
Sanitary Sewer Lining/Manhole Rehab	\$1,000,000	\$0	\$310,000	\$1,310,000	\$0	\$0	\$1,310,000
Public Information Coordinator Services	\$60,000	\$0	\$0	\$60,000	\$0	\$0	\$60,000
Total Miscellaneous Projects =	\$1,560,000	\$0	\$465,000	\$2,025,000	\$0	\$0	\$2,025,000

2020 Capital Improvement Map



[illegible]

[illegible]

[illegible]

[illegible]