

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, January 13, 2020; Special Meeting, January 14, 2020).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. 2nd reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Lane's Subdivision of Block 69 of Ohmer's Subdivision.
- 2. Site Authorization for Horse Race North Dakota at Country Pub (in Country Inn and Suites Hotel).
- 3. Applications for Games of Chance:
 - a. Bethany Auxiliary for a calendar raffle from 1/28/20 to 12/31/20.
 - b. NDSU Men's Lacrosse Club for a raffle on 3/27/20.
 - c. Fargo Elks Lodge 260 BPOE for a raffle on 2/1/20.
 - d. Red River Infinity Volleyball for a raffle on 4/5/20; Public Spirited Resolution.
 - e. USA Wrestling of North Dakota for a raffle on 7/23/20.
- 4. Pledged Securities as of 12/31/19.
- 5. First Amendment to Service Agreement with InfoSend, Inc. (RFP16098).
- 6. LPA Bridge Inspection and Load Rating Agreement with the NDDOT.
- 7. Bid award for Project No. UR-19-E1.
- 8. Bid advertisement for Project No. PR-20-A.
- 9. Notice of Grant Award – Amendment with the ND Department of Health for Ryan White Part B Program-Case Management for PLWH.
- 10. Memorandum of Understanding with the National Veterans Intermediary to receive \$2,000.00 in collaboration funds.
- 11. Agreement for Services with Sara Mwagura.
- 12. Purchase of Service Agreement with Mapleton Public School District.
- 13. Site Access Agreement with Kilbourne, LLC.

15. Change Order No. 4 for an increase of \$1,840.98 (electrical construction contract) for the Fargo Police Department Headquarters Remodeling Project.
16. Bid advertisement for Project No. WW1701.
17. Change Order No. 2 for an increase of \$29,270.29 for Project No. WA1951.
18. Contract and bond for Project No. WW1904.
19. Bid award for the Ground Transportation Center Improvement Projects (AFB20017)
20. Bills.
21. Change Order No. 3 for an increase of \$26,609.00 for Improvement District No. BN-19-F1.
22. Change Order Nos. 12-14 in the amount of \$18,012.41 for Improvement District No. BR-18-A1.
23. Change Order Nos. 26-32 in the amount of \$47,503.37 and 10-day time extension for Improvement District No. BN-19-A2.
24. Final Balancing Change Order No. 2 for an increase of \$10,146.10 for Improvement District No. BN-19-C1.
25. Payment to NuStar Energy in the amount of \$601,693.73 for the pipeline relocation for Improvement District No. PN-18-B1.
26. Staging areas, as presented, for Improvement District No. BN-20-C1.
27. Create Improvement District Nos. BR-20-A, PR-20-C and UR-20-A.

REGULAR AGENDA:

28. State Water Commission request for Cost Reimbursement for FM Diversion Flood Project Costs in the amount of \$4,111,403.41.
29. Public Hearings - 5:15 pm:
 - a. CONTINUE to 2/24/20 - Application filed by 3 Kings Lounge LLC d/b/a 3 Kings Lounge for a Class "F" Alcoholic Beverage License to be located at 21 18th Street South.
 - b. CONTINUE to 2/10/20 - Alley Vacation of the alley between Lot 12, Block 26 and a part of Lot 7 and all of Lots 8-12, Block 25, Roberts Second Addition (1001 NP Avenue North and 28 10th Street North); approval recommended by the Planning Commission on 7/2/19; continued from the 8/12/19, 8/26/19, 10/21/19, 11/18/19 and 12/16/19 Regular Meetings.
30. Letter from the City Attorney, on behalf of Commissioner Gehrig, proposing the elimination of Firearm and Ammunition Sales as a prohibited home occupation from the Land Development Code.
31. Applications for property tax exemptions for improvements made to buildings:


- Page 3
- a. Amanda and Tyler Barton, 1819 37th Avenue South (3 year).
 - b. Jonathan K. and Sadie M. Erickson, 161 South Woodcrest Drive North (5 year).
 - c. John R. and Anita B. Dobbs, 2450 Lilac Lane North (5 year).
 - d. Antoinette R. Gibney, 1220 8th Street North (5 year).
 - e. Devin F. Gaugler and Arielle M. Windham, 225 25th Avenue North (5 year).

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.

(28)

TO: BOARD OF CITY COMMISSIONERS

FROM: KENT COSTIN, DIRECTOR OF FINANCE 

RE: STATE WATER COMMISSION COST REIMBURSEMENT APPROVAL

DATE: January 10, 2020

The existing legislation in place for State Water Commission funding related to the Fargo-Moorhead Metropolitan Area Flood Risk Management Project requires that the Fargo City Commission, Cass County Commission, and the Cass Water Resource Board approve all payment reimbursement requests prior to their submission and ultimate payment.

The attached reimbursement request has been prepared by Finance staff and is ready for processing. Your approval of the request for funds is hereby requested as required.

Suggested Motion:

Approve a State Water Commission request for cost reimbursement for Fargo-Moorhead Metropolitan Area Flood Risk Management Project costs totaling \$4,111,403.41.

January 10, 2020

Garland Erbele, P.E.
 North Dakota State Water Commission
 900 East Boulevard Avenue, Dept 770
 Bismarck, ND 58505-0850

Dear Garland,

The Metro Flood Diversion Authority is submitting eligible costs for reimbursement request #98 pursuant to the terms and conditions of House Bill 1020 for costs incurred from December 1, 2019 to December 31, 2019 on the Fargo-Moorhead Metropolitan Area Flood Risk Management Project. These costs are summarized in the attached cost summaries and are supported by detailed disbursement records included within this submission.

The total amount of the claim for reimbursement is \$4,111,403.41.

State Funds Available	Amount Spent Previous Request	Amount Spent This Period	State Cost Share	Reimbursement Request This Period	Balance of State Funds
\$310,500,000	\$214,122,700.54	\$1,843,423.30	100%	\$1,843,423.30	
		4,535,960.21	50%	2,267,980.11	
		\$6,379,383.51		\$4,111,403.41	\$92,265,896.05

Project Narrative, this request:

Project Number	Project Description
V01201	Soil Boring payments to landowners
V01701	Land for Diversion Channel, Upstream Mitigation, Flowage Easements, and Storm Water Drainage project
V01701	Residential relocation assistance for homeowners living in the Upstream Mitigation Area
V02825	Pay Application #10 for WP42E – 2 nd St S and Main Ave Flood Mitigation
V05401	Pay Application #7 for Flood Risk Management Project at Harwood, Hackberry, and River Drive South, Phase 2
V05402	Pay Application #19 for Flood Risk Management Project in Rosewood Area – University Drive to the Milwaukee Trail
V05404	Pay Applications #2-3 for Flood Risk Management Project at Copperfield Court and Oakcreek
V05405	Pay Application #9 for Flood Risk Management Project in Belmont Park Area, Phase 1 Pay Applications #1-2 for Flood Risk Management Project in Belmont Park Area, Phase 2

We certify that \$89,883,370 has been expended on the acquisition of homes and that these costs are eligible for the local matching share requirements of SB 2020. Records relating to these costs are on file with the City of Fargo in the Office of the City Auditor.

The City of Fargo, Cass County Commission, and the Cass County Joint Water Resource Board have approved our request for funds as required in SB 2020. Copies of their approval letters are included.

If you have any questions relating to our request, please contact me directly.

Sincerely,



Kent Costin
Director of Finance, City of Fargo
Metro Flood Diversion Authority

Required Local Approvals:

City of Fargo

Cass County Commission

Cass County Joint Water Resource Dist.

FM Metropolitan Area Flood Risk Management Project
Summary of Cash Disbursements Eligible for SWC Funding
December 2019

Account Number	Check Date	Check Number	Vendor Name	Transaction Amount	Description 1	Project Number	Project Description
790-7950-429.73-52	12/5/2019	300894	INDUSTRIAL BUILDERS INC	(545.00)	2 ST & MAIN FLOOD WALL	V02825	2ND ST S FLOOD MITIGATION
Total Retainage				(545.00)			
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	250.00	ORTON PERHUS	V01201	Cass Joint Water ROE
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	250.00	ORTON PERHUS	V01201	Cass Joint Water ROE
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	250.00	G MARTIN & K KRUSE	V01201	Cass Joint Water ROE
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	250.00	ORTON PERHUS	V01201	Cass Joint Water ROE
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	250.00	LARRY BRANDT TRUST	V01201	Cass Joint Water ROE
790-7930-429.34-65	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	500.00	RAY KVALVOG	V01201	Cass Joint Water ROE
Total LERRDS - North Dakota - Right of Entry Requests				1,750.00			
790-7930-429.67-11	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	181,365.00	CODY & KATIE SKYTAND	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.67-11	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	6,690.00	CODY & KATIE SKYTAND	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.67-11	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	5,639.04	LORI ANDERSON	V01701	ND LAND PURCH-OUT OF TOWN
Total LERRDS - North Dakota - Residential Relocation Assistance				193,694.04			
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	305,654.24	SHANE & PAM SMITH	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	39,600.00	PATRIC & CARLA BELLMORE	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	1,660,379.20	JOHN OLSON, ARLENE PETERSON, & MARGIE MARTIN	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	60,830.60	DALE & KRISTI SCHWADER	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	185,000.00	BRIAN AND EMILY POTTER	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	964,789.51	KEITH & JANN MONSON	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	25,200.00	BYRON & MARGARET TYSDAL	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	820.00	CASS COUNTY FINANCE	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	520.00	CASS COUNTY FINANCE	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	448,700.79	ORTEN BRODSHAUG	V01701	ND LAND PURCH-OUT OF TOWN
790-7930-429.71-30	12/26/2019	301348	CASS COUNTY JOINT WATER RESOURCE DI	726,354.36	HICKSON GRAIN COMPANY	V01701	ND LAND PURCH-OUT OF TOWN
Total ND Construction - Land Purchases				4,424,168.70			
790-7950-429.73-52	12/5/2019	300894	INDUSTRIAL BUILDERS INC	391,853.00	2 ST & MAIN FLOOD WALL	V02825	2ND ST S FLOOD MITIGATION
790-7950-429.73-52	12/5/2019	300894	INDUSTRIAL BUILDERS INC	(113,876.00)	CITY OF FARGO'S SHARE PAY APP #10	V02825	2ND ST S FLOOD MITIGATION
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	240,293.00	KEY CONTRACTING INC	V05404	LEVEE-OAKCREEK/COPPERFLD
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	390,808.15	KEY CONTRACTING INC	V05404	LEVEE-OAKCREEK/COPPERFLD
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	40,377.39	INDUSTRIAL BUILDERS INC	V05401	DEMOLITION/LEVEE-HARWOOD
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	60,930.51	INDUSTRIAL CONTRACT SERVI	V05405	LEVEE/FLOODWALL - BELMONT
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	124,031.62	INDUSTRIAL BUILDERS INC	V05405	LEVEE/FLOODWALL - BELMONT
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	512,034.51	INDUSTRIAL BUILDERS INC	V05405	LEVEE/FLOODWALL - BELMONT
790-7950-429.73-52	12/27/2019	J812190021	CITY OF FARGO-AUDITORS OFFICE	113,863.59	INDUSTRIAL BUILDERS INC	V05402	DEMO/LEVEE/WALL-ROSEWOOD
Total ND Construction - Flood Control				1,760,315.77			
Total Expense for Period				6,379,383.51			

Office of the City Attorney**City Attorney**
Erik R. Johnson**Assistant City Attorney**
Nancy J. Morris

January 23, 2020

Board of City Commissioners
City Hall
225 4th Street North
Fargo, ND 58102

RE: Proposed elimination of Firearm and Ammunition Sales as prohibited home occupation

Dear commissioners,

The City's Land Development Code (LDC) currently prohibits the sale of firearms as a home occupation. Commissioner Gehrig has received inquiry regarding this prohibition and he asks that the City Commission review this particular provision of the LDC, and consider repealing the prohibition. Of course, such repeal would occur by an amendment of the LDC by the City Commission after the Planning Commission has held a public hearing on the matter and submitted its recommendation to the City Commission. Commissioner Gehrig asked that I placed this letter before you for your consideration.

Traditional, old-style city zoning laws prohibit virtually all commercial activities in residentially-zoned areas with certain professions being carved out as a permitted "accessory use" to the residential use of the property. Thus, dentists, doctors, chiropractors, massage therapists, lawyers, morticians and such were able to practice their profession out of their personal residences under the traditional "home occupation" definition. You are probably aware that the City undertook a major re-write of the City's zoning laws and subdivision requirements in the mid-1990s, culminating in the adoption of the Land Development Code in 1998. With the new LDC, the City's "home occupation" rules were converted from the traditional model to a more "functional assessment" model--one by which home occupations were placed into one of two categories: Minor Home Occupations and Major Home Occupations. A Minor Home Occupations allowed use of the home for any occupation so long as no employees or customers come to the site and provided the occupation consumed less than one-fourth of the floor area of the home. Such Minor Home Occupations were permitted by right--there was no need for a hearing or special approval in advance. Home occupations other than "Minor" fell into the Major Home Occupation category. Major Home Occupations

must first be approved by the Planning Commission, after an application is filed, notice is given to neighboring property owners and a public hearing is held. Certain occupations are completely prohibited. Those include vehicle repair, dispatch centers, mortuaries and animal care and boarding facilities. In 2001, the City's Home Occupation law was revised and firearm sales and ammunition sales were added to the list of prohibited occupations. City of Fargo Ordinance No. 4180 (Aug. 6, 2001).

The City's current home occupation law is set forth in the appendix to this letter, attached with the relevant portion, dealing with firearms and ammunition sales, being provided as follows:

5. Prohibited Uses

* * *

- e. Firearms and Ammunition Sales. The sale of firearms and/or ammunition, and the production of ammunition for sale or resale are prohibited as home occupations.

Should the City Commission wish to review the treatment of firearms and or ammunition sales as a prohibited home occupation, I recommend that the Commission refer the matter to the Planning Department as a proposed text amendment to the Land Development Code (as provided under LDC §20-0904) and to direct the City Attorney to work with the Planning Department regarding such process.

SUGGESTED MOTION: I move to authorize and direct the Planning Department to initiate a text amendment to the Land Development Code to amend Fargo Municipal Code (LDC) Section 20-0403, regarding Accessory Uses, to revise or eliminate the prohibition of firearms and ammunition sales as a home occupation and to direct the City Attorney to work with the Planning Department for such purposes.

Sincerely,



Erik R. Johnson

Enclosure

APPENDIX TO CITY ATTORNEY LETTER TO CITY COMMISSION

LDC §20-0403. Accessory Uses.

* * *

C. Home Occupations

Many types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this section are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations require that home occupations (an accessory use) remain subordinate to the allowed principal use (household living) and that the residential viability of the dwelling unit is maintained.

1. Types of Home Occupations

There are two types of home occupations - Major Home Occupations and Minor Home Occupations. Both types are considered an accessory use to an allowed household living use. Unless otherwise expressly stated, the regulations of this Land Development Code apply to both types of home occupations.

2. Minor Home Occupations - Defined

A Minor Home Occupation is one in which residents use up to 25 percent of the floor area of their home as a place of work, but in which no employees come to the site. Minor Home Occupations allow up to four customers per day, with a maximum of 12 customers per week, only between the hours of 7:00 a.m. and 9:00 p.m. No more than one customer is permitted on the site at any given time. Examples include, but are not limited to, artists, crafts people, writers, professional consultants personal care and grooming services, and employees of off-site businesses who work from their home. In addition, tutors, such as piano or other music teachers, who provide lessons to no more than 60 students per week and do not have non-resident employees coming to the site, shall be deemed minor home occupations. In addition, dog grooming services that would qualify as a Minor Home Occupation as a result of percentage of floor area of the home, customer activity and hours of operation may be allowed after it has been reviewed and approved in accordance with Conditional Use Review procedures of Sec. 20-0909. Unless otherwise expressly stated, any Conditional Use Permit for such dog grooming service granted pursuant to Section 20-0909 shall automatically terminate upon sale or transfer of the property. For purposes of calculating floor area of a minor or major home occupation in which the home occupation occupies a garage that is attached or detached from the primary home structure, the sum of the home and garage square footage shall be included in the total square footage from which the 25 percent maximum floor area is computed.

3. Major Home Occupations - Defined

A Major Home Occupation is one in which residents use up to 25 percent of the floor area of their home as a place of work and that has a nonresident employee and/or customers coming to the site. Examples are counseling, tutoring, and hair cutting and styling.

4. Allowed Uses

The home occupation regulations of this Land Development Code establish performance standards for accessory home occupations rather than defining a list of allowed home occupations. Uses that comply with all of the standards of this section will be allowed as home occupations unless they are specifically prohibited.

5. Prohibited Uses

a. Vehicle and Large Equipment Repair

Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited.

b. Dispatch Centers

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

c. Mortuaries

Mortuaries are not allowed as home occupations.

d. Animal Care, Grooming, or Boarding Facilities

Animal care or boarding facilities are not allowed as home occupations. This includes animal hospitals, kennels, stables and all other types of animal boarding and care facilities. Dog grooming services are also included as prohibited animal care or boarding facilities; however, to the extent such services would otherwise qualify as a Minor Home Occupation, dog grooming services may be allowed upon application as provided in paragraph 2, regarding Minor Home Occupations, above. In no event may dog grooming be allowed as a Major Home Occupation.

e. Firearms and Ammunition Sales

The sale of firearms and/or ammunition, and the production of ammunition for sale or resale are prohibited as home occupations.

f. Adult Entertainment Center Uses

Entertainment or sale of goods defined as adult bookstore, adult cinema, adult entertainment facility, or adult entertainment center as defined in Sec. 20-1202 are not allowed as a home occupation.

6. Signs

No more than one sign shall be allowed on the site of a home occupation. The maximum size of the sign shall be one square foot. It may not be illuminated, and it must be attached to the dwelling unit.

7. Outdoor Activities

All activities and storage areas must be conducted in completely enclosed structures.

8. Exterior Appearance

There may be no change in the exterior appearance of the dwelling unit that houses the home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting. There may be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot.

9. Operational Impacts

No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

10. Trucks and Vehicles

No truck or van with a payload rating of more than 1 ton may be parked at the site of a home occupation, and no more than one truck or van with a payload rating of less than 1 ton is allowed at the site of a home occupation.

11. Deliveries

Deliveries or pick-ups of supplies or products associated with business activities are allowed only between 8 a.m. and 6 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

12. Major Home Occupations

The following regulations apply only to Major Home Occupations.

a. Conditional Use Permits

No Major Home Occupation is allowed unless it has been reviewed and approved in accordance with Conditional Use Review procedures of Sec. 20-0909. Unless otherwise expressly stated, any Conditional Use Permit for such Major Home Occupation granted pursuant to Section 20-0909 shall automatically terminate upon sale or transfer of the property.

b. Employees

A maximum of one nonresident employee is allowed with a Major Home Occupation provided no customers come to the site. Major Home Occupations that have customers coming to the site are not allowed to have nonresident employees. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

c. Customers

Customers may visit the site only during the hours of 7 a.m. to 9 p.m., and no more than 12 customers or clients may visit the site in any single day.

d. Number

No more than one Major Home Occupation may be conducted on a single site. A Minor Home Occupation may be conducted on the site of a Major Home Occupation.

CITY OF
Fargo
ASSESSMENT DEPARTMENT

31a

January 10, 2020

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

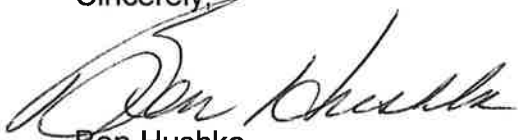
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 1819 37 Ave. S as submitted by Amanda & Tyler Barton. 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 \$550 with the City of Fargo's share being \$95.

Sincerely,



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 Amanda & Tyler Barton Phone No. _____

2. Address of Property 1819 37 Ave S

City FARGO State ND Zip Code 58104

3. Legal description of the property for which the exemption is being claimed. _____
Lt 13 Blk 3 Prairie Crossing Addn.

4. Parcel Number 012323-00330-000 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). addition of master bedroom, bathroom, over crawlspace

7. Building Permit No. 19090085 8. Year Built 1995

9. Date of Commencement of making the improvement 9/3/2019

10. Estimated market value of property before improvement \$ 287,800

11. Cost of making the improvement (all labor, material and overhead) \$ 75,000

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 Amanda Barton Date 1/7/20

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): 3 YEARS FOR QUALIFYING WORK

Assessor's Signature [Signature] Date 1/13/20

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 _____

CITY OF
Fargo
ASSESSMENT DEPARTMENT

316

January 16, 2020

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

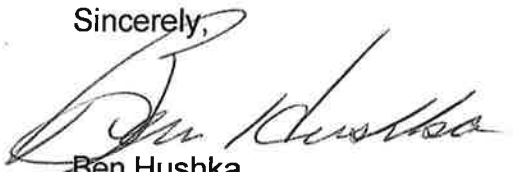
Chapter 57-02.2 of the North Dakota Century Code provides for a property tax exemption for certain types of improvements made to existing buildings.

I have attached a copy of an application for real estate tax exemption of building improvements for the property at 161 South Woodcrest Dr. N as submitted by Jonathon K. & Sadie M. Erickson. 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 \$445 with the City of Fargo's share being \$75.

Sincerely,



Ben Hushka
City Assessor

hah
attachment

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 _____



(310)

January 10, 2020

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 2450 Lilac Ln. N as submitted by John R. & Anita B. Dobbs. 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	<u>John & Anita Dobbs</u>	Phone No.	<u>701-232-1290</u>
2. Address of Property	<u>2450 Lilac Ln 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>Pt of Lt 11, Blk 14, Woodcrest 3rd</u>		
4. Parcel Number	<u>01-4060-00210-000</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>Remodel bath</u>
7. Building Permit No.	<u>19090621</u>
8. Year Built	<u>1971</u>
9. Date of Commencement of making the improvement	<u>September 2019</u>
10. Estimated market value of property before improvement	\$ <u>284,700</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>20,000</u>
12. Estimated market value of property after improvement	\$ <u>288,500</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>John R. Dobbs</u> Date <u>1/9/20</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 Heston</u> Date <u>1/13/20</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 _____



31d

January 10, 2020

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 1220 8 St. N as submitted by Antoinette R. Gibney. 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 \$2,475 with the City of Fargo's share being \$420.

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	Antoinette Gibney		Phone No.	(701) 306-5025
2. Address of Property	1220 8 St N			
City	FARGO	State	ND	Zip Code 58102
3. Legal description of the property for which the exemption is being claimed.	Pt of Lt 26, Ohmers			
4. Parcel Number	01-2220-01250-000	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Central Business District <input type="checkbox"/>
5. Mailing Address of Property Owner	1226 8 St N			
City	Fargo	State	ND	Zip Code 58102

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).	Complete remodel exterior & interior main floor
7. Building Permit No.	190234
8. Year Built	1950
9. Date of Commencement of making the improvement	JANUARY 2019
10. Estimated market value of property before improvement	\$ 71,300 (2019)
11. Cost of making the improvement (all labor, material and overhead)	\$ 82,400.00
12. Estimated market value of property after improvement	\$ 213,100 (2020)

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>Antoinette R Gibney</u> Date <u>1/6/2020</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):
5 YEARS FOR QUALIFYING WORK
Assessor's Signature <u>Don Nelson</u> Date <u>1/13/20</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 _____



(3/e)

January 10, 2020

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 225 25 Ave. N as submitted by Devin F. Gaugler & Arielle M. Windham. 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 \$115 with the City of Fargo's share being \$20.

Sincerely,

A handwritten signature in black ink that reads "Ben Hushka". The signature is written in a cursive style with a large, looping "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 <u>Devin Gaugler & Arielle Windham</u>	Phone No. <u>701-567-3192</u>
2. Address of Property <u>225 25 Ave 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>Pt of Lts 6 & 7, Blk 3, Oral A Holm</u>	
4. Parcel Number <u>01-1380-00290-000</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>Reside dwelling</u>	
7. Building Permit No. <u>19110701</u>	8. Year Built <u>1956</u>
9. Date of Commencement of making the improvement <u>November 2019</u>	
10. Estimated market value of property before improvement	\$ <u>201,500</u>
11. Cost of making the improvement (all labor, material and overhead)	\$ <u>16,340</u>
12. Estimated market value of property after improvement	\$ <u>210,100</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>Devin Gaugler</u>	Date <u>1-10-20</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>1/13/20</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 _____