FARGO CITY COMMISSION AGENDA
Monday, November 9, 2026 - 3:00 p.m.

Executive Session at 3:00 p.m.

Roll Call.

PLEASE NOTE: The City Commission will convene at 3:00 p.m. and retire into Executive Session in the Red River Room for the purpose of discussing negotiating strategy and/or providing negotiating instructions to its attorney or other negotiator regarding ongoing contract negotiations with Kilbourne, LLC relating to the convention center project, which to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining position of the City. Thus, an Executive Session for this matter is authorized pursuant to North Dakota Century Code 44-04-19.1, subsection 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 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, October 26, 2026).

CONSENT AGENDA:

1. Applications for property tax exemptions for improvements made to buildings.

2. Receive and file an Ordinance Amending Section 38-0101 of Article 38-01 of Chapter 38 of the Fargo Municipal Code Relating to the Creation of City Street Lighting and Traffic Control Devices System.

3. 1st reading of an Ordinance Enacting Section 8-1027 of Article 8-10 of Chapter 8 of the Fargo Municipal Code Relating to Winter Parking Restrictions and an Ordinance Amending Section 1-0305 of Article 1-03 of Chapter 1 of the Fargo Municipal Code Relating to Classification of Ordinance Violations.

4. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 8-2002 of Article 8-20 of Chapter 8 of the Fargo Municipal Code Relating to Operation of Motorized Scooters-Regulations; 1st reading, 10/26/26.

5. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 8-0101 of Article 8-01 of Chapter 8 of the Fargo Municipal Code Relating to Definitions; 1st reading, 10/26/26.

6. Applications for Games of Chance.

7. Resolution Amending Governance Policies of the Board of City Commissioners of the City of Fargo.

8. Bid award to Border States Paving Inc. in the amount of $9,488,877.69 for Improvement District No. BR-26-G1.

9. Change Order No. 1 in the amount of $31,746.32 for Improvement District No. BN-25-F1.

10. Asphalt roadway alternative for Improvement District No. PN-27-B1.

11. Create Improvement District No. BR-27-B and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).

12. Negative Final Balancing Change Order No. 2 in the amount of -$74,580.80 for Project No. SR-26-B1.

13. Change Order No. 4 in the amount of $12,500.00 and a time extension to the Substantial and Final Completion Dates to 11/6/2026 and 11/20/2026 for Project No. UR-26-A1.

14. Updated Red River Bridge Maintenance Agreement between City of Moorhead, City of Fargo, Park District of the City of Fargo and Clay County.

15. Maintenance Certification for Urban Federal Aid Projects for the North Dakota Department of Transportation.

16. Removal of on-street parking on the east side of 38th Street North between 12th and 15th Avenue and place "No Parking" signs by November 15, 2026.

17. Temporary closure of 64th Avenue South from 45th Street to Veterans Boulevard until paving is completed in 2027.

18. Items from FAHR meeting:
    a. Receive and file Sales Tax update - Accrual Basis.
    b. Receive and file Budget to Actual.
    c. ND Department of Health and Human Services grant award G25.908 CFDA No. 93.994 in the amount of $11,600.00.
    d. Resolution authorizing the 2026 sale of City of Fargo retired Police vehicles through Steffes Group, the City's contracted auction provider.
    e. Recommendation of the Fargo Dome Authority to reallocate monies from previously approved 2026 & 2027 FARGODOME capital budgets and proceed with replacement and repair of gear box drive for FARGODOME football turf conversion system by Gordon Turf Conversion Equipment (EX26335).
    f. ND Department of Emergency Services Division of Homeland Security CFDA No. 20.703 in the amount of $11,958.40 with a cost share of $2,989.60 and related budget adjustment.

19. Agreement with R.L. Engebretson Architects Fargo LLC for professional architectural services for Fargo Fire Training Facility (RFP26096).

20. Piggyback purchase with ESRI Small Municipal and County Government Enterprise Agreement from 1/26/27 to 1/25/30 (PBC24008).

21. Price quotation from DLT for various AutoCAD licenses.

22. Bid award to Grotberg Electric Inc. in the amount of $214,620.00 for the purchase of a 200-kW generator including 1,000-amp electrical service with 800-amp transfer switch (RFP26294).

23. Authorization request from the Solid Waste Department to advertise for bids for Cell No. 22 construction at the landfill (Project No. SW 26-03).

24. Agreement with Minnesota State Community and Technical College (M-State) for 2026-2027 U-Pass Transit Services.

25. Settlement Agreement and Release with Capital Exteriors to reduce the amount paid by $30,000.00 for Lead Service Line Replacement Project (Project No. WA2505).

26. Amendment No. 1 to Task Order No. 38 with AE2S to increase not-to-exceed amount an additional $50,000.00 for Lead Service Line Replacement Project (Project No. WA2403).

27. Change Order No. 2, Final Balancing Change Order with Johnson and Schock Excavating, LLC in the amount of $103,612.50 for Lead Service Line Replacement Project (Project No. WA2509).

28. Bills.

REGULAR AGENDA:

29. Request from the Fire Department to overfill upcoming recruit academy by one firefighter position to help maintain adequate staffing levels and account for potential attrition during recruitment and training process; delayed from 10/26/26 Regular Meeting.

30. 2026 City of Fargo Payment in Lieu of Tax Exemption (PILOT) Incentive Tracking Report.

31. Presentation on the 2027 legislative priorities.

32. Construction update.

33. Liaison Commissioner assignment updates.

34. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up here).**

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

Minutes are available on the City of Fargo website at www.FargoND.gov/CityCommission.

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THE CITY OF Fargo FAR MORE

FARGO FIRE DEPARTMENT
637 NP Avenue North
Fargo, ND 58102-4916
Phone: 701.241.1540 | Fax: 701.241.8125
FargoFire.com

TO: **FAHR Committee**

FROM: **Fire Chief Gary Lorenz**

DATE: **10/19/2026**

SUBJECT: **Fire FTE Overfill Request**

The Fire Department anticipates starting a new recruit academy on January 19, 2027, and is requesting approval to overfill the academy by one firefighter position to help maintain appropriate staffing levels within the Suppression Division.

Following the completion of the current academy, the Suppression Division will be short three firefighters. Additionally, there is potential for two employees to leave the department in the near future. Historical recruitment data highlights the challenges of maintaining staffing levels throughout the hiring process. In 2025, the department extended 24 conditional offers, of which seven candidates failed the pre-employment process, three withdrew after receiving an offer, and three did not complete the recruit academy. One recruit also resigned during the current academy.

Overfilling the upcoming academy by one position would help mitigate potential staffing shortages and account for anticipated attrition during the recruitment and training process.

Recommended Motion:
Move to approve the Fire Department's request to overfill the upcoming recruit academy by one firefighter position to help maintain adequate staffing levels and account for potential attrition during the recruitment and training process.

New FTE - Annual Cost of Salary & Benefits

Insert Data in the green fields only----------> ---------->

Enter Position Title & Department	
Annual Pay	$68,956
Health Insurance-Family	$23,790.72
Dental Insurance	$650.40
Disability Insurance	$11.49
FICA (6.2%)	NA
Medicare Tax (1.45%)	$999.86
Fire Pension (14.2%)	$9,792
Total cost of salary & benefits*	**$104,200.41**

*Calculation does not include work comp premium

$ 23.68	hourly rate at	2912	scheduled hours
$ 1,982.56	per month		
$ 54.20	per month		

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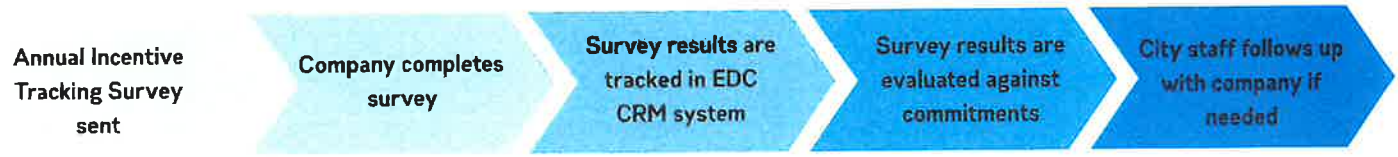
INCENTIVE TRACKING REPORT

Project Description and Objective:

This Incentive Tracking Report provides a comprehensive overview of the PILOT/Property Tax Exemptions provided to Primary Sector Companies from 2017 - 2025. The purpose of the incentive tracking program is to evaluate the effectiveness, participation, and outcomes of the incentives offered to primary sector companies in generating an economic impact and ROI to the city of Fargo. This system specifically measures the number of full-time employees and average salary (wage) benchmarked against the initial company commitment documented in the New Industry Application and Business Incentive Agreement.

How Does It Work?

GFMEDC sends an annual survey to companies asking about job growth and wages, comparing results to their incentive agreements. Staff also assist Fargo city officials in identifying companies that may need follow-up.



Individual Results

Utilizing a combination of direct company outreach and GFMEDC's CRM system, we were able to receive responses from 20 of 20 currently active PILOT recipients for 2026.

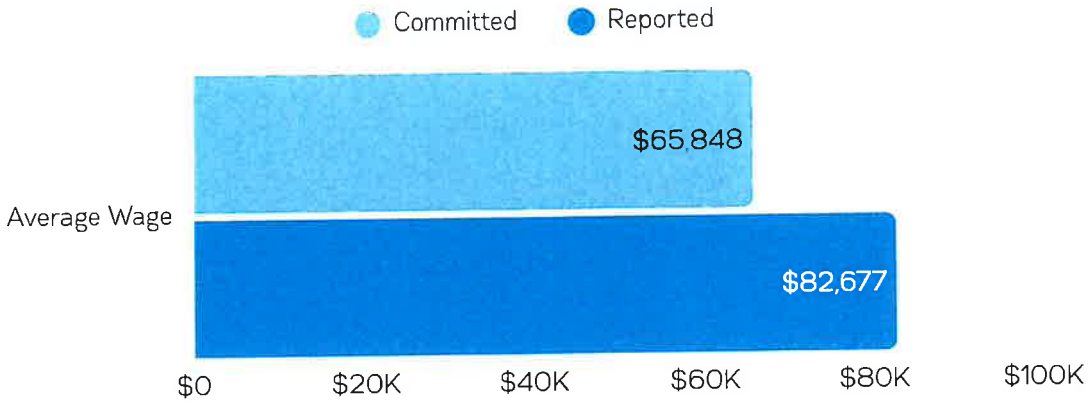
The individual results of each current PILOT incentive can be found in the "Business Incentive Tracking Results" spreadsheet.

Aggregate Results

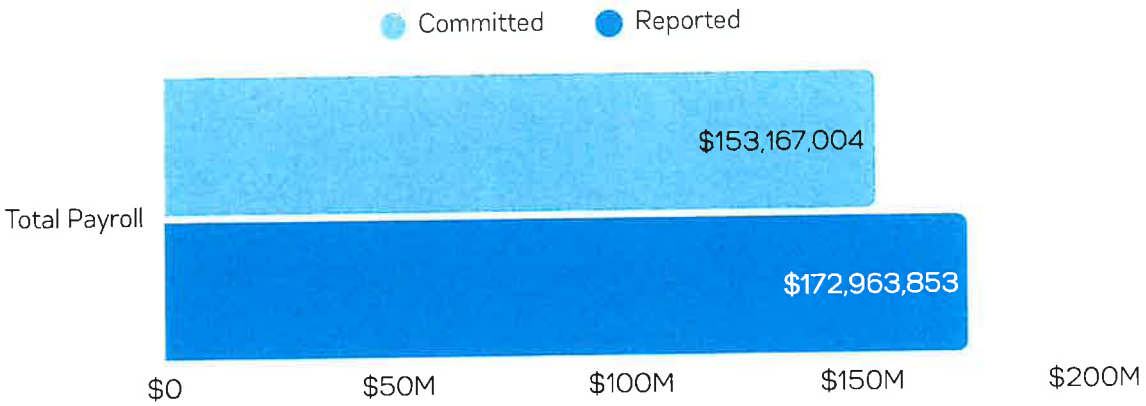
The aggregate results of 2026 PILOT recipient reporting confirm the creation of 540 new jobs over the baseline employment reported at the time of each PILOT recipient's application.

The portfolio of PILOT recipients, in aggregate, reported 2,036 current employees in 2026 which is 277 less than the total of 2,313 committed to across the original applications.

Overall wages reported in 2026 exceeded average wage commitments by 26%. The average 2026 employee wage reported across all responses of $82,677 exceeds the average original committed wage of $65,848 across recipients. A difference of $16,829 higher average salary.



The aforementioned increase in wages translates to total payroll across all analyzed companies of $172,963,853 which exceeds the actual company payroll commitment of $153,167,004. A difference of $19,796,849 in more payroll entering the Fargo market.





For additional questions, contact:
Ryan Aasheim
Chief Business Development Officer
701-364-1919
raasheim@fmedc.com

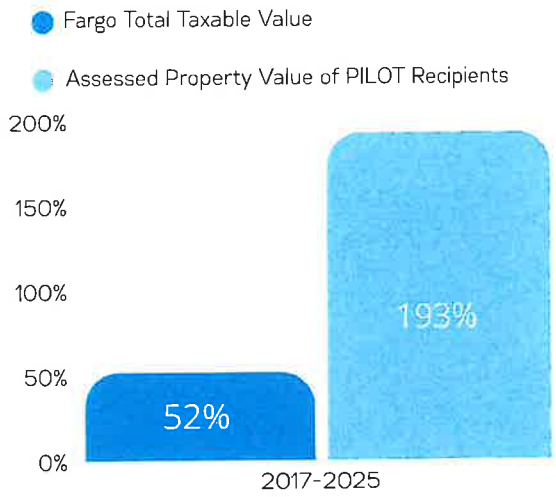
FARGO MOORHEAD ECONOMIC DEVELOPMENT

Report updated November 2, 2026

PRIMARY SECTOR PILOT PROPERTY VALUE PERFORMANCE

The GFMEDC has gathered additional market data to provide further context on the performance of PILOT recipients during the time period. That information includes an analysis of recipient property value growth during that time benchmarked against the overall commercial property value growth of the Fargo market. That analysis reveals the following:

During the incentive period analyzed, the **property value of all primary sector PILOT recipients increased 193% from a pre-incentive base value of $69,552,000 to a total property value of $203,592,600 in 2025**. For comparison, the market value of all Fargo commercial property increased from $6.1 Billion in 2017 to $9.27 Billion in 2025, a growth rate of 52%.



One more item of note is that across the portfolio the average number of years into an agreement is 4.45 years meaning much of the 193% increase in value has occurred in a much shorter time period than 2017 -2025.

The analysis on all Fargo commercial property value uses data from page 8 of Fargo's Assessment Department's 2025 and 2017 Annual Reports found at: https://fargond.gov/city-government/departments/assessors/annual-report

2017 Total Appraised Value

ESTIMATED TOTAL MARKET VALUE BREAKDOWN

Class	Count	% Of Total	2017 Total Value	% Of Total
Residential	28,384	79.1%	$ 5,868,116,100	40.8%
Commercial	5,550	15.5%	$ 6,098,075,400	42.4%
Agricultural	110	.3%	$ 2,402,300	.02%
Exempt	1,847	5.1%	$ 2,415,819,100	16.8%
TOTAL	35,891		$14,384,412,900	

2025 Total Appraised Value

ESTIMATED TOTAL MARKET VALUE BREAKDOWN

Class	Total Value	% of Total Value	Value Diff from Prior Yr
Residential	9,405,761,920	40.88%	5.70%
Commercial	9,275,756,800	40.31%	3.01%
Agricultural	2,951,900	0.01%	-0.90%
Exempt Assessed (Gov't)	2,324,220,000	10.10%	6.31%
Non-Discretionary Exmt	1,335,805,900	5.81%	3.91%
Discretionary Exempt	664,489,500	2.89%	-1.59%
TOTAL	23,008,986,020	100.00%	4.75%

	Incentive Details					Job & Wage Projections							
Company	Start Year	End Year	Years Incented	Current Incentive Year	Gross Incentive Benefit	Base FTE's	Year 1	Year 2	Year 3	Year 4	Year 5	Reported FTE's	Average Wage (BIA)
Responded													
Bert's Truck Equipment	2026	2030	5	1	$ 242,425	0	**18**	21	24	27	30	**18**	$ 74,649
Border States Electric	2019	2028	10	8	$ 1,726,650	320	345	370	410	450	**490**	**310**	$ 65,102
Corvent	2025	2029	5	2	$ 96,271	5	27	**38**	56	73	90	**35**	$ 85,286
Dakota Air Parts	2026	2030	5	1	$ 597,585	26	**33**	39	42	43	45	**35**	$ 46,821
Dakota Specialty Milling	2017	2026	10	10	$ 139,654	84	96	97	98	99	**100**	**108**	$ 35,000
Dakota Specialty Milling	2023	2027	5	4	$ 284,790	0	14	14	14	**14**	14	**17**	$ 45,760
Financial Bus. Systems	2022	2026	5	5	$ 277,818	124	128	131	136	141	**146**	**137**	$ 87,959
John Deere Electronic Solutions	2026	2030	5	1	$ 1,189,525	157	**195**	195	195	195	195	**177**	$ 112,820
Packet Digital #1	2022	2026	5	5	$ 62,113	18	31	34	43	52	**61**	**67**	$ 77,732
Packet Digital #2	2024	2028	5	3	$ 185,114	31	36	44	**55**	66	70	**67**	$ 83,539
PRX	2022	2031	10	5	$ 1,946,210	50	73	96	117	138	**149**	**53**	$ 40,815
Tecton (Marvin Composites)	2023	2032	10	4	$ 1,732,566	239	255	274	289	**303**	320	**328**	$ 51,581
Aldevron - 2016	2019	2028	10	8	$ 837,720	106	10	15	20	20	**20**	**15**	$ 72,800
Aldevron - 2019	2022	2031	10	5	$ 4,653,675	298	348	378	403	403	**403**	**418**	$ 63,027
Aldevron - University	2022	2031	10	5	$ 684,981	0	9	21	31	41	**51**	**67**	$ 61,456
FedEx	2017	2026	10	10	$ 245,661	0	25	25	25	25	**25**	**34**	$ 50,000
Standard Industries	2023	2027	5	4	$ 409,340	38	50	56	64	**72**	80	**50**	$ 47,000
CoSchedule	2023	2027	5	4	$ 127,654	48	50	53	56	**60**	65	**19**	$ 99,344
Weather Modification	2025	2029	5	2	$ 1,697,870	54	62	**68**	72	76	80	**70**	$ 55,857
Anvil Design	2025	2029	5	2	$ 40,229	4	9	**12**	13	16	20	**11**	$ 60,416
TOTALS & Averages					**$ 17,177,851**	**1,602**						**2,036**	**$ 65,848**
								FTE Differential		**2,313**			
												avg wage differential	$ 16,829
												percentage differential	26%

				Payroll Analysis			Property Value Analysis		
Average Wage Reported	Company	Date of Last Report	differnce in jobs committed	Total Payroll committed	Actual Payroll	Payroll Differential	Pre-Incentive Value	2026 Value	% Change
	Responded								
$ 75,000	Bert's Truck Equipment	9/16/2026	0	$ 1,343,680	$ 1,350,000	$ 6,320	3,738,100	$ 3,987,700	7%
$ 97,886	Border States Electric	9/14/2026	(180)	$ 31,899,980	$ 30,344,728	$ (1,555,252)	2,349,000	$ 30,004,500	1177%
$ 136,716	Corvent	9/22/2026	(3)	$ 3,240,857	$ 4,785,060	$ 1,544,203	N/A	N/A	
$ 51,342	Dakota Air Parts	9/30/2026	2	$ 1,545,086	$ 1,796,970	$ 251,884	3,711,700	$ 7,987,400	115%
$ 67,857	Dakota Specialty Milling	9/25/2026	8	$ 3,500,000	$ 7,328,591	$ 3,828,591	1,405,900	$ 5,304,100	277%
$ 57,780	Dakota Specialty Milling	9/25/2026	3	$ 640,640	$ 982,258	$ 341,618	4,059,500	$ 5,304,100	31%
$ 120,400	Financial Bus. Systems	9/21/2026	(9)	$ 12,841,999	$ 16,494,800	$ 3,652,801	1,601,000	$ 3,782,000	136%
$ 101,762	John Deere Electronic Solutio	10/29/2026	(18)	$ 21,999,900	$ 18,011,874	$ (3,988,026)	13,654,800	$ 28,508,000	109%
$ 90,201	Packet Digital #1	9/30/2026	6	$ 4,741,652	$ 6,043,483	$ 1,301,831	1,080,700	$ 1,244,600	15%
$ 90,201	Packet Digital #2	9/30/2026	12	$ 4,594,645	$ 6,043,483	$ 1,448,838	1,162,800	2,790,100	140%
$ 57,207	PRX	8/31/2026	(96)	$ 6,081,399	$ 3,031,947	$ (3,049,452)	1,917,000	$ 20,339,700	961%
$ 63,700	Tecton (Marvin Composites)	9/3/2026	25	$ 15,629,001	$ 20,893,600	$ 5,264,599	10,612,000	$ 24,445,300	130%
$ 104,344	Aldevron - 2016	10/6/2026	(5)	$ 1,456,000	$ 1,565,160	$ 109,160	2,280,000	$ 16,810,100	637%
$ 83,355	Aldevron - 2019	10/6/2026	15	$ 25,400,000	$ 34,842,591	$ 9,442,591	13,276,100	$ 16,810,100	27%
$ 67,084	Aldevron - University	10/6/2026	16	$ 3,134,256	$ 4,494,621	$ 1,360,365	3,925,200	6,882,600	75%
$ 72,310	FedEx	9/23/2026	9	$ 1,250,000	$ 2,458,540	$ 1,208,540	147,000	$ 2,012,000	1269%
$ 68,143	Standard Industries	8/19/2026	(22)	$ 3,384,000	$ 3,407,150	$ 23,150	1,527,000	$ 13,100,000	758%
$ 83,853	CoSchedule	8/25/2026	(41)	$ 5,960,640	$ 1,593,207	$ (4,367,433)	1,768,000	$ 2,425,000	37%
$ 96,397	Weather Modification	9/9/2026	2	$ 3,798,276	$ 6,747,790	$ 2,949,514	165,000	$ 10,460,000	6239%
$ 68,000	Anvil Design	9/24/2026	(1)	$ 724,992	$ 748,000	$ 23,008	1,171,400	$ 1,395,300	19%
$ 82,677	TOTALS & Averages		(277)	$ 153,167,004	$ 172,963,853	$ 19,796,849	$ 69,552,200	$ 203,592,600	193%

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THE CITY OF Fargo FAR MORE

November 9, 2026

To: **Board of City Commissioners**
Fr: **Michael Redlinger, City Administrator**
Re: **Presentation on City of Fargo 2027 Legislative Priorities**

At the November 9, 2026 City Commission meeting, staff will present proposed City of Fargo legislative priorities for the upcoming 2027 Legislative Session. City staff will summarize items submitted by City Departments and Divisions, and following this presentation, the City Commission is requested to discuss and affirm the proposed priorities for the 2027 Legislative Session.

Recommended Action: No action is requested. The City Commission will receive a presentation from staff regarding the City of Fargo's proposed 2027 legislative priorities and affirm these priorities for inclusion into the City of Fargo's 2027 legislative program.

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Proposed 2027 Legislative Session Priorities
City Commission Presentation
Department Submitted Items (Revised: 11/9/26)

Department:	Topic/Issue to Track:	Support / Oppose / Monitor:	Request Bill Sponsor:
CommsGA	Website accessibility standards, implementation requirements, and deadline (currently April 2027)	Monitor	
Engineering	Maintain/increase Prairie Dog funding and support for municipal projects	Support	
Engineering	Support increased NDDOT funding for interstate system imporvements and urban regional systems	Support/Monitor	Yes
FARGODOME	Authority for political subdivisions to hold on-sale liquor licenses (City/FDA joint support)	Support	
FCPH	Alcohol Policy on taxation, safer drinking/serving guidelines, devices	Support	
FCPH	Tobacco tax increase; flavor restrictions, etc.	Support	
FCPH	Syringe Services Programs - proposal to remove from NDCC	Oppose	
FCPH	Kratom (still in administrative rules) if it comes back for full ban	Support	
FCPH	Septic Systems - Administrative Rules in Dec. if not passed and comes to session in Jan. FCPH will support bill passed in 2025	Monitor	
FCPH	Body Art - in Adminstrative Rules 12/26 - if not resolved and comes back to session in 2027, will continue to support bill of 2025	Monitor	
FCPH	Hemp derived THC -Federal ban scheduled for 11/12/26 - activity to extend it at the national level. Statewide ban in 2027 if not resolved at the federal level.	Support	
Finance	Property tax cap considerations and modifications to improve municipal finance conditions	Monitor	
Finance	Authority to consolidate special initiated measure elections into State General Elections (utilizing electronic systems and removing paper ballots)	Support	Yes
Fire	Monitor Delegation fo Authority legislation and State Fire Marshals Office authorities	Monitor	
Fire	Departmen of Emergency Services funding/authority	Monitor	
Library	Oppose legislation limiting library collections and/or access to local collections	Oppose	
Planning	Housing policies and programs that benefit affordability and general Fargo housing growth	Monitor/Support	
Planning	Extraterritorial and annexation policies	Monitor	
Planning	Zoning and subdivision power restrictions	Monitor/Oppose	
Planning	Data Center legislation	Monitor	
Planning	Incentive policy limitations for political subdivisions	Monitor/Oppose	
Planning	Preservation of Renaissance Zone Authority policies and tools	Monitor/Support	
Transit	Support Permanent Operational Funding for MATBUS System	Support	Yes
Transit	Support extending protections to Transit employess through an amendment to Century Code § 12.1-17-01(2)(a)	Support	Yes

THE CITY OF Fargo
FAR MORE

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

November 5, 2026

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

Re: Construction Update

Dear Commissioners,

On November 9, 2026, I will provide an update on the progress of construction projects overseen by the Engineering Department. This will be the final update of the year and is for informational purposes only, with no action required.

Sincerely,

Tom Knakmuhs, PE
City Engineer