

FARGO CITY COMMISSION AGENDA
Monday, October 27, 2025 – 5:00 P.M.

Executive Session at 4:00 p.m.

Roll Call.

PLEASE NOTE: The City Commission will convene in the City Commission Chambers at 4:00 p.m. and retire into Executive Session in the Red River Room for the following purposes:

1. For the purpose of receiving its attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of the public body pertaining to the Enterprise Environmental Health product and Tyler Technologies, Inc. contract. Discussing these matters in an open meeting will have an adverse fiscal effect on the City. Thus, an Executive Session for these matters is authorized pursuant to North Dakota Century Code § 44-04-19.1 subsection 5;
AND
2. For the purpose of discussing negotiation strategy and providing negotiating instructions to the City's attorney or other negotiator regarding one or more agreements for the leasing of real property (land and improvements) for the relocation of the downtown Resource and Recovery Center, and the financing arrangements for such leasing, as discussing such negotiations, strategy and pricing in an open meeting would have a negative fiscal effect on the bargaining position of the City of Fargo. Thus, an Executive Session for these matters is authorized pursuant to North Dakota Century Code §44-04-19.1 subsection 9.

Regular Meeting at 5:00 P.M.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at 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 FargoND.gov/CityCommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, October 13, 2025).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Interest Buydown Agreement, Escrow Agreement - Pace Program and Community Pace Interest Buydown Authorization with the Bank of ND and JP Development LLP.
2. Certificate of Completion with Grove Enclave, LLC (Tax Increment District 2021-03 Project).
3. 2nd reading, waive reading and final adoption of an Ordinance Amending Sections 8-0801, 8-0802, 8-0803, 8-0804, 8-0805, 8-0806, 8-0807, and 8-0808, of Article 8-08, of Chapter 8, of the Fargo Municipal Code Relating to Crashes and an Ordinance Repealing Section 8-0809, of Article 8-08, of Chapter 8, of the Fargo Municipal Code, Relating to False Reports and an Ordinance Amending Section 1-0305, of Article 1-03, of Chapter 1, Relating to Classification of Ordinance Violations; 1st reading, 10/13/25.

4. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 8-1009 of Article 8-10 of Chapter 8 of the Fargo Municipal Code Relating to the Traffic Code; 1st reading, 10/13/25.
5. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 25-1507 (A) of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Alcoholic Beverages; 1st reading, 10/13/25.
6. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 21.1-0102 of Article 21.1-01, of Chapter 21.1, of the Fargo Municipal Code Relating to the International Residential Code; 1st reading, 10/13/25.
7. Settlement Agreement between City of Fargo and Newman Signs, Inc.
8. Applications for Games of Chance.
9. Right of Way Use Agreement with Bison Run Rentals, LLC for 1102 and 1110 17th Street North.
10. Final Balancing Change Order No. 4 in the amount of \$17,999.00 for Project No. NR-24-B2.
11. Final Balancing Change Order No. 1 in the amount of \$0.00 for Project No. NR-24-B3.
12. Change Order No. 2 in the amount of \$107,151.00 and a 14-day time extension to the Substantial and Final Completion Dates 10/17/25 and 11/3/25 for Project No. SR-25-B1.
13. Change Order No. 5 in the amount of \$2,652.00 for Project No. TN-24-A1.
14. Negative Final Balancing Change Order No. 2 in the amount of -\$417.40 for Project No. UR-25-D1.
15. Bid award to Earthwork Services Inc. in the amount of \$1,168,127.05 for Project No. SN-25-B1.
16. Bid advertisement for Project No. BR-27-E.
17. Change Order No. 6 in the amount of \$86,744.00 for Improvement District No. BN-23-F1.
18. Change Order No. 2 in the amount of \$39,010.56 for Improvement District No. BN-25-C1.
19. Change Order No. 2 in the amount of \$23,514.55 for Improvement District No. BN-25-E1.
20. Change Order No. 1 in the amount of \$2,146.84 and a time extension to the Substantial and Final Completion Dates of 11/7/25 and 5/1/26 for Improvement District No. BR-25-A1.
21. Change Order No. 1 in the amount of \$5,580.85 for Improvement District No. PN-25-A1.
22. Bid award to Northern Improvement Co. in the amount of \$3,498,999.45 for Improvement District No. BR-26-A1.
23. Resolution Authorizing the Issuance of Not to Exceed \$58 million City of Fargo Refunding Improvement Bonds, Series 2025D, Prescribing the Terms and Covenants Thereof, and Creating a Fund for the Payment Thereof and Resolution Creating the Funds of Improvement Districts, Providing for and Appropriating Special Assessments for Support

and Maintenance of Said Funds, and Authorizing Issuance of not exceeding \$58 million Improvement Warrants (Series 2025D) Thereon.

24. Items from the FAHR meeting:
 - a. Receive and file General Fund - Budget to Actual through 9/30/25.
 - b. Receive and file General Fund - 2025 Year End Projections through 9/30/25.
 - c. Second Amendment to Lease Agreement with Northland Hospitality, LLC and related budget adjustment in the amount of \$8,879.00.
 - d. Workforce Safety and Insurance (WSI) Grant award in the amount of \$10,089.95.
 - e. Licensed Addiction Counselor position for Fargo Cass Public Health and related budget adjustment.
 - f. Enrollment Specialist position for Fargo Cass Public Health and related budget adjustment.
 - g. Bid award to Catalis in the amount of \$333,430.00 for the replacement of the Computer Assisted Mass Appraisal system (RFP25088).
25. Notice of Grant Award from the ND Department of Health and Human Services for Food Sufficiency, Safe Sleep/Breastfeeding (CFDA #93.994).
26. Notice of Grant Award Amendment from the ND Department of Health and Human Services for Title X Planning Program (CFDA #93.217).
27. Notice of Grant Award from the ND Department of Health and Human Services for Expanding Access for Community-Based Cancer Prevention (CFDA #93.991).
28. End User Agreement for Employment Credit Reports with Eide Bailly LLP.
29. Amendment to the Findings of Fact, Conclusions and Order for property located at 1202-1204 1st Avenue South and 103, 105, 105 1/2 12th Street South.
30. Resolution Approving Plat of Buchholz Industrial Addition.
31. Resolution Approving Plat of Laverne's Sixth Addition.
32. Receive and file the 2025 Downtown Fargo Parking Study and authorize staff to publish the Request for Proposals (RFP) for Parking Operator Services, pending final City Attorney review.
33. Memorandum of Understanding with Bell Bank for access to their exterior surveillance cameras to supplement the FLOCK cameras.
34. Change Order No. 2 in the amount of \$0.00 for the GTC Deck Overlay Project.
35. Bid award and Contract Agreement with Metropolitan Mechanical Contractors, Inc. in the amount of \$103,975.00 for the RO CIP Hot Water Project (RFP25250).
36. Bills.

REGULAR AGENDA:

PUBLIC HEARINGS - 5:05 pm:

37. **PUBLIC HEARING** - Application for a transfer of a Class "Z" Alcoholic Beverage License from JTS Corp d/b/a Frank's Lounge to Frank's Bar LLC d/b/a Frank's Lounge to be located at 2640 52nd Avenue South.

38. **PUBLIC HEARING** - Application for a Class “B-Annexation” Alcoholic Beverage License for Northdale Oil, Inc. d/b/a Sisters Beer Wine & Spirits to be located at 4300 County Road 81 North.
39. **PUBLIC HEARING** - Application for a Class “C” Alcoholic Beverage License for DALA, LLC d/b/a The 1889 located at 602 Main Avenue.
40. **PUBLIC HEARING – CONTINUE to 11/10/25** - EOLA Second Addition and on the proposed J & O 45th Street Apartments Addition (4417 and 4477 26th Avenue South, and 4410, 4448, 4470 and 4474 24th Avenue South, and 4415 and 4471 24th Avenue South); approval recommended by the Planning Commission on 5/6/25; continued from the 10/13/25 Regular Meeting:
 - a. PUD, Planned Unit Development Master Land Use Plan Amendment.
 - b. Zoning Change from GC, General Commercial with a PUD, Planned Unit Development Overlay to GC, General Commercial with an amended PUD, Planned Unit Development Overlay.
 - c. Zoning Change from GC, General Commercial with a PUD, Planned Unit Development Overlay to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD, Planned Unit Development Master Land Use Plan.
 - d. 1st reading of rezoning Ordinance (EOLA Second Addition and on the proposed J & O 45th Street Apartments Addition).
 - e. 1st reading of rezoning Ordinance (EOLA Addition).
 - f. Plat of J & O 45th Street Apartments Addition.
41. **PUBLIC HEARING** - Plat of Northern Pacific Third Addition (13, 15, 21 and 23 Broadway North, and 512 and 508 Northern Pacific Avenue); approval recommended by the Planning Commission on 8/5/25.
42. **PUBLIC HEARING** – Annexation of 72.96 acres, more or less located in a part of the Southwest Quarter and part of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota.
 - a. 1st reading of annexation Ordinance.
43. **PUBLIC HEARING** - Selkirk Place Fourth Addition (3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539 and 3699 76th Avenue South); approval recommended by the Planning Commission on 8/5/25:
 - a. Zoning Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential and P/I, Public and Institutional.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Selkirk Place Fourth Addition.
44. Recommendation to approve the relocation of the Resource and Recovery Center to 2001 1st Avenue North.
 - a. Lease Agreement with Bullinger Enterprises, LLLP.
 - b. Fiscal Sponsorship Agreement and Administrative Fee Agreement with Fargo-Moorhead Area Foundation.
45. Applications for Property Tax Exemptions for Improvements Made to Buildings:
 - a. David Slack and Debra Potter Slack (5 years).
 - b. Andrew and Rebecca Bakke (5 years).

- c. Moose Dixon, LLC (5 years).
 - d. Daren and Brandy Bakke (5 years).
 - e. Seth Morken (5 years).
 - f. Rebekah Jensen (5 years).
46. Recommendation for appointment to the Housing and Redevelopment Authority.
47. Liaison Commissioner Assignment Updates.
48. **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 at [FargoND.gov/VirtualCommission](https://fargoND.gov/VirtualCommission)).**

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

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