



The West Fargo City Commission met on Monday, March 31, 2014, at 5:30 P.M. Those present were Rich Mattern, Mark Simmons, Mike Thorstad, Duane Hanson and Mark Wentz. The meeting was called to order by Rich Mattern, President of the Board.

The Pledge of Allegiance was recited.

Commissioner Thorstad moved and Commissioner Simmons seconded to approve the Order of Agenda. No opposition. Motion carried.

Commissioner Wentz moved and Commissioner Hanson seconded to approve the Minutes of March 17, 2014. No opposition. Motion carried.

The Commission reviewed Building Permits #58 - 82 along with the Building Department Activity Report dated March 31, 2014.

There were no Commissioner Committee Reports.

Commissioner Hanson moved and Commissioner Wentz seconded to approve the following items on the Consent Agenda:

**Bills**

Gaming Site Authorization: Red River Human Services Foundation at The Town Hall Bar

Games of Chance: Clayton Thompson Benefit for Raffle on April 25, 2014 at West Fargo VFW

Games of Chance: Soroptimist Intl of Fargo for Raffle to be held May 22, 2014 at West Fargo VFW

Sewer, Water, Storm and Street Improvement District No. 1275 (Goldenwood 5<sup>th</sup> Addition – Phase II): Approve Engineer's Report and authorize preparation of Plans and Specifications

Sewer, Water, Storm and Street Improvement District No. 1261: Amended Resolution Directing Auditor to Advertise for Bids with bid opening on April 3, 2014

No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission on the Resolution Authorizing the Issuance of Improvement Warrants and Exchanging Them for \$17,750,000 Refunding Improvement Bonds of 2014, Series A. City Attorney John Shockley reviewed the bid information since Mike Manstrom of Dougherty & Company LLC was unable to attend the meeting due to the weather. City Engineer Kevin Bucholz also appeared before the Commission. After review of the bid information, Commissioner Simmons moved and Commissioner Thorstad seconded to adopt the Resolution Authorizing the Issuance of Improvement Warrants and Exchanging Them for \$17,750,000 Refunding Improvement Bonds of 2014, Series A, and accept the bid from Robert W. Baird & Co., Inc., to purchase the warrants at a price of \$17,627,585.10 plus accrued interest, with an average annual net interest rate on the bonds of 3.259091%, and authorize City Auditor James Brownlee to sign the Continuing Disclosure Certificate. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission on Ordinance No. 997 relating to Tobacco Product Licensing and advised there has been no change to the ordinance since First Reading. After discussion, Commissioner Thorstad moved and Commissioner Wentz seconded to place Ordinance No. 997 on Second Reading. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Ordinance No. 998, a Zoning Ordinance Amendment to provide for Preschool and Childcare Centers and Senior Program Facilities as Conditionally Permitted Uses in the Single Family Dwelling District, and to consider a Conditional Use Permit for a preschool facility at 1402 16<sup>th</sup> Street East, West Fargo, ND. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to place Ordinance No. 998 on Second Reading and to approve the request for a Conditional Use Permit. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Ordinance No. 989, a Zoning Ordinance Amendment of Section 4-452 Plans and Approval Required Section of the Off-Street Parking and Loading Regulations providing for improving driveways and off-street parking spaces on public roads and alleys within three years of the public roads or alleys being paved. After discussion, Commissioner Thorstad moved and Commissioner Wentz seconded to place Zoning Ordinance Amendment No. 989 on Second Reading. No opposition. Motion carried.

Planning and Community Development Director Larry Weil appeared before the Commission on Ordinance No. 994, relating to Christianson 2<sup>nd</sup> Addition rezoning from Agricultural to Planned Unit Development. Director of Economic Development and Community Services Matt Marshall also appeared before the Commission. After discussion, Commissioner Simmons moved and Commissioner Hanson seconded to place Ordinance No. 994 on Second Reading and to approve the Final Plat of Christianson 2<sup>nd</sup> Addition based on the recommendations of Staff. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on the rezoning of Maple Ridge at the Preserve 4<sup>th</sup> Addition (Lots 16-19, Block 1 of Maple Ridge at the Preserve 2<sup>nd</sup> Addition and Lots 2 and 3, Block 1 of Koppang Subdivision (Replat), and Lots 17-19, Block 1 of Maple Ridge at the Preserve 2<sup>nd</sup> Addition and Lots 1-3, Block 1 of Koppang Subdivision (Rezoning)) from Rural Residential and Rural Estate District to Planned Unit Development District and advised that the Planning & Zoning Commission recommended approval based on the eight conditions listed in the Staff Report with emphasis on Condition #2, "Neighborhood concerns are considered in development of detailed development plans". A public hearing was held. Cassandra Meyhoff of 3048 Claire Drive E, West Fargo, ND, appeared before the Commission to state her concerns regarding the development. Mark Buchholz of Stonewood Development LLP also appeared before the Commission to address the concerns of the residents. A discussion was held on the removal of trees and the Commission agreed that this should be addressed in the covenants and that the City Engineer and Senior Planner Tim Solberg should work with the developer to update the verbage in the covenants. There was no further public comment and the hearing was closed. Commissioner Thorstad moved and Commissioner Wentz seconded to approve First Reading of the rezoning of Maple Ridge at the Preserve 4<sup>th</sup> Addition from Rural Residential and Rural Estate District to Planned Unit Development. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission on the request from Magnum Electric for a building plan review for development within the Interstate Corridor Overlay at 471 Christianson Drive West, Lot 6, Block 1 of Christianson 1st Addition. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to approve the building plan for development within Interstate Corridor Overlay and to grant authority to issue a permit for warehouse portion with the condition that a Certificate of Occupancy not be issued until the final plan set is received and permit issued for the principal building. No opposition. Motion carried.

City Auditor Jim Brownlee and Public Works Director Chris Brungardt appeared before the Commission on the new Public Works Organizational Chart. After review of the chart, Commissioner Hanson moved and Commissioner Simmons seconded to approve the Public Works Organizational Chart. No opposition. Motion carried.

There were no Non-Agenda items.

City Auditor James Brownlee gave the following report:

Senator Hoeven and Secretary of Transportation Anthony Foxx will be holding a meeting in Casselton on April 24, 2013 to discuss rail transportation.

Board of Equalization Meeting will be held April 8, 2014 at 5:30 PM

Staff is holding Sales Tax Informational Meetings (Downtown businesses, EDC, Homebuilders)

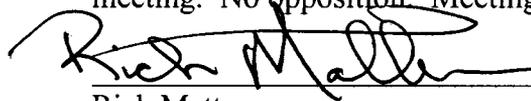
A Joint Meeting of the City, School and Park Staff will be held April 4, 2014 and Commissioners were advised to submit any suggestions for Agenda items

New Water Billing System is in place

Fargo Public Informational Meeting on 40<sup>th</sup> Avenue will be held at the Sheyenne School April 5, 2014 at 5:30 PM

There was no correspondence.

Commissioner Wentz moved and Commissioner Simmons seconded to adjourn the meeting. No opposition. Meeting was adjourned.



Rich Mattern  
President of the Board



James Brownlee  
City Auditor