



West Fargo City Commission Meeting
Monday April 2, 2018
Commission Chambers 5:30 PM

- A. Pledge of Allegiance
- B. Approve Order of Agenda
- C. Approval of Minutes – March 19, 2018 **(Pg 2-10)**
- D. Building Permits

Consent Agenda – Approve the Following:

- a. Bills
- b. Games of Chance for American Legion Department of North Dakota. Games to be conducted: Raffle on 6/20/18 at the American Legion Department of North Dakota, 405 West Main Avenue, Suite 4-a **(Pg 11)**
- c. Games of Chance for Sandhill Archers Inc. Games to be conducted: Raffle on 4/26/18 at Speedway Event Center, 680 Main Ave W **(Pg 12-13)**
- d. Games of Chance for NDSU Ducks Unlimited. Games to be conducted: Raffle on 4/5/18 at Speedway Event Center, 680 Main Ave W **(Pg 14)**
- e. Games of Chance for Mike Cornell Benefit. Games to be conducted: Raffle on 4/7/18 at West Fargo VFW: 308 Sheyenne St **(Pg 15)**
- f. Second Reading and Final Plat Approval subject to the conditions listed in the staff report for LAG 1st Addition, Replat, Subdivision and Rezoning from A: Agricultural to HC: Heavy Commercial **(Pg 16-17)**
- g. Approve Airport Authority Board application for Barrett Irving **(Pg 18)**
- h. Approve amended Engineer's Report for Storm Improvement District No. 4065 **(Pg 19-21)**

Regular Agenda

- 1. 5:30pm Public Hearing and First Reading for the adoption of the West Fargo Comprehensive Plan – Tim Solberg **(Pg 22-28)**
- 2. 5:30pm Public Hearing and First Reading on Rezoning of Maul's 2nd Addition – Tim Solberg **(Pg 29-35)**
- 3. 5:30pm Public Hearing and First Reading on Zoning Ordinance Amendment 4-460.9 – Tim Solberg **(Pg 36-42)**
- 4. 5:30pm Public Hearing Not Sufficient Protests Filed on Street Improvement District No. 2253 – John Shockley **(Pg 43-44)**
- 5. 5:30pm Public Hearing for addition to Renaissance Zone Block – Matt Marshall **(Pg 45-49)**
- 6. Approval of Renaissance Zone Application for Visto's Trailer – Matt Marshall **(Pg 50-79)**
- 7. Appointment of members to the West Fargo Events Committee – Rich Mattern
- 8. Gateway West 1st Addition Final Plat Approval – Tim Solberg **(Pg 80-102)**
- 9. Gateway West Interstate Corridor Review – Tim Solberg **(Pg 103-113)**
- 10. First Reading of Ordinance No. 1110 – John Shockley **(Pg 114-115)**
- 11. First Reading of Ordinance No. 1114 – John Shockley **(Pg 116-117)**
- 12. Review bid tab for Street Improvement District No. 2244 – Dustin Scott **(Pg 118-130)**
- 13. Review bid tab for Sewer Improvement Project No. 1310 – Dustin Scott **(Pg 131-135)**
- 14. Building Permit Review – Tina Fisk, Jay Sandvig **(Pg 136-139)**
- 15. House Structure at Sukut Estates Lot 5 Blk 7 - Tina Fisk
- 16. City Administrator's Report
- 17. Non-Agenda Items
- 18. Correspondence
- 19. Adjourn



West Fargo City Commission Meeting
Monday, March 19, 2018
Commission Chambers 5:30 PM

The West Fargo City Commission met on Monday March 19, 2018, at 5:30 pm. Those present were Mark Simmons, Rich Mattern, Mark Wentz and Mike Thorstad. Duane Hanson was absent. The President of the Board Rich Mattern called the meeting to order.

The Pledge of Allegiance was recited.

Commissioner Mattern welcomed members of Boy Scout Troupes 279 and 232.

Commissioner Mattern advised that Items “m,” “n,” “o,” and “p” would be added to the Consent Agenda, and Items 4, 5 and 6 would be added to the Regular Agenda. Commissioner Mattern also advised that Regular Agenda Item #1 would be removed. Commissioner Simmons moved and Commissioner Wentz seconded to approve the order of agenda. No opposition. Motion carried.

Commissioner Wentz moved and Commissioner Thorstad seconded to approve the minutes of March 5, 2018. No opposition. Motion carried.

The Commission reviewed the Building Department Activity Report dated March 19, 2018 and Building Permits #46-73.

Commissioner Simmons moved and Commissioner Wentz seconded to approve the following items from the Consent Agenda:

- a. Bills
- b. Gaming Site Authorization for Arc Upper Valley. Games to be conducted: Bingo, Raffles, Pull Tab Jar, Twenty-One, Paddlewheel Table on 4/1/18 to 6/30/18 at Bar 9, 1405 Prairie Parkway #301
- c. Games of Chance for Legacy Parent Teacher Organization. Games to be conducted: Bingo on 4/13/18 at Legacy Elementary School, 5150 9 St W.
- d. Approval of 2018 Cass County Vector Control Contract
- e. Approval of 2017 Annual MS4 Stormwater Report
- f. Final Plat Approval of Charleswood River Estates 11th Addition, a retracement plat
- g. Approval of Conditional Use Permit for increased signage for institutional identification in a residential district
- h. Schedule a Public Hearing on Zoning Ordinance Amendment at 5:30pm on Monday, April 2, 2018
- i. Schedule a Public Hearing on the Rezoning of Maul’s 2nd Addition, replat of all of Maul’s 1st Subdivision and Rezoning from A: Agricultural to M: Heavy Industrial
- j. Second Reading and Final Plat Approval of Westview 3rd Addition, Subdivision and Rezoning from A: Agricultural to R-1SM: Mixed One & Two Family Dwellings
- k. Approve Plans & Specs for Street Improvement District No. 2253, Authorize Ad for Bids for Street Improvement District No. 2253
- l. Approve amended tracts of land to be assessed for Sidewalk District No. 6054, Authorize Engineer to prepare Engineer’s Report, Approve amended Engineer’s Report for Sidewalk Improvement District No. 6054, Authorize preparation of Plans & Specs
- m. January 2018 Cash Report and Payroll Check Registers
- n. February 2018 Cash Report and Payroll Check Registers
- o. Gaming Site Authorization for Arthur W. Jones Post 7564. Games to be conducted: Bingo, Electronic Bingo, Raffles, Pull Tabs, Electronic Pull Tabs, Seal Board, Prize Board, Sports Pools, Twenty-One, Paddlewheels on 3/15/18 to 6/30/18 at the Arthur W. Jones Post 7564 VFW, 444 Sheyenne St

p. Resolution Approving Contract and Contractor's Bond for Sewer, Water, Storm and Street Improvement District No. 1314

No opposition. Motion carried.

City Engineer Dustin Scott appeared before the Commission to review the bid tab for Sewer, Water, Storm and Street Improvement District No. 1315, the Westview 3rd Addition. After discussion, Commissioner Thorstad moved and Commissioner Wentz seconded to award the contract to Dirt Dynamics LLC. No opposition. Motion carried.

City Engineer Dustin Scott appeared before the Commission to review the bid tab for Street Improvement District No. 2251, the 13th Avenue Reconstruction project. After discussion, Commissioner Simmons moved and Commissioner Wentz seconded to concur with the City of Fargo to award the contract to Master Construction Co., Inc. No opposition. Motion carried.

Public Works Director Chris Brungardt appeared before the Commission to review the Cost Participation and Maintenance Agreements for the Sheyenne St. Reconstruction project. After discussion, Commissioner Wentz moved and Commissioner Simmons seconded to approve the Cost Participation & Maintenance Agreement. No opposition. Motion carried.

Public Works Director Chris Brungardt and City Attorney John Shockley appeared before the Commission to provide an update on the Parking Ordinance Amendment. The proposed amendment amends the ordinance to require vehicles to be moved a minimum distance of 100ft within 72 hours. After discussion, Commissioner Simmons moved and Commissioner Wentz seconded to approve the ordinance amendment. No opposition. Motion carried.

Cass County Engineer Jason Benson appeared before the Commission to provide an update on the Diversion project. After discussion, no action was requested of the Commission.

City Administrator Tina Fisk appeared before the Commission regarding the Administrator's Report:

- Communications Director Melissa Richard is setting up Construction Open House w/ Public Works and Engineering
 - April 19, 5-6:30pm
- There will be a separate meeting early April for 9th and 13th project
- 3/23 meeting with RRVF water improvements
- Budget process beginning April/May
- 3/22 Duluth Trading Company opening

Economic Development Director Matt Marshall appeared before the Commission as a non-agenda item in regards to light selection for downtown. After discussion, Commissioner Simmons moved to proceed with the bid from Michael's Lighting and Commissioner Thorstad seconded. Commissioner Wentz abstained. No opposition. Motion carried.

There was no correspondence.

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

Rich Mattern
President of the Board

Tina Fisk
City Auditor

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77363	S	2499 FM CONVENTION & VISITORS BUREAU	14848.18	03/20/18			
						CL 78657	14848.18
77364	S	2499 FM CONVENTION & VISITORS BUREAU	7424.09	03/20/18			
						CL 78658	7424.09
77365	S	489 3-D SPECIALITIES	11979.51	03/20/18			
						CL 78615	11979.51
77366	S	3168 AARON MITCHELL	130.12	03/20/18			
						CL 78666	130.12
77367	S	289 ACME TOOLS	1735.74	03/20/18			
						CL 78626	196.88
						CL 78654	1538.86
77368	S	2950 ALPHA TRAINING & TACTICS LLC & SALES	970.78	03/20/18			
						CL 78448	970.78
77369	S	317 AMERICAN WELDING & GAS, INC.	375.08	03/20/18			
						CL 78516	105.03
						CL 78583	270.05
77370	S	3032 AXON ENTERPRISE INC	1158.00	03/20/18			
						CL 78559	1158.00
77371	S	999999 BARB WALSVIK	63.20	03/20/18			
						CL 78662	63.20
77372	S	3149 BEE SEEN GEAR	468.58	03/20/18			
						CL 78444	468.58
77373	S	2353 BEN NECHIPORENKO	177.00	03/20/18			
						CL 78493	177.00
77374	S	1403 BLUE TARP FINANCIAL, INC	184.94	03/20/18			
						CL 78529	99.99
						CL 78586	84.95
77375	S	1389 BNSF RAILWAY COMPANY	3700.00	03/20/18			
						CL 78544	3700.00
77376	S	26 BORDER STATES ELECTRIC SUPPLY	228.00	03/20/18			
						CL 78588	228.00
77377	S	2704 BRAD'S COFFEE SERVICE	80.00	03/20/18			
						CL 78431	80.00
77378	S	73 BRAUN INTERTEC	3931.25	03/20/18			
						CL 78543	3931.25
77379	S	2712 BRIAN MATZKE	84.00	03/20/18			
						CL 78513	84.00
77380	S	16 BROKERAGE PRINTING	548.40	03/20/18			
						CL 78458	191.00
						CL 78527	181.35
						CL 78599	68.75
						CL 78605	65.20
						CL 78647	42.10
77381	S	351 BUSINESS ESSENTIALS	1022.17	03/20/18			
						CL 78422	178.09
						CL 78424	197.62
						CL 78459	433.76
						CL 78550	12.40
						CL 78596	195.25
						CL 78645	5.05

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Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77382	S	51 CASS COUNTY ELECTRIC COOP	39878.27	03/20/18		CL 78603 CL 78660	369.41 39508.86
77383	S	61 CASS COUNTY TREASURER	6588.92	03/20/18		CL 78454 CL 78541 CL 78651	400.00 48.92 6140.00
77384	S	46 CASS RURAL WATER USERS	28.51	03/20/18		CL 78604	28.51
77385	S	1512 CDW GOVERNMENT, INC	1796.14	03/20/18		CL 78423 CL 78554	1346.50 449.64
77386	S	56 CENTRE, INC.	288.00	03/20/18		CL 78522	288.00
77387	S	1777 CENTURY LINK	281.38	03/20/18		CL 78540 CL 78664	224.54 56.84
77388	S	111 CITY OF FARGO	50647.71	03/20/18		CL 78427 CL 78509 CL 78528 CL 78653	15375.64 17394.05 560.00 17318.02
77389	S	2880 CITY OF FARGO	190065.55	03/20/18		CL 78532 CL 78591	190056.75 8.80
77390	S	287 CITY OF MOORHEAD	600.00	03/20/18		CL 78447	600.00
77391	S	1904 CODE 4 SERVICES, INC	197.74	03/20/18		CL 78564	197.74
77392	S	3164 CODY RANDALL	1000.00	03/20/18		CL 78608	1000.00
77393	S	229 CONSOLIDATED COMMUNICATIONS	1381.60	03/20/18		CL 78542	1381.60
77394	S	2818 CRAIG COSTELLO	94.50	03/20/18		CL 78620	94.50
77395	S	24 CULLIGAN WATER CONDITIONING	30.00	03/20/18		CL 78526	30.00
77396	S	65 CURT'S LOCK & KEY	136.30	03/20/18		CL 78577 CL 78612	50.00 86.30
77397	S	1675 DAKOTA FLUID POWER, INC	526.57	03/20/18		CL 78629	526.57
77398	S	624 DAKOTA SUPPLY GROUP	331.42	03/20/18		CL 78517 CL 78587	261.12 70.30
77399	S	856 DAVE'S WEST FARGO TIRE	146.16	03/20/18		CL 78570 CL 78625	42.80 103.36

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Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77400	S	1121 DAWSON INSURANCE	550.00	03/20/18			
77401	S	807 DISCOVERY BENEFITS, INC.	471.75	03/20/18		CL 78450	550.00
77402	S	2225 DTN, LLC	319.00	03/20/18		CL 78502	471.75
77403	S	2100 EAGLE RUN CROSSING LLC	1319.49	03/20/18		CL 78646	319.00
77404	S	1502 EIDE BAILLY	190.00	03/20/18		CL 78512	1319.49
77405	S	2862 ESSENTIA HEALTH	35.00	03/20/18		CL 78656	190.00
77406	S	1954 FAITH LUTHERAN CHURCH	1200.00	03/20/18		CL 78573	35.00
77407	S	1648 FARSTAD OIL, INC	12.25	03/20/18		CL 78531	1200.00
77408	S	124 FASTENAL	1.19	03/20/18		CL 78617	12.25
77409	S	2387 FERGUSON ENTERPRISES #3093	35.39	03/20/18		CL 78622	1.19
77410	S	329 FERGUSON WATERWORKS #2516	154.62	03/20/18		CL 78589	35.39
77411	S	104 FORUM COMMUNICATIONS	2184.42	03/20/18		CL 78538	154.62
77412	S	1857 G & K SERVICES - FARGO	81.19	03/20/18		CL 78505	1503.60
77413	S	155 GALLS, LLC	1469.21	03/20/18		CL 78592	260.82
77414	S	2983 GFOA	425.00	03/20/18		CL 78661	420.00
77415	S	2877 GREATAMERICA FINANCIAL SERVICES	704.51	03/20/18		CL 78610	81.19
77416	S	135 HAWKINS WTR TREATMENT	3206.70	03/20/18		CL 78443	27.20
77417	S	3080 HEALTH CHEMISTRY LAB	894.52	03/20/18		CL 78501	1442.01
77418	S	2820 HIGH POINT NETWORKS	4250.00	03/20/18		CL 78492	425.00
77419	S	626 ITL PATCH CO.	1283.50	03/20/18		CL 78668	704.51
77420	S	233 J & L SPORTS	42.00	03/20/18		CL 78549	3206.70
77421	S	3166 JAKE MORTON	94.50	03/20/18		CL 78624	894.52
						CL 78652	4250.00
						CL 78438	1283.50
						CL 78581	42.00
						CL 78634	94.50

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77422	S	2055 JOBS HQ	999.00	03/20/18			
77423	S	2196 L3 MOBILE-VISION, INC	41560.40	03/20/18		CL 78521	999.00
77424	S	578 LARRY WEIL	329.71	03/20/18		CL 78461	41560.40
77425	S	767 LASER SYSTEMS	1007.91	03/20/18		CL 78607	329.71
77426	S	705 LAWSON PRODUCTS	525.52	03/20/18		CL 78425	1007.91
77427	S	2676 LUTHERAN SOCIAL SERVICES	35.00	03/20/18		CL 78579	525.52
77428	S	301 MACS INC	34.84	03/20/18		CL 78553	35.00
77429	S	2999 MATTHEW STAEBLER	84.00	03/20/18		CL 78585	33.30
77430	S	299 MENARDS	1087.98	03/20/18		CL 78631	1.54
77431	S	323 METRO COG	6469.70	03/20/18		CL 78514	84.00
77432	S	2766 MIDCONTINENT COMMUNICATIONS	208.24	03/20/18		CL 78582	577.76
77433	S	102 MIDSTATES WIRELESS	1885.00	03/20/18		CL 78637	510.22
77434	S	627 MINN-KOTA FELINE CLUB	1000.00	03/20/18		CL 78655	6469.70
77435	S	688 MOTOROLA SOLUTIONS, INC	15449.70	03/20/18		CL 78575	208.24
77436	S	628 MTW TOWING	85.00	03/20/18		CL 78565	1760.00
77437	S	695 NASRO	40.00	03/20/18		CL 78598	125.00
77438	S	723 ND POST BOARD	225.00	03/20/18		CL 78426	1000.00
77439	S	1771 ND SECRETARY OF STATE	36.00	03/20/18		CL 78506	15449.70
77440	S	571 ND WORKFORCE SAFETY & INSURANCE C/O BANK	136478.59	03/20/18		CL 78561	85.00
77441	S	281 NDACO RESOURCES GROUP	507.00	03/20/18		CL 78569	40.00
77442	S	3008 NDPHA/CPS TRAINING	90.00	03/20/18		CL 78568	135.00
77443	S	271 NETWORK CENTER COMMUNICATIONS	7847.44	03/20/18		CL 78594	90.00
						CL 78638	36.00
						CL 78644	136478.59
						CL 78440	507.00
						CL 78445	90.00
						CL 78491	115.00
						CL 78562	6672.00
						CL 78663	1060.44

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77444	S	2261 NETWORK CENTER INCORPORATED	767.15	03/20/18			
77445	S	2801 NETWORK SERVICES COMPANY	437.22	03/20/18		CL 78490	767.15
77446	S	3111 NORTHERN SALT INCORPORATED	21208.18	03/20/18		CL 78613	437.22
77447	S	331 NORTHERN STATES SUPPLY	646.56	03/20/18		CL 78523	21208.18
77448	S	1774 O'REILLY AUTOMOTIVE STORES, INC	4919.37	03/20/18		CL 78524 CL 78630	441.18 205.38
77449	S	353 OHNSTAD TWICHELL	48210.59	03/20/18		CL 78548 CL 78614 CL 78623	3881.99 1032.80 4.58
77450	S	352 OK TIRE	15.00	03/20/18		CL 78648 CL 78649	17814.79 30395.80
77451	S	1092 OTTO'S WELDING & MACHINE SHOP, INC	30.00	03/20/18		CL 78537	15.00
77452	S	563 PETRO SERVE USA	4837.19	03/20/18		CL 78611	30.00
77453	S	1987 PETSMAST	123.50	03/20/18		CL 78449 CL 78503	25.00 4812.19
77454	S	1843 PHILIPS HEALTHCARE	109.20	03/20/18		CL 78435 CL 78557	65.02 58.48
77455	S	360 PIONEER RIM/WHEEL	153.86	03/20/18		CL 78441	109.20
77456	S	384 PITNEY BOWES	764.25	03/20/18		CL 78530	153.86
77457	S	411 POWER PLAN OIB	162.74	03/20/18		CL 78508 CL 78566	345.03 419.22
77458	S	1295 PRO-WEST & ASSOCIATES, INC	753.33	03/20/18		CL 78619	162.74
77459	S	1166 PRODUCTIVITY PLUS ACCOUNT	3434.41	03/20/18		CL 78555	753.33
77460	S	1253 PROTECTION SYSTEMS, INC	810.00	03/20/18		CL 78636 CL 78639	486.90 2947.51
77461	S	1467 RED RIVER FABRICATING	144.00	03/20/18		CL 78556	810.00
77462	S	663 ROAD EQUIPMENT PARTS CENTER	473.04	03/20/18		CL 78590	144.00
77463	S	1519 RYAN DENIS	159.92	03/20/18		CL 78635	473.04
						CL 78572	159.92

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77464	S	1452 SAFE KIDS C/O PES	255.00	03/20/18			
77465	S	452 SAM'S CLUB	155.78	03/20/18		CL 78446	255.00
77466	S	437 SANDY'S DONUTS	71.80	03/20/18		CL 78436 CL 78558	135.80 19.98
77467	S	454 SANITATION PRODUCTS	14189.38	03/20/18		CL 78451	71.80
77468	S	2256 SIGN A RAMA	216.81	03/20/18		CL 78515 CL 78621	13990.40 198.98
77469	S	451 STOCKMEN'S SUPPLY	83.00	03/20/18		CL 78519	216.81
77470	S	88 STREICHER'S	1045.88	03/20/18		CL 78547	83.00
77471	S	31 STURDEVANT'S AUTO PARTS	69.17	03/20/18		CL 78456 CL 78507 CL 78597	306.99 248.89 490.00
77472	S	634 SWEENEY CONTROLS COMPANY	245.28	03/20/18		CL 78632	69.17
77473	S	3163 SYSTEM TWO DETECTION TECHNOLOGIES	205.00	03/20/18		CL 78551	245.28
77474	S	2491 TEAM LABORATORY CHEMICAL CORP	2700.00	03/20/18		CL 78567	205.00
77475	S	1900 THE UPS STORE #5998	114.68	03/20/18		CL 78609	2700.00
77476	S	999999 THOMSEN HOMES	30.00	03/20/18		CL 78627	114.68
77477	S	812 TIM RUNCORN	119.00	03/20/18		CL 78421	30.00
77478	S	3165 TODD BARTH	94.50	03/20/18		CL 78571	119.00
77479	S	2951 TYLER TECHNOLOGIES, INC	2775.00	03/20/18		CL 78633	94.50
77480	S	2136 ULINE	466.58	03/20/18		CL 78434	2775.00
77481	S	2478 VALLI	5892.89	03/20/18		CL 78545 CL 78560	418.74 47.84
77482	S	2314 VANGUARD APPRAISALS, INC	3150.00	03/20/18		CL 78510 CL 78511	503.83 5389.06
77483	S	3084 VARIDESK	890.00	03/20/18		CL 78504	3150.00
77484	S	1267 VERIZON WIRELESS	10401.42	03/20/18		CL 78580	890.00
						CL 78600 CL 78601	91.26 10310.16

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
77485	S	2436 VISA FINANCE	1652.25	03/20/18			
77486	S	2439 VISA IT	1554.86	03/20/18		CL 78602	1652.25
77487	S	2438 VISA PLANNING	352.99	03/20/18		CL 78606	1554.86
77488	S	2423 VISA PW	4790.96	03/20/18		CL 78593	352.99
77489	S	576 WALMART COMMUNITY	131.04	03/20/18		CL 78552	4790.96
77490	S	2740 WASTE MANAGEMENT OF WI-MN	56701.24	03/20/18		CL 78437	131.04
77491	S	577 WAYNE TROPHIES	20.00	03/20/18		CL 78536	56701.24
77492	S	648 WEST FARGO AUTO BODY/GLASS	130.08	03/20/18		CL 78650	20.00
77493	S	565 WEST FARGO FIRE DEPT.	240000.00	03/20/18		CL 78546	130.08
77494	S	2184 WEST SIDE STEEL	265.78	03/20/18		CL 78432	240000.00
						CL 78584	164.25
						CL 78618	48.77
						CL 78628	52.76
77495	S	569 WF ANIMAL HOSPITAL	2124.02	03/20/18		CL 78442	986.00
						CL 78563	1138.02
77496	S	549 WF PUB SCHOOLS DIST #6	12252.50	03/20/18		CL 78439	150.00
						CL 78520	112.50
						CL 78667	11990.00
77497	S	338 XCEL ENERGY	38378.18	03/20/18		CL 78428	306.92
						CL 78429	394.01
						CL 78430	240.52
						CL 78433	29597.94
						CL 78533	7335.53
						CL 78534	343.02
						CL 78535	160.24
77498	S	1813 YANKEE HILL MACHINE	1182.16	03/20/18		CL 78595	1182.16
77499	S	582 ZEP MANUFACTURING	388.75	03/20/18		CL 78578	388.75
Total for Claim Checks			1069293.57				
Count for Claim Checks			137				

* denotes missing check number(s)

of Checks: 137 Total: 1069293.57



APPLICATION FOR A LOCAL PERMIT OR CHARITY LOCAL PERMIT
 OFFICE OF ATTORNEY GENERAL
 PHENIX 9338 (9-2009)

Application for: Local Permit * Charity Local Permit (one event per year)

Name of Non-profit Organization Sandhill Archers Inc		Date(s) of Activity 4/20/18 to 4/26/18	
Person Responsible for the Gaming Operation and the Disbursement of Net Income Odin Helgerson		Title Treasurer	Business Phone Number (701) 241-9002
Business Address 3001 West Charyl Ave	City West Fargo	State ND	Zip Code 58078-0000
Mailing Address (if different) P. O. Box 1022	City Fargo	State ND	Zip Code 58102-1022
Name of Site Where Game(s) will be Conducted Speedway Event Center		Site Address 680 Main Ave West	
City West Fargo	State ND	Zip Code 58078-0000	County Cass
Check the Game(s) to be Conducted: * Poker, Twenty-one, and Paddlewheels may be Conducted only by a Charity Local Permit. <input type="checkbox"/> Bingo <input checked="" type="checkbox"/> Raffle <input type="checkbox"/> Calendar Raffle <input type="checkbox"/> Sports Pool <input type="checkbox"/> Poker * <input type="checkbox"/> Twenty-one * <input type="checkbox"/> Paddlewheels *			

DESCRIPTION AND RETAIL VALUE OF PRIZES TO BE AWARDED

Game Type	Description of Prize	Retail Value of Prize	Game Type	Description of Prize	Retail Value of Prize
	Please see list				
Total:					(Limit \$12,000 per year) \$

Intended uses of gaming proceeds: The general operation of Sandhills Archery Club providing archery opportunities and education for people of all ages.

Does the organization presently have a state gaming license? No Yes - If "Yes," the organization is not eligible for a local permit or charity local permit and should call the Office of Attorney General at 1-800-326-9240.

Has the organization received a charity local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," the organization does not qualify for a local permit or charity local permit.

Has the organization received a local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," indicate the total value of all prizes previously awarded: \$ _____. This amount is part of the total prize limit of \$12,000 per year.

Signature of Organization's Top Executive Official <i>Brian Hagg</i>	Date 2/21/18	Title President	Business Phone Number 701 371-0466
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CK# 18644
 Ad 3-20-18
 \$10.00

SAC Banquet 2018 raffle prize list.

Sandhills Logo clothing	225
NDBA Membership	\$35
USA Archery Membership	\$50
Game Camera	\$200
Camouflage Clothing	\$250
Scheels Gift Cards	\$250
Archery Target	\$95
Go-Pro Camera	\$200
Archery Target	\$200
360 Ground Blind	\$500
Blind Chair	\$110
Cooler	\$150
Thermacell	\$25
Traditional Bow Package	\$400
Women's Raffle items	\$300
Various general raffle items	<u>\$700</u>
TOTAL	<u><u>\$3,690</u></u>

Consent Agenda Item: d

MAR 28 2018



APPLICATION FOR A LOCAL PERMIT OR CHARITY LOCAL PERMIT
 OFFICE OF ATTORNEY GENERAL
 SFN 9338 (9-2009)

Application for: Local Permit * Charity Local Permit (one event per year)

Name of Non-profit Organization <i>NDSU Ducks Unlimited</i>		Date(s) of Activity <i>4-5-18</i> to <i>4-5-18</i>	
Person Responsible for the Gaming Operation and the Disbursement of Net Income <i>Terry Lassiter</i>		Title <i>regional Director</i>	Business Phone Number
Business Address <i>1022 15th St. N. Unit F.</i>	City West Fargo <i>Fargo</i>	State <i>ND</i>	Zip Code <i>58102</i>
Mailing Address (if different)	City	State	Zip Code
Name of Site Where Game(s) will be Conducted <i>Speedway Event Center</i>		Site Address <i>680 Main Ave W</i>	
City <i>West Fargo</i>	State <i>ND</i>	Zip Code <i>58078</i>	County <i>Cass</i>
Check the Game(s) to be Conducted: * Poker, Twenty-one, and Paddlewheels may be Conducted only by a Charity Local Permit.			
<input type="checkbox"/> Bingo <input checked="" type="checkbox"/> Raffle <input type="checkbox"/> Calendar Raffle <input type="checkbox"/> Sports Pool <input type="checkbox"/> Poker * <input type="checkbox"/> Twenty-one * <input type="checkbox"/> Paddlewheels *			

DESCRIPTION AND RETAIL VALUE OF PRIZES TO BE AWARDED

Game Type	Description of Prize	Retail Value of Prize	Game Type	Description of Prize	Retail Value of Prize
<i>Raffle</i>	<i>Hunting Equipment</i>	<i>\$6,000-7,000</i>			
Total:					(Limit \$12,000 per year) <i>\$ 6,500</i>

Intended uses of gaming proceeds: *Will be going to the National Ducks Unlimited Organization*

Does the organization presently have a state gaming license? No Yes - If "Yes," the organization is not eligible for a local permit or charity local permit and should call the Office of Attorney General at 1-800-326-9240.

Has the organization received a charity local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," the organization does not qualify for a local permit or charity local permit.

Has the organization received a local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," indicate the total value of all prizes previously awarded: \$ _____. This amount is part of the total prize limit of \$12,000 per year.

Signature of Organization's Top Executive Official <i>Terry Lassiter</i>	Date <i>3-28-18</i>	Title <i>NDSU DU President</i>	Business Phone Number <i>(218) 821-1920</i>
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*\$10.00/ cash
3/28/18*

Consent Agenda Item: e

MAR 29 2018



APPLICATION FOR A LOCAL PERMIT OR CHARITY LOCAL PERMIT
 OFFICE OF ATTORNEY GENERAL
 SFN 9338 (9-2009)

Application for: Local Permit * Charity Local Permit (one event per year)

Name of Non-profit Organization <i>Mike Coenell Benefit</i>		Date(s) of Activity <i>April 7, 2018</i>	
Person Responsible for the Gaming Operation and the Disbursement of Net Income <i>Abby Haake</i>		Title	Business Phone Number <i>701</i>
Business Address	City	State	Zip Code
Mailing Address (if different) <i>4055 13th Ave S.</i>	City <i>Fargo</i>	State <i>ND</i>	Zip Code <i>58103</i>
Name of Site Where Game(s) will be Conducted <i>VFW</i>		Site Address <i>308 Shyanne St</i>	
City <i>WEST Fargo</i>	State <i>ND</i>	Zip Code <i>58078</i>	County <i>CASS</i>
Check the Game(s) to be Conducted: * Poker, Twenty-one, and Paddlewheels may be Conducted only by a Charity Local Permit.			
<input type="checkbox"/> Bingo <input checked="" type="checkbox"/> Raffle <input type="checkbox"/> Calendar Raffle <input type="checkbox"/> Sports Pool <input type="checkbox"/> Poker * <input type="checkbox"/> Twenty-one * <input type="checkbox"/> Paddlewheels *			

DESCRIPTION AND RETAIL VALUE OF PRIZES TO BE AWARDED

Game Type	Description of Prize	Retail Value of Prize	Game Type	Description of Prize	Retail Value of Prize
Raffle	<i>Raffles Gift Certificate</i>	<i>1,000</i>	Raffle	<i>cigars/Moon shine</i>	<i>250-</i>
Raffle	<i>VISA Gift Certificate</i>	<i>300</i>			
Raffle	<i>Ring</i>	<i>1,000</i>			
Raffle	<i>Benelli Nova</i>	<i>1,000</i>			
Raffle	<i>Winchester 7mm</i>	<i>1,000</i>			
Raffle	<i>Associated Gift Certificate</i>	<i>\$ 20-</i>			
Raffle	<i>Bison Rock</i>	<i>\$200</i>			
Raffle	<i>Custom Rod/reel</i>	<i>\$ 500</i>			
Raffle	<i>Wla</i>	<i>\$100</i>			
Total:					(Limit \$12,000 per year) <i>\$ 6170-</i>

Intended uses of gaming proceeds: *Medical + Expenses*

Does the organization presently have a state gaming license? No Yes - If "Yes," the organization is not eligible for a local permit or charity local permit and should call the Office of Attorney General at 1-800-326-9240.

Has the organization received a charity local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," the organization does not qualify for a local permit or charity local permit.

Has the organization received a local permit from this or another city or county for the fiscal year July 1 through June 30? No Yes - If "Yes," indicate the total value of all prizes previously awarded: \$ _____. This amount is part of the total prize limit of \$12,000 per year.

Signature of Organization's Top Executive Official	Date	Title	Business Phone Number
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*Pd \$10.00/cash
3-7-18*

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # f

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5321 DATE: March 28, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

LAG 1st Addition, Replat, Subdivision and Rezoning from A: Agricultural to HC:
Heavy Commercial.

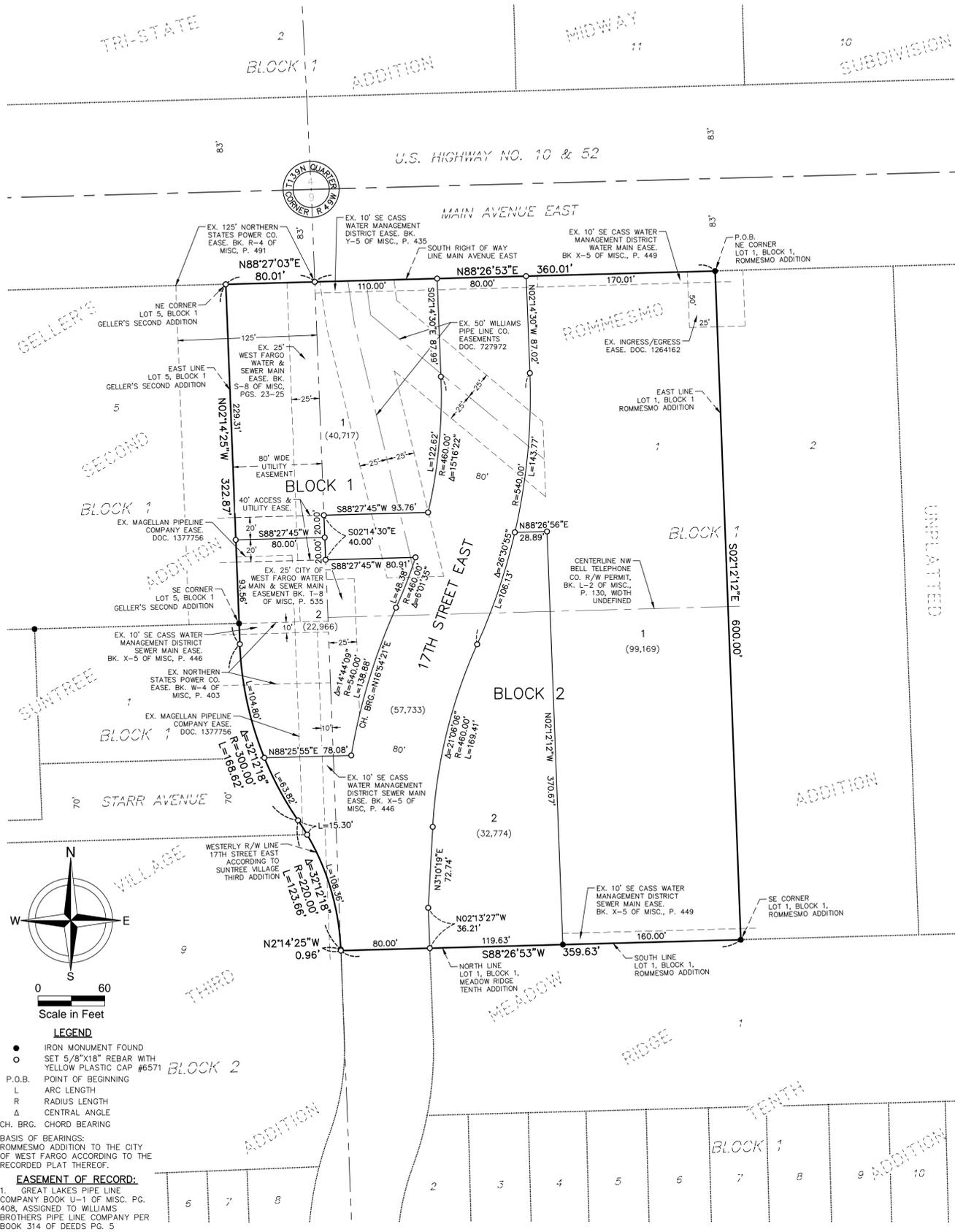
4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Lot 1, Block 1 of Rommesmo Addition and property located in part of the N½ of
Section 9, T139N, R49W, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Second Reading and Final Plat Approval subject to the conditions listed in the
staff report.

**PLAT OF
LAG FIRST ADDITION**
TO THE CITY OF WEST FARGO, A VACATION PLAT OF PART OF 17TH STREET EAST ACCORDING TO SUNTREE VILLAGE THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, ROMMESMO ADDITION AND A PLAT OF PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
- P.O.B. POINT OF BEGINNING
- L ARC LENGTH
- R RADIUS LENGTH
- Δ CENTRAL ANGLE
- CH. BRG. CHORD BEARING

BASIS OF BEARINGS:
ROMMESMO ADDITION TO THE CITY OF WEST FARGO ACCORDING TO THE RECORDED PLAT THEREOF.

EASEMENT OF RECORD:
1. GREAT LAKES PIPE LINE COMPANY BOOK U-1 OF MISC. PG. 408, ASSIGNED TO WILLIAMS BROTHERS PIPE LINE COMPANY PER BOOK 314 OF DEEDS PG. 5

CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "LAG FIRST ADDITION" TO THE CITY OF WEST FARGO, A VACATION PLAT OF PART OF 17TH STREET EAST ACCORDING TO SUNTREE VILLAGE ADDITION; A REPLAT OF LOT 1, BLOCK 1, ROMMESMO ADDITION AND A PLAT OF PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; ALL OF LOT 1, BLOCK 1, ROMMESMO ADDITION, SAID PLAT IS ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID COUNTY AND PART OF 17TH STREET EAST, ACCORDING TO THE PLAT OF SUNTREE VILLAGE THIRD ADDITION, SAID PLAT IS ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 SAID ROMMESMO ADDITION; THENCE SOUTH 02 DEGREES 12 MINUTES 12 SECONDS EAST ON A RECORD BEARING ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 26 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 359.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 17TH STREET EAST ACCORDING TO SAID PLAT OF SUNTREE VILLAGE THIRD ADDITION; THENCE NORTH 02 DEGREES 14 MINUTES 25 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 0.96 FEET; THENCE 123.66 FEET NORTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, ON A TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 18 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE 168.62 FEET NORTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ON A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 18 SECONDS; THENCE NORTH 02 DEGREES 14 MINUTES 25 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE EAST LINE OF LOT 5, BLOCK 1, GELLER'S SECOND ADDITION TO THE CITY OF WEST FARGO, SAID PLAT IS ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, FOR A DISTANCE OF 322.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID NORTHEAST CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MAIN AVENUE EAST; THENCE NORTH 88 DEGREES 27 MINUTES 03 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 80.01 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 53 SECONDS EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 360.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.82 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571



STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2018.

DUSTIN T. SCOTT, CITY ENGINEER



STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2018.

TOM MCDUGALL, CHAIRMAN

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2018.

RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2018.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "LAG FIRST ADDITION" TO THE CITY OF WEST FARGO, A VACATION PLAT OF PART OF 17TH STREET EAST ACCORDING TO SUNTREE VILLAGE ADDITION; A REPLAT OF LOT 1, BLOCK 1, ROMMESMO ADDITION AND A PLAT OF PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE 17TH STREET EAST TO THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR ROADWAY PURPOSES, AND ACCESS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: LOTS 1 & 2, BLOCK 1 AND LOT 2, BLOCK 2
WR PROPERTIES, LLP

BY: _____
TITLE: _____

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF WR PROPERTIES, LLP.

NOTARY PUBLIC, _____ COUNTY, _____

MORTGAGEE: RAILWAY CREDIT UNION

BY: _____
TITLE: _____

STATE OF NORTH DAKOTA
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF RAILWAY CREDIT UNION.

NOTARY PUBLIC, _____ COUNTY, NORTH DAKOTA

OWNER: LOT 1, BLOCK 2
LAG RENTALS, INC.

BY: _____
TITLE: _____

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF LAG RENTALS, INC.

NOTARY PUBLIC, _____ COUNTY, _____

MORTGAGEE: FIRST INTERNATIONAL BANK & TRUST

BY: _____
TITLE: _____

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF FIRST INTERNATIONAL BANK & TRUST.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY OF WEST FARGO

RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



**CITY OF WEST FARGO
APPLICATION FOR BOARDS AND COMMISSIONS**

PLEASE ATTACH A COPY OF YOUR RESUME

Board of Commission for which you are applying: Airport Authority Board

YOUR NAME (Last, First, Middle) Irving, Barrett Brian County: Cass

Mailing Address: 906 19th ave. NW City: West Fargo State: ND Zip: 58078

Business Phone Number: 701-306-2618 Home Phone Number: 701-306-2618

Employer Name: Red River Fabricating, Inc. Your Job Title: Business Owner

Employer Address: 109 8th ave. NW City: West Fargo State: ND Zip: 58078

EDUCATION AND GENERAL QUALIFICATIONS:

LEVEL	NAME OF SCHOOL	LOCATION	# YEARS ATTENDING	DID YOU GRADUATE	MAJOR-COURSE OF STUDY
HIGH SCHOOL	West Fargo High	West Fargo	4	yes	
COLLEGE	NDSU	Fargo	5	Yes	Business Admin
TRADE/BUSINESS/ CORRESPONDENCE					

MEMBERSHIPS IN ORGANIZATIONS AND OFFICES HELD (INDICATE DATES HELD)	CrossPointe Lutheran Church- Board Member / Treasurer June 2014-April 2016 Girls on the Run Cass County- Board Member April 2016-April 2017
VOLUNTEER ACTIVITIES (INDICATE IF PAST OR PRESENT)	Girls on the Run Cass County (Fundraising) - Present
YOUR SPECIALS SKILLS AND QUALIFICATIONS	Pilot, D54 Hanger owner, aviation enthusiast

REFERENCES (List three persons, not related to you, whom you have known for at least one year)

NAME	ADDRESS	PHONE NUMBER	YEARS ACQUAINTED
Chris Gilleland	5552 Tuscan Ct. S Fargo, ND	701-306-2618	35
Richard Buckley	143 15th ave. E West Fargo, ND	701-729-2384	20
Chris Wehri	707 Lakeridge Dr. West Fargo, ND	701-367-4524	25

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigations of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

PLEASE RETURN COMPLETED FORM, RESUME AND COVER LETTER TO:

City of West Fargo ATTN: Boards
800 4th Avenue East, Ste 1
West Fargo ND 58078

SIGNATURE: 

DATE: 3-28-18

h
Agenda # _____
Agenda Code Consent
Project # 20211

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Dustin Scott

2. PHONE NO. 282-4692 DATE: April 2, 2018

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review Amended Engineer's Report for Storm Improvement District No. 4065

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Storm Sewer Improvements & Lift Station (SM-78) - Gateway West

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Approve Amended Engineer's Report for Storm Improvement District No. 4065

ENGINEER'S REPORT

The undersigned is the engineer for the City of West Fargo, Cass County, North Dakota, and submits the following report to the Board of City Commissioners of said city:

The purpose of the proposed project is to install storm sewer, storm water ponds, and storm sewer lift station to service the Gateway West Addition. The need for the proposed project is warranted by the development of the Gateway West site and the request by the property owner to install the improvements.

Storm Improvement District No. 4065 will involve the construction of improvements consisting of storm sewer, storm water retention pond, storm sewer lift station, and other miscellaneous installations.

Based upon the estimate of the probable cost, attached hereto and made a part thereof, and the engineering information and studies, the work proposed in said district is feasible.

Dated this 2nd day of April, 2018.

Dustin Scott
Moore Engineering, Inc.
West Fargo ND



Engineer for the City of West Fargo, ND

**STORM IMPROVEMENT DISTRICT NO. 4065
STORM SEWER IMPROVEMENTS & LIFT STATION (SM-78) - GATEWAY WEST
WEST FARGO, ND**

Engineer's Opinion of Probable Cost

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
<u>Base Bid</u>				
1. Storm Water Management	LSUM	1	\$10,000.00	\$10,000.00
2. Temporary Pumping	LSUM	1	\$15,000.00	\$15,000.00
3. Pipe Conc Reinf 12In CI III-Storm Drain	LF	24	\$40.00	\$960.00
4. Pipe Conc Reinf 15In CI III-Storm Drain	LF	58	\$45.00	\$2,610.00
5. Pipe Conc Reinf 18In CI III-Storm Drain	LF	111	\$50.00	\$5,550.00
6. Pipe Conc Reinf 36In CI III-Storm Drain	LF	433	\$80.00	\$34,640.00
7. End Sect-Conc Reinf 12In	EA	1	\$1,200.00	\$1,200.00
8. End Sect-Conc Reinf 15In	EA	1	\$1,500.00	\$1,500.00
9. End Sect-Conc Reinf 36In	EA	6	\$2,000.00	\$12,000.00
10. Manhole 48In	EA	1	\$3,000.00	\$3,000.00
11. Manhole 60In	EA	2	\$4,000.00	\$8,000.00
12. Fittings	LBS	215	\$5.00	\$1,075.00
13. Storm Sewer Force Main - 12"	LF	804	\$40.00	\$32,160.00
14. Hydrodynamic Separator	EA	1	\$40,000.00	\$40,000.00
15. Storm Sewer Lift Station	LSUM	1	\$160,000.00	\$160,000.00
16. Lift Station Controls	ALLOW	1	\$40,000.00	\$40,000.00
17. Common Excavation-Type A	CY	16,000	\$4.00	\$64,000.00
18. Topsoil	CY	4,300	\$8.00	\$34,400.00
19. Riprap Grade I	CY	89	\$125.00	\$11,111.11
20. Driveway Concrete	SY	100	\$100.00	\$10,000.00
21. Seeding Class III	ACRE	9.00	\$1,000.00	\$9,000.00
22. Hydraulic Mulch	ACRE	9.00	\$1,500.00	\$13,500.00
23. ECB Type 1	SY	6,240	\$2.50	\$15,600.00
			Construction Subtotal	\$525,306.11
			Contingencies	\$52,530.61
			Total Construction	\$577,836.72
			Engineering	\$104,010.61
			Legal & Administration	\$29,433.70
			Bond Discount	\$23,113.47
			Land Acquisition	\$650,605.50
			TOTAL PROJECT COST	\$1,385,000.00

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 1

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5321 DATE: March 28, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

West Fargo Comprehensive Plan.

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Not applicable

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Hold Public Hearing and First Reading for April 2, 2018 at 5:30pm for adoption of the West Fargo Comprehensive Plan.

STAFF REPORT

A18-10 Adoption of the West Fargo Comprehensive Plan	
Update to the West Fargo Comprehensive Plan	
City of West Fargo	Staff Contact: Tim Solberg, AICP
Planning & Zoning Commission Introduction:	11/09/2016 – Kick Off Meetings
Public Hearing:	03/12/2018 - Continued
City Commission:	03/5/2018
1 st Reading and Public Hearing	04/02/2018
2 nd Reading	

PURPOSE:

Adoption of West Fargo Comprehensive Plan

DISCUSSION AND OBSERVATIONS:

- West Fargo’s Comprehensive Plan represents an ongoing effort to actively guide the physical growth and development of the community. Planning for the future has been important to the City for several decades as the community has seen significant growth patterns. The City has been recognized as one of the fastest growing cities in the state for many years. West Fargo has completed comprehensive planning efforts in 1958, 1972, 1977, 1981, 1985, 2000 and an update in 2008.
- The Comprehensive Plan is an officially adopted document that provides the City with the legal basis and the policy direction needed to create a sense of certainty about future land uses, environmental quality, and infrastructure improvements within the community. The plan will allow leaders and citizens to make informed decisions about the community’s development over the next 10 to 20 years. Should the vision of the community change, an amendment to the Comprehensive Plan may be adopted following careful study and hearings before the Planning and Zoning Commission and City Commission.
- The City’s current Comprehensive Plan was adopted in December 2007. Since that time numerous amendments have been approved to the Land Use Plan map of the comprehensive plan. The majority of amendments were for development south of Interstate 94 and west of Veteran’s Boulevard.
- In March of 2015 the official zoning map was adopted for the City.
- A Comprehensive Plan Steering Committee was established early on in the process to provide representative community feedback during the review of potential Requests for Proposals (RFPs) for the development of the Comprehensive Plan. Additional public input opportunities were provided through a web page presence, community events, community input meetings, online community survey, focus group meetings, and community open houses. The formal public hearings before the Planning and Zoning Commission and City Commission provide for additional input prior to adoption of the Comprehensive Plan.
- The plan has been developed through a number of public input opportunities worth noting:
 - Project Kick Off – Held at the West Fargo Conference Center on November 10, 2016 at 7pm
 - Visioning Sessions – Held at West Fargo City Hall on January 31, 2017 at 10am including donuts and coffee and at the Rustad Recreation Center at 5:30pm including Hot Dogs, Chips, and Cookies as well as free child care with bouncy houses and child activities.

STAFF REPORT

- Planapalooza – Opening workshop on April 20, 2017 and Closing Presentation on April 25, 2017 held at Prairie Heights Community Church on 32nd Avenue East. Specialty discussions were held on April 21-22, 2017 and the teams open public studio throughout the week were held at West Fargo City Hall training rooms.
- Final Open House – A final open house to present the draft plan was held on March 5, 2018 at 6pm before the formal City Commission and on March 6, 2018 at noon.
- The plan draft might be considered a departure from traditional planning procedures found in past plans and moving into a more thoughtful inclusive approach to the economic, social and physical aspects of our community, however the overall vision and theme of maintaining the character of West Fargo are still a pillar and focus of the plan.
- Per the North Dakota Century Code, following a public hearing the comprehensive plan is adopted by resolution by the Planning and Zoning Commission with 2/3 voting in the affirmative. The plan is then adopted by the City Commission following a public hearing, and is adopted by ordinance with 2/3 voting in the affirmative according to the North Dakota Century Code and City Code of Ordinances.
- The current draft has been provided through a link in email to Commissioners and printed copies have been available at recent public events as well as at City Hall. The link to the plan has been distributed widely through social media and news releases. It is available on the project website at www.wf2point0.com.
- The current timing proposed would allow the Planning Commission to delay a decision at this meeting and hold a formal adoption to the April meeting if it is desired.

NOTICES:

Sent to: A comprehensive public engagement strategy was employed through the efforts of staff, consulting team and communication department at the City.

Comments Received: Comments have been received through social media, project website – www.wf2point0.com, presentations to various groups such as EDAC, Homebuilders Association, Exchange Club, AARP organized metropolitan area groups and others. City staff has sent various emails and mailings to stakeholders and stakeholder groups and conducted numerous television, radio and newspaper interviews related to the plan over the past year and a half.

RECOMMENDATIONS:

Following the public hearing and obtaining public comments, consider recommending approval of the amendment of the Comprehensive Plan to the City Commission and to formally adopt the plan through the attached resolution.

The public hearing had a small amount of attendance from the public and just one person provided comment. The comments were from Mr. Bernie Dardis, who stated that he felt the plan will be a major shift from the current business of the development community and that the Planning Commission and City Commission should meet jointly to ensure that they are in agreement with the plan.

COMMENTS TO DATE – FIRST READING:

Staff is including comments from the public on proposed changes and edits to the record.

STAFF REPORT

To date, staff has received email correspondence from the Homebuilders Association of Fargo Moorhead with comments directly from its membership. The comments do not oppose many of the concepts in the plan, but offer some opinions on how things are financed, comments on the components of the plan, and commentary on critique of the housing in the community. It may be most appropriate to include language in the Plan that recognizes the concerns of the homebuilding community and that these concerns should be considered carefully as changes to regulations are considered in the future. It is apparent through the outreach with the Homebuilders Association that the City needs to continue communication with this group and that as a collective group, they really appreciate being involved in these efforts. This should be included as a goal in the plan.

Staff has received comments from Commissioners and departments on the content, grammar and accuracy of details in the plan. These comments have not been attached for the record but are being addressed into the final plan document.

One issue related to the “Around the Plan” section that needs to be clarified is that the sketching of redevelopment or development needs to state that the sketches are how an area we are familiar with might look when following the concepts presented in the plan. It is not intended to be a critique of what is currently developed, nor is it meant to illustrate a fully scoped master plan of redesign. It is intended to be a very high-level imagined view of the plan concepts in an area we are familiar with.

Another area to address is the area shown as “C-1 Conservation Land Sector”. The Conservation Land Sector currently reads that “the land outside of the proposed diversion would still be unsuitable for development and should be kept undeveloped in perpetuity as flooding would still likely occur in that area.” Although, staff feels that the area should be kept in a conservation mode of sorts until infrastructure can be provided in an equitable and sustainable manner, we recognize that the area may be developable and in the best interest in the City for future growth longer term so the language should be changed to recognize that it is not in a short or near long term horizon to include this as a growth area at this time. It should not encourage perpetual conservation easements on this area and should note that the latest flood mapping efforts may show that some of these areas are less flood prone than previously thought.

The online version of the plan has been pushed heavily, but has only resulted in a couple of comments to date regarding upkeep of parks in the areas north of I-94. Staff and the consultant will be reviewing all the comments on previous efforts to ensure that the public input received online has been adequately addressed in the plan. For more information on these comments and efforts please visit www.wf2point0.com and browse the feedback that has been provided.

Tim P. Solberg

From: Bryce Johnson <brycea@hbafm.com>
Sent: Monday, March 05, 2018 4:32 PM
To: Tim P. Solberg
Cc: 'Bryce Johnson'; 'Chelsea Diederich'; 'Krista Mund'
Subject: West Fargo 2.0 - Feedback

Good afternoon, Tim. Thank you again for the opportunity to provide some feedback regarding the new comprehensive plan for West Fargo and for including the HBA and others in the planning efforts for the city of West Fargo. We are grateful for your work and to be a part of the process. After reviewing the plan and listening to multiple presentations, we had a few HBA of F-M members submit comments in response. A few areas of interest in the comprehensive plan are alternative housing, multi-family housing and affordable housing options. Please see the comments that we received below. Thank you again for your efforts. Bryce

Comments received from HBA members regarding the West Fargo Comprehensive Plan

1. First, I agree that the planning needs to be a large collaboration between the different areas of the industry. With that being said on the financing side something that needs to be considered when looking at more unique housing options like “tiny homes”, Micro homes, or even condos is what is available for financing. I've saw that some of these more non-traditional housing types don't fit into normal secondary market financing programs. I think this is important because we want to ensure these housing options can be easily financed and that will also keep financing costs like down payment lower meaning more affordability.
2. Second, with these more unique housing types is the long term effect. With homes like Tiny home or micro housing will these simply be trends. They may look like viable options in the present but in 20 years will people still want something that unique compared to simply reducing the sq ft of a traditional home of twin home by let's say 10%. I think this is important because if in the future these trends are out of style per se now we are stuck with a group of citizens that have an asset that is devalued or worse yet they are unable to get their equity out of it due to a lack of demand.
3. Lastly, I would be interested to see if the city can provide other info on how our members can get more involved with this. The lunch was a great start to the conversation but how can we keep it going. I've heard

numerous times statements like we know specials are an issue but haven't seen any action taken place. It would be nice to see some follow up from what was a productive conversation starter.

Page 13 – Item #4

When the citizens participated in this plan, did they all understand that what they suggested/asked for was going to be paid for by them, not someone else? Notes from test “What’s important to understand is that much of what will be needed to bring this vision to life is private investment on individual properties.” This statement basically says everything within this document will be funded privately.

Page 22 – connectivity

Cul-de-sacs should be re-labeled as dead-end cul-de-sacs. Typical 5-10 home cul-de-sacs are highly attractive and ‘wanted’ by the consumer, and don’t take away from connectivity.

Page 23 – Hidden parking

I understand this thought/principle. However it should be researched more. The buyer that drives wants to see where to park, and gauges the quality of retailers by the number of cars parked outside the door. If you can’t see this from the road, the driver may just go to the next option.

Many decisions within this document are derived from the motive that you ‘want people to walk more’. I ask that you allow them to walk more, but don’t make it a necessity for them to have to walk more if they chose not to. Are we forcing them to walk more or allowing.

Incentives will more than likely be needed (for 10+ years) to get sustained project growth to downtown WF

Note: Developers build what they think people will buy. Developers don’t build what only they only like, hoping that people will buy.

Page 46 – housing

Notes from text “multi-family units could be better integrated throughout neighborhoods as part of a variety of housing types provided.” Concept sounds great, but not received well by single family neighborhoods. Many, if not all, large single family lot owners have chosen their locations away from multi-family units for a reason.

Page 48 – affordable housing starts with the specials, that start with the design of the roads and infrastructure. It can be argued that WF infrastructure is ‘over-designed’, thus driving up specials costs.

Page 51 – snout housing: I agree with the snout housing not being the most appealing design type, however it does reduce build costs by reduce concrete driveway needs. Alley ways are also a great concept, but this would add more specials costs.

Page 134-135

The concept looks good. How do you acquire the gas station?

The Wilds South

Need to figure out how to lower specials already. Adding more streets/alleys is going to make things worse.

Lagoons

Love the concept! How do you ‘fill-in’ the existing lagoons to make them buildable? Is this funded by the city to make them buildable?

One item that always seems to be glossed over:

Some people just want space. Want their own space. Many people come from farms or small towns where they had big yards or fields to use. You aren't going to ‘force’ these people to now all of a sudden want to live in a multi-use apartment or a build \$500,000 house on a 6000sf lot. They want the 20,000sf lot for a reason.

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 2

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5321 DATE: March 28, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

Maul's 2nd Addition, replat of all of Maul's 1st Subdivision and Subdivision & Rezoning from A: Agricultural to M: Heavy Industrial.

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Property in the NE¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Hold 1st Reading and Public Hearing on the Rezoning at 5:30 pm on April 2, 2018.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A18-7 Subdivision/Replat/Rezoning	
Maul's 2 nd Addition	
All of Maul's 1 st Subdivision and parcels located in the NE¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota	
Applicant: Riverside Properties - Bruce Maul Owners: Riverside Properties LLC and Central Livestock Association	Staff Contact: Tim Solberg, AICP
Planning & Zoning Commission Introduction:	03-12-2018
Public Hearing:	03-12-2018 – Approval
City Commission Introduction:	03-19-2018
Public Hearing & 1 st Reading:	04-02-2018
2 nd Reading and Final Plat Approval:	

PURPOSE:

To plat and rezone previously unplatted property to comply with City Ordinances.

STATEMENTS OF FACT:

Land Use Classification:	General Industrial
Existing Land Use:	Industrial Lease (Shop) Space
Current Zoning District(s):	A: Agricultural; M: Heavy Industrial
Zoning Overlay District(s):	CO-R: Redevelopment Overlay District
Proposed Zoning District(s):	M: Heavy Industrial
Total area size:	7.43 Acres
Adjacent Zoning Districts:	North – P: Public Facilities South – A: Agricultural East – A: Agricultural West – M: Heavy Industrial
Adjacent street(s):	12 th Avenue NW – Arterial
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None
Public Dedication Requirements:	A 5% dedication would be required on the additional land being subdivided, however the amount may be considered inconsequential due to size and unnecessary due to needs within the area for land dedication. Further, the land has been developed.

DISCUSSION AND OBSERVATIONS:

- The property was a legal parcel of record and was platted in 2002 as a Retracement Plat.
- In 2014, a cold storage building was constructed on the southwest portion of the property. Recently it was determined that a portion of the structure encroached onto the adjacent property.
- The intent is to purchase additional property from Central Livestock, to plat and rezone to bring the property into compliance.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

- Access to properties is provided from 12th Avenue NW. The City may wish to ensure this is clearly identified on the plat.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

- No comments were received.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed application is consistent with the City's land use plan which depicts the area developing as General Industrial.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Access be approved and provided on the final plat.
2. An updated drainage plan is received and approved by the City Engineer.
3. An Attorney Title Opinion is received.
4. A signed vacation of the previous plat is received.
5. Signed Final Plat is received with any necessary easements.
6. A certificate is received showing taxes are current.

PLANNING AND ZONING RECOMMENDATION:

At their March 12, 2018 meeting, the Planning and Zoning Commission approved the subdivision and rezoning subject to the six conditions listed above.



Sheyenne Diversion

GOLDENWOOD DR

GOLDENWOOD DR

GOLDENWOOD DR

5TH ST NW

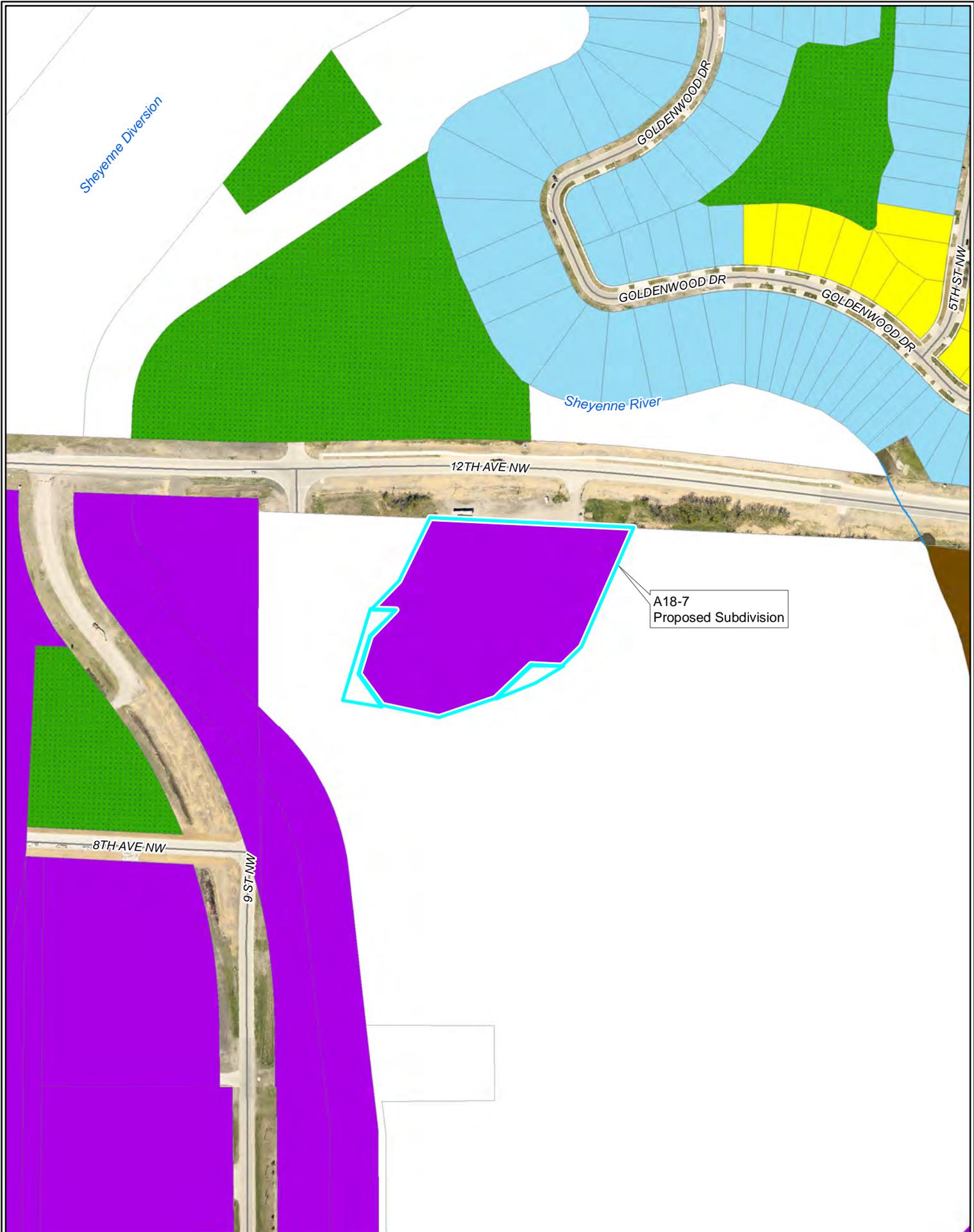
Sheyenne River

12TH AVE NW

A18-7
Proposed Subdivision

8TH AVE NW

9 ST NW



A18-7
Proposed Subdivision

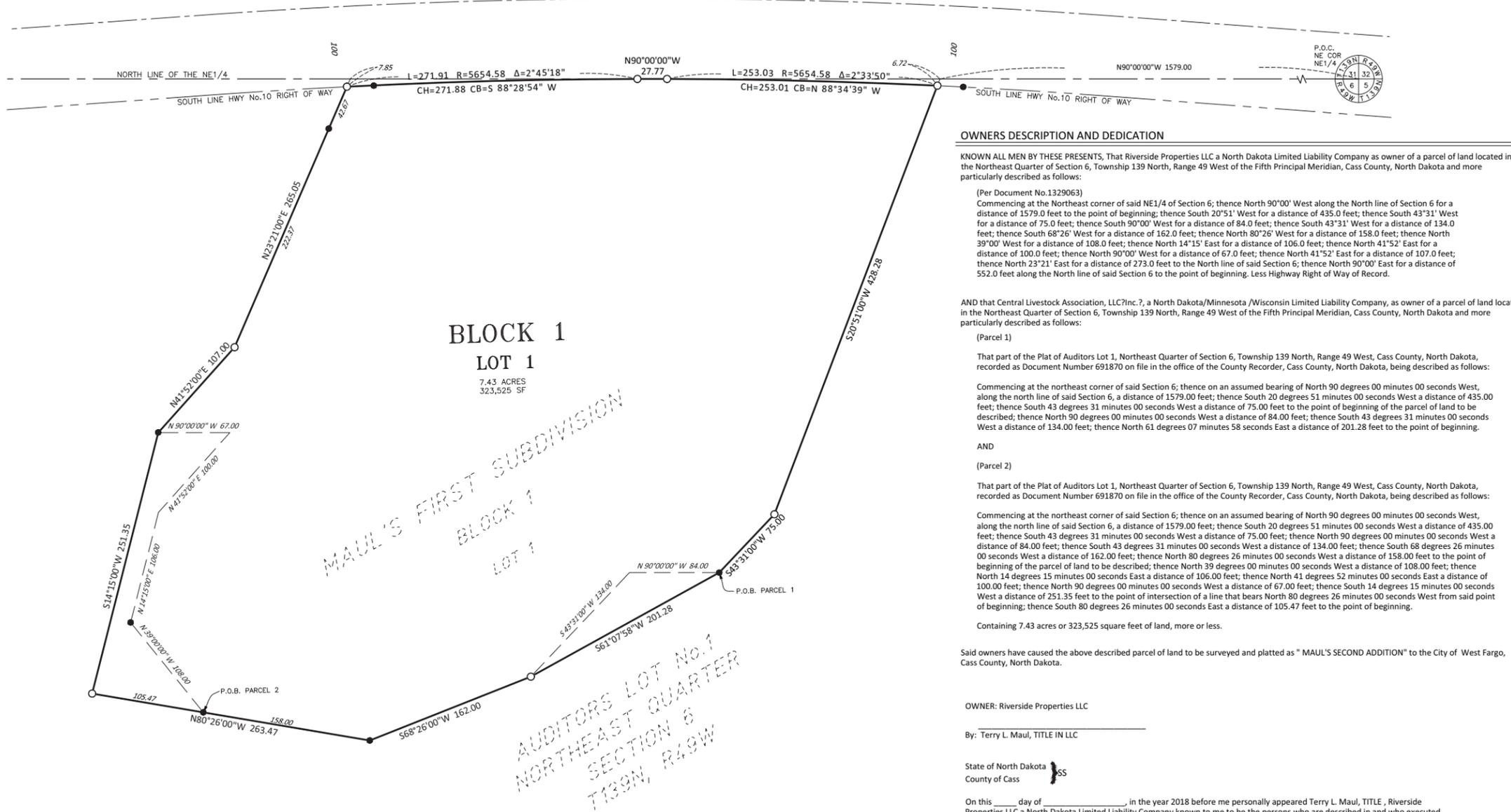
City of WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-PUD: PUD in General Commercial C-OP: Commercial Office Park C-OP-PUD: PUD in Office Park 	<ul style="list-style-type: none"> HC: Heavy Commercial LI: Light Industrial CM-PUD: PUD in Light Industrial M: Heavy Industrial P: Public 	<ul style="list-style-type: none"> P-PUD: PUD in Public R-L1A: Large Lot Single Family Dwelling R-1A: Single Family Dwelling R-1: One and Two Family Dwelling 	<ul style="list-style-type: none"> R-1SM: Mixed One and Two Family Dwelling R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home Subdivision R-1E: Rural Estate R-R: Rural Residential R-PUD: PUD in Residential
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MAUL'S SECOND ADDITION

AN UNPLATTED PORTION OF AUDITORS LOT No.1 OF THE NORTHEAST QUARTER, SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST
AND A REPLAT OF MAUL'S FIRST SUBDIVISION
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

CENTERLINE CASS COUNTY HIGHWAY No.10



BLOCK 1
LOT 1
7.43 ACRES
323,525 SF

MAUL'S FIRST SUBDIVISION
BLOCK 1
LOT 1

AUDITORS LOT No.1
NORTHEAST QUARTER
SECTION 6
T139N, R49W

OWNERS DESCRIPTION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That Riverside Properties LLC a North Dakota Limited Liability Company as owner of a parcel of land located in the Northeast Quarter of Section 6, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

(Per Document No.1329063)
Commencing at the Northeast corner of said NE1/4 of Section 6; thence North 90°00' West along the North line of Section 6 for a distance of 1579.0 feet to the point of beginning; thence South 20°51' West for a distance of 435.0 feet; thence South 43°31' West for a distance of 75.0 feet; thence South 90°00' West for a distance of 84.0 feet; thence South 43°31' West for a distance of 134.0 feet; thence South 68°26' West for a distance of 162.0 feet; thence North 80°26' West for a distance of 158.0 feet; thence North 39°00' West for a distance of 108.0 feet; thence North 14°15' East for a distance of 106.0 feet; thence North 41°52' East for a distance of 107.0 feet; thence North 90°00' West for a distance of 67.0 feet; thence North 41°52' East for a distance of 107.0 feet; thence North 23°21' East for a distance of 273.0 feet to the North line of said Section 6; thence North 90°00' East for a distance of 552.0 feet along the North line of said Section 6 to the point of beginning. Less Highway Right of Way of Record.

AND that Central Livestock Association, LLC?Inc.?, a North Dakota/Minnesota /Wisconsin Limited Liability Company, as owner of a parcel of land located in the Northeast Quarter of Section 6, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

(Parcel 1)
That part of the Plat of Auditors Lot 1, Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota, recorded as Document Number 691870 on file in the office of the County Recorder, Cass County, North Dakota, being described as follows:

Commencing at the northeast corner of said Section 6; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the north line of said Section 6, a distance of 1579.00 feet; thence South 20 degrees 51 minutes 00 seconds West a distance of 435.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 75.00 feet to the point of beginning of the parcel of land to be described; thence North 90 degrees 00 minutes 00 seconds West a distance of 84.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 134.00 feet; thence South 68 degrees 26 minutes 00 seconds West a distance of 162.00 feet; thence North 80 degrees 26 minutes 00 seconds West a distance of 158.00 feet to the point of beginning of the parcel of land to be described; thence North 39 degrees 00 minutes 00 seconds West a distance of 108.00 feet; thence North 14 degrees 15 minutes 00 seconds East a distance of 106.00 feet; thence North 41 degrees 52 minutes 00 seconds East a distance of 107.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 67.00 feet; thence South 14 degrees 15 minutes 00 seconds West a distance of 251.35 feet to the point of intersection of a line that bears North 80 degrees 26 minutes 00 seconds West from said point of beginning; thence South 80 degrees 26 minutes 00 seconds East a distance of 105.47 feet to the point of beginning.

AND
(Parcel 2)
That part of the Plat of Auditors Lot 1, Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota, recorded as Document Number 691870 on file in the office of the County Recorder, Cass County, North Dakota, being described as follows:

Commencing at the northeast corner of said Section 6; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the north line of said Section 6, a distance of 1579.00 feet; thence South 20 degrees 51 minutes 00 seconds West a distance of 435.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 84.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 134.00 feet; thence South 68 degrees 26 minutes 00 seconds West a distance of 162.00 feet; thence North 80 degrees 26 minutes 00 seconds West a distance of 158.00 feet to the point of beginning of the parcel of land to be described; thence North 39 degrees 00 minutes 00 seconds West a distance of 108.00 feet; thence North 14 degrees 15 minutes 00 seconds East a distance of 106.00 feet; thence North 41 degrees 52 minutes 00 seconds East a distance of 107.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 67.00 feet; thence South 14 degrees 15 minutes 00 seconds West a distance of 251.35 feet to the point of intersection of a line that bears North 80 degrees 26 minutes 00 seconds West from said point of beginning; thence South 80 degrees 26 minutes 00 seconds East a distance of 105.47 feet to the point of beginning.

Containing 7.43 acres or 323,525 square feet of land, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as " MAUL'S SECOND ADDITION" to the City of West Fargo, Cass County, North Dakota.

OWNER: Riverside Properties LLC

By: Terry L. Maul, TITLE IN LLC

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared Terry L. Maul, TITLE , Riverside Properties LLC a North Dakota Limited Liability Company known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Riverside Properties LLC.

Notary Public

OWNER: Central Livestock Association, Inc/LLC

By: NAME, TITLE IN LLC

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared NAME, TITLE , Central Livestock Association, Inc/LLC a Wisconsin Limited Liability Company known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Central Livestock Association, Inc/LLC .

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Bruce W. Skipton, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown and that the outside boundary lines are correctly designated on the plat.

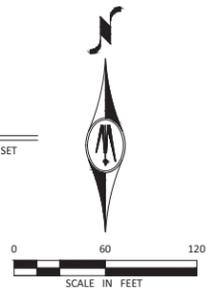
Bruce W. Skipton, Professional Land Surveyor
North Dakota License Number LS-8251

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared Bruce W. Skipton, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

- LEGEND**
- 5/8"x18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-8251
 - MONUMENT FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING ROAD R/W LINE
 - - - EASEMENT LINE
 - - - SECTION LINE



ORIENTATION OF THIS BEARING SYSTEM IS PER THE PLAT OF MAUL'S FIRST SUBDIVISION MEASUREMENTS ARE BASED UPON CITY OF FARGO GROUND CONTROL U.S. SURVEY FOOT



WEST FARGO CITY ATTORNEY APPROVAL

I do hereby certify that proper evidence of title has been examined by me and I approve the plat as to form and execution this ____ day of _____, 2018.

John T. Shockley, City Attorney

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared John T. Shockley, City Attorney, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the City of West Fargo.

Notary Public

CITY ENGINEER'S APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Dustin Scott, City Engineer

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared Dustin Scott, City Engineer, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the City of West Fargo.

Notary Public

WEST FARGO PLANNING COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Tom McDougall, Chairman, West Fargo Planning Commission

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2018 before me personally appeared Tom McDougall, Chairman, West Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the West Fargo Planning Commission.

Notary Public

WEST FARGO CITY COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Rich Mattern, President of the West Fargo City Commission

Attest:
Tina Fisk, City Auditor
County of Cass
State of North Dakota

On this ____ day of _____, in the year 2018 before me personally appeared Rich Mattern, President of the West Fargo City Commission, and Tina Fisk, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of West Fargo.

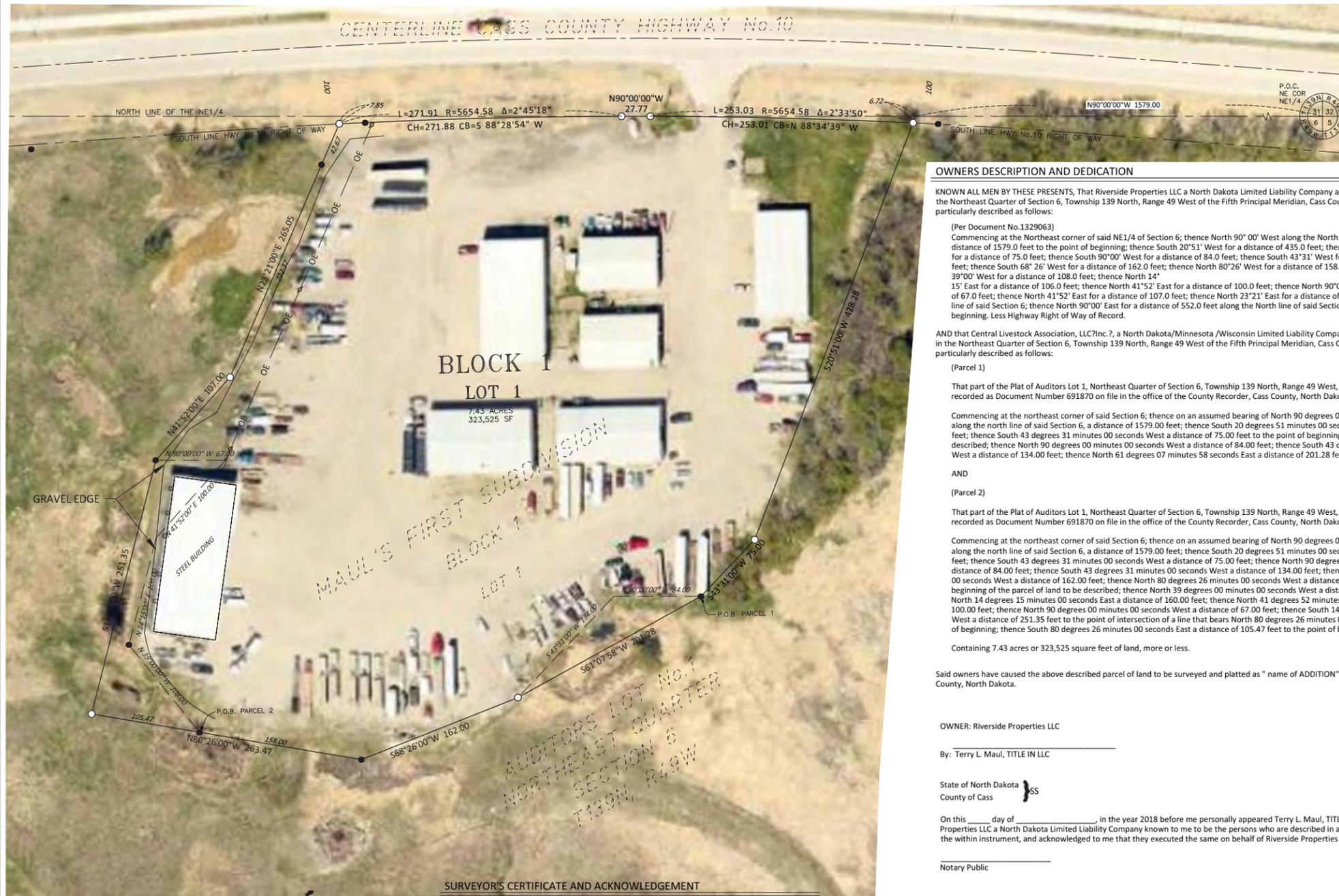
Notary Public

2/26/18

preliminary

name of ADDITION

AN UNPLATTED PORTION OF AUDITORS LOT No.1 OF THE NORTHEAST QUARTER, SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST
AND A REPLAT OF MAUL'S FIRST SUBDIVISION
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



OWNERS DESCRIPTION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That Riverside Properties LLC a North Dakota Limited Liability Company as owner of a parcel of land located in the Northeast Quarter of Section 6, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

(Per Document No.1329063)
Commencing at the Northeast corner of said NE1/4 of Section 6; thence North 90° 00' West along the North line of Section 6 for a distance of 1579.0 feet to the point of beginning; thence South 20° 51' West for a distance of 435.0 feet; thence South 43° 31' West for a distance of 75.0 feet; thence South 90° 00' West for a distance of 84.0 feet; thence South 43° 31' West for a distance of 134.0 feet; thence South 68° 26' West for a distance of 162.0 feet; thence North 80° 26' West for a distance of 158.0 feet; thence North 39° 00' West for a distance of 108.0 feet; thence North 14° 15' East for a distance of 106.0 feet; thence North 41° 52' East for a distance of 100.0 feet; thence North 90° 00' West for a distance of 67.0 feet; thence North 41° 52' East for a distance of 107.0 feet; thence North 23° 21' East for a distance of 273.0 feet to the North line of said Section 6; thence North 90° 00' East for a distance of 552.0 feet along the North line of said Section 6 to the point of beginning. Less Highway Right of Way of Record.

AND that Central Livestock Association, LLC?Inc.?, a North Dakota/Minnesota/Wisconsin Limited Liability Company, as owner of a parcel of land located in the Northeast Quarter of Section 6, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

(Parcel 1)
That part of the Plat of Auditors Lot 1, Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota, recorded as Document Number 691870 on file in the office of the County Recorder, Cass County, North Dakota, being described as follows:

Commencing at the northeast corner of said Section 6; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the north line of said Section 6, a distance of 1579.00 feet; thence South 20 degrees 51 minutes 00 seconds West a distance of 435.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 75.00 feet to the point of beginning of the parcel of land to be described; thence North 90 degrees 00 minutes 00 seconds West a distance of 84.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 134.00 feet; thence North 61 degrees 07 minutes 58 seconds East a distance of 201.28 feet to the point of beginning.

AND

(Parcel 2)
That part of the Plat of Auditors Lot 1, Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota, recorded as Document Number 691870 on file in the office of the County Recorder, Cass County, North Dakota, being described as follows:

Commencing at the northeast corner of said Section 6; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the north line of said Section 6, a distance of 1579.00 feet; thence South 20 degrees 51 minutes 00 seconds West a distance of 435.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 84.00 feet; thence South 43 degrees 31 minutes 00 seconds West a distance of 134.00 feet; thence South 68 degrees 26 minutes 00 seconds West a distance of 162.00 feet; thence North 80 degrees 26 minutes 00 seconds West a distance of 158.00 feet to the point of beginning of the parcel of land to be described; thence North 39 degrees 00 minutes 00 seconds West a distance of 108.00 feet; thence North 14 degrees 15 minutes 00 seconds East a distance of 106.00 feet; thence North 41 degrees 52 minutes 00 seconds East a distance of 100.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 67.00 feet; thence South 14 degrees 15 minutes 00 seconds West a distance of 251.35 feet to the point of intersection of a line that bears North 80 degrees 26 minutes 00 seconds West from said point of beginning; thence South 80 degrees 26 minutes 00 seconds East a distance of 105.47 feet to the point of beginning.

Containing 7.43 acres or 323,525 square feet of land, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as " name of ADDITION" to the City of West Fargo, Cass County, North Dakota.

OWNER: Riverside Properties LLC

By: Terry L. Maul, TITLE IN LLC

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared Terry L. Maul, TITLE , Riverside Properties LLC a North Dakota Limited Liability Company known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Riverside Properties LLC.

Notary Public

OWNER: Central Livestock Association, Inc./LLC

By: NAME, TITLE IN LLC

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared NAME, TITLE , Central Livestock Association, Inc./LLC a Wisconsin Limited Liability Company known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Central Livestock Association, Inc./LLC.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Bruce W. Skipton, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown and that the outside boundary lines are correctly designated on the plat.

Bruce W. Skipton, Professional Land Surveyor
North Dakota License Number LS-8251

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared Bruce W. Skipton, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

LEGEND

- 5/8"x18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-8251
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING ROAD R/W LINE
- - - EASEMENT LINE
- - - SECTION LINE



PREPARED BY:
BOLTON & MENK

WEST FARGO CITY ATTORNEY APPROVAL

I do hereby certify that proper evidence of title has been examined by me and I approve the plat as to form and execution this ____ day of _____, 2018.

John T. Shockley, City Attorney

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared John T. Shockley, City Attorney, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the City of West Fargo.

Notary Public

CITY ENGINEER'S APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Dustin Scott, City Engineer

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared Dustin Scott, City Engineer, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the City of West Fargo.

Notary Public

WEST FARGO PLANNING COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Tom McDougal, Chairman, West Fargo Planning Commission

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2018 before me personally appeared Tom McDougal, Chairman, West Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the West Fargo Planning Commission.

Notary Public

WEST FARGO CITY COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this ____ day of _____, 2018.

Rich Mattern, President of the West Fargo City Commission

Attest:
Tina Fisk, City Auditor
County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2018 before me personally appeared Rich Mattern, President of the West Fargo City Commission, and Tina Fisk, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of West Fargo.

Notary Public

1/17/18

preliminary

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 3

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5320 DATE: March 28, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

Amendment to Section 4-460.9 of West Fargo City Ordinances to provide for additional signage as a Conditionally Permitted Use in the P: Public Facilities District and Conditional Use Permit for additional wall signage at the Hulbert Aquatic Center.

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Located at 620 7th Avenue East (Block 6 of Eastwood 2nd Addition), City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Hold First Reading and Public Hearing on the Zoning Ordinance Amendment at 5:30 pm on April 2, 2018.

STAFF REPORT

A18-9		ZONING ORDINANCE AMENDMENT/ CONDITIONAL USE PERMIT
620 7 th Avenue East		
Block 6 of Eastwood 2 nd Addition, City of West Fargo, North Dakota		
Applicant: Jill Gustofson – Indigo Signworks Owner: West Fargo School District	Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Public Hearing:	03-12-2018 – Approval	
City Commission Introduction:	03-19-2018	
Public Hearing & 1 st Reading	04-02-2018	
2 nd Reading		

PURPOSE:

Text Amendment to Section 4-460.9 of West Fargo City Ordinances allowing for an “Increase in signage” as a conditionally permitted use within the P: Public District.

STATEMENTS OF FACT:

Land Use Classification:	Public Facilities
Existing Land Use:	School
Current Zoning District(s):	P: Public Facilities
Zoning Overlay District(s):	NA
Total area size:	17.3 Acres
Adjacent Zoning Districts:	North, South & East: Single Family Dwelling District West: Limited Multiple Dwellings
Adjacent street(s):	7 th Avenue East (Collector)
Adjacent Bike/Pedestrian Facilities:	Sidewalks along roadways
Available Parks/Trail Facilities:	Not applicable

DISCUSSION AND OBSERVATIONS:

- The applicant has requested the City amend the Zoning Ordinance to allow properties within the Public Facilities District to build larger signs following the same procedures as are allowed for within Agriculture and Residential zoning districts.
- Sign square footage maximum for identification signs in the P: Public Facilities district is limited to 96 ft². Unlike residential zoning districts with institutional uses, there is no provision in the Public Facilities District for a conditional use permit to increase signage.
- The applicant has also submitted an application for a Conditional Use Permit for additional wall signage. The proposed signage is for the Hulbert Aquatic Facility on a P: Public Facilities zoned lot for the School District that also houses Berger Elementary.
- The applicant proposes installing 132.63 ft² of lighted channel letters along the south elevation of the building. The lighted sign faces a residential district which also requires review as a conditional use.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

STAFF REPORT

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted.
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - The proposed sign is illuminated. It is placed on a building that is setback approximately 470' from the property line adjacent to a collector roadway.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - The proposed wall sign may not be considered compatible with the adjacent residential properties and other properties in the district due to size and lighting characteristics.
 - Similar size signs in similar situations have been approved in the past with conditions.

NOTICES:

Sent to: Property owners within 350'

Comments Received: A comment from an adjacent neighbor was received supporting the sign.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The sign is lighted facing a residential district which further necessitates review as a conditional use. Public comments should be weighed when considering the application.

RECOMMENDATIONS:

Following the public hearing and obtaining public comments, consider the following two recommended motions:

STAFF REPORT

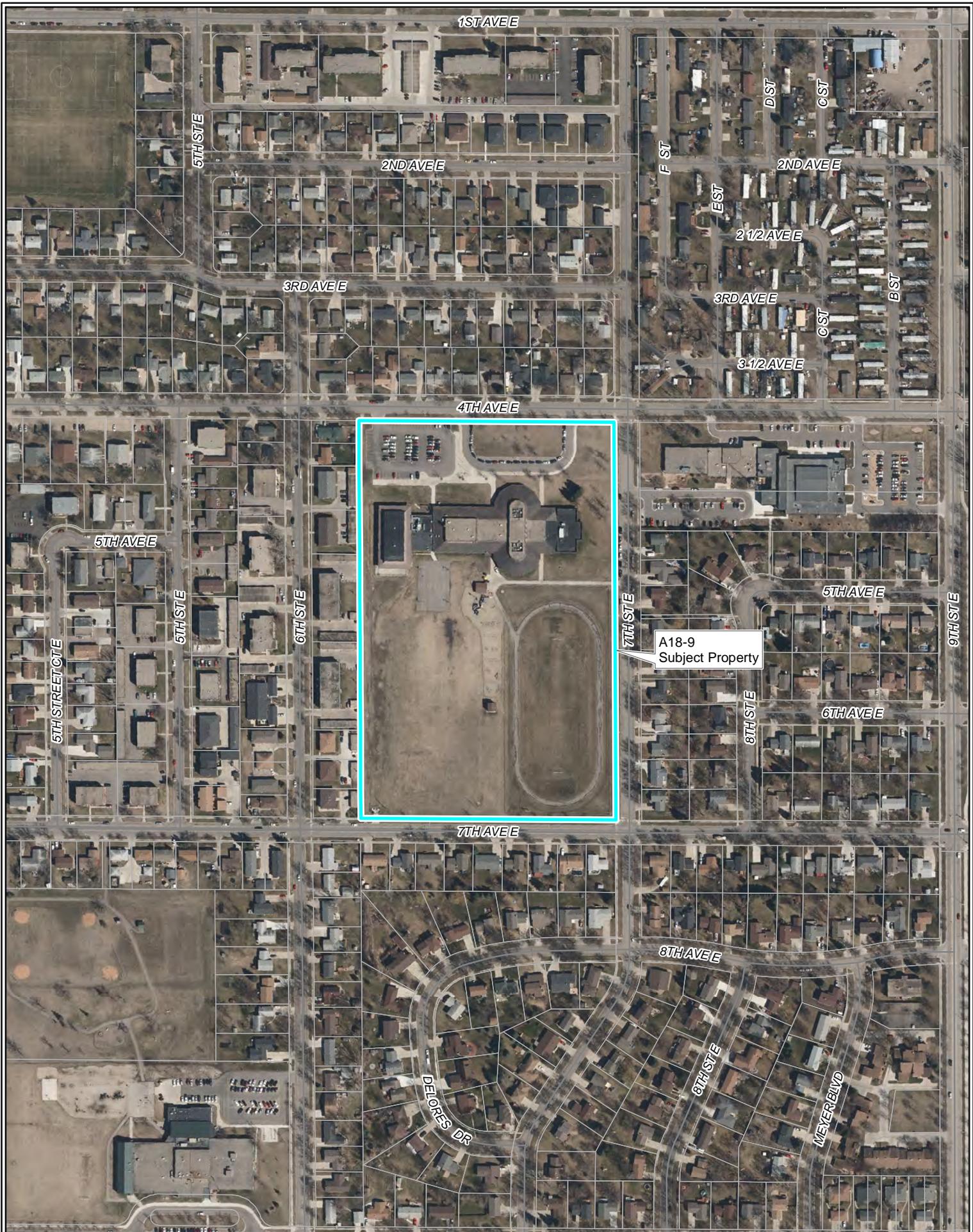
Recommend amending Section 4-460.9.3 (General District Regulations pertaining to square footage of signs for “P” Districts) of the Zoning Ordinance Sign Regulations to include the following:
(part) c. Increase in signage. Additional signage may be considered by the City as a conditional use, subject to following the conditional use procedures established by the City.

If approved it is further recommended that the proposed conditional use permit application be approved on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Applicant obtain proper permitting for the sign and provide total sign area of the entire property to be included in the conditional use.
2. Any public comments regarding the lighting of the sign which faces a residential district are considered prior to final approval of the conditional use permit.
3. A Signed Conditional Use Permit Agreement is received.

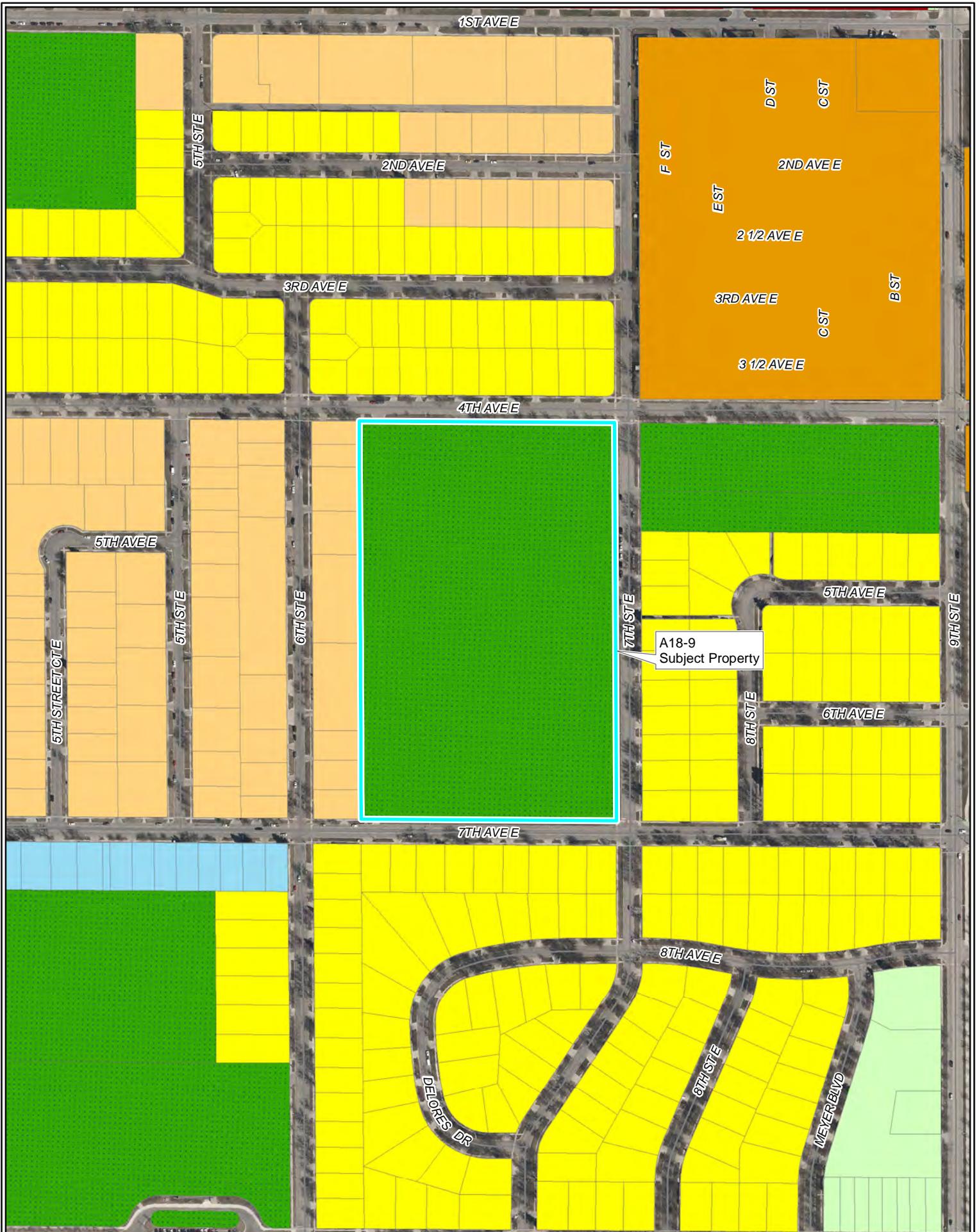
PLANNING AND ZONING RECOMMENDATION:

At their March 12, 2018 meeting, the Planning and Zoning Commission recommended amending Section 4-460.9.3 (General District Regulations pertaining to square footage of signs for “P” Districts) of the Zoning Ordinance Sign Regulations and approval of the conditional use permit subject to the conditions listed above.



A18-9
Subject Property





A18-9
Subject Property



- | | | | | |
|----------------------------------|---------------------------------|---|--|------------------------------------|
| A: Agricultural | HC: Heavy Commercial | P-PUD: PUD in Public | R-1SM: Mixed One and Two Family Dwelling | R-5: Manufactured Home Subdivision |
| C: Light Commercial | LI: Light Industrial | R-L1A: Large Lot Single Family Dwelling | R-2: Limited Multiple Dwelling | R-1E: Rural Estate |
| C-PUD: PUD in General Commercial | CM-PUD: PUD in Light Industrial | R-1A: Single Family Dwelling | R-3: Multiple Dwelling | R-R: Rural Residential |
| C-OP: Commercial Office Park | M: Heavy Industrial | R-1: One and Two Family Dwelling | R-4: Mobile Home | R-PUD: PUD in Residential |
| C-OP-PUD: PUD in Office Park | P: Public | | | |



Hulbert Aquatic Center

West Fargo, ND
Quote # 49493 revised final

Date: 12/6/2017
Revised Date: 12/20/2017

Sales Representative:
Jill Gustofson

Drawn by: DLH

Page Scale: 1/4" = 1'-0"
Page Size: 11x17



Channel Letters + Contour

- Mounting Type: Raceway
Lighting Direction: Face lit
Face: White acrylic with 3M film overlay
- 3630-44 Orange
 - 3630-76 Holly Green
 - 3630-147 Light European Blue
- Backs: .063 inch aluminum
Trimcap: Black
Returns: Black; 5 inch depth
Raceway: .063" aluminum; 8" h x 6" d
- Painted to match building; PPG color TBD
 - Continuous flange: not required

Illuminated S/F Cabinet

- Material: Steel frame + aluminum cladding
Face: White polycarbonate
Graphics: 3M film
- 3630-22 Black

NOTICE

ALL SIGNS MANUFACTURED
FOR 120v ELECTRICAL SERVICE
UNLESS OTHERWISE NOTED

1622 Main Avenue | Fargo, ND 58103
p. 701.297.9696 | f. 701.297.9697

fargo | alexandria | bismarck | grand forks | minot | st. cloud

Due to the limitations of the printing process,
the colors shown may not reflect actual colors.



File location: G:\H\Hulbert Aquatic Center\Working Sketch Files\WestFargo_Channels_49493

The ideas and designs contained in this original and unpublished drawing are the property of Indigo Signworks, Inc. and may not be used or reproduced in whole or part without written permission from Indigo Signworks, Inc.

Regular Agenda Item #4

The City Auditor presented an affidavit showing publication in the official newspaper of the City of the Resolution of Necessity heretofore adopted to the improvement proposed to be made in Street Improvement District No. 2253 as directed by the provisions of said Resolution which affidavit was examined, found to be satisfactory and ordered to be placed on file.

The City Auditor reported that no less than thirty days having expired since the first publication of said Resolution, there were not sufficient property owners liable to be specially assessed for said improvement who filed protests against the making thereof in the office of said City Auditor within the said thirty day period as provided by law.

Commissioner _____ introduced the following Resolution and moved its adoption:

RESOLUTION DETERMINING THAT NOT SUFFICIENT PROTESTS WERE FILED ON IMPROVEMENT IN STREET IMPROVEMENT DISTRICT NO. 2253

BE IT RESOLVED by the Board of City Commissioners of the City of West Fargo, North Dakota, that said Board of City Commissioners has heretofore by Resolution determined and declared it necessary to construct an improvement in Street Improvement District No. 2253 of the City of West Fargo, consisting of milling, patching, leveling, overlaying, other miscellaneous items, and all other appurtenances, contrivances and structures used or useful in connection with the above specified improvements and that said Resolution has been duly published as required by law, and that not less than thirty days have expired since the first publication thereof, and the opportunity having been afforded as provided by law for the property owners liable to be specially assessed for said improvement to file protests against the making thereof, and this Board having duly met to consider all protests so filed, and being fully advised in the premises, it is hereby determined that not sufficient protests were filed within the time and manner provided by law against the making of said improvement; therefore, the Board of City Commissioners and this City are authorized to proceed with the construction of the same and to pay the cost thereof by the levy of special assessments.

Dated: April 2, 2018.

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____. On roll call vote, the following commissioners voted aye: _____ . The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.



City Commission Agenda Item Request

Please Note: The following information must be completed and submitted before noon on the Thursday preceding the City Commission Meeting. Failure to comply may delay action being taken on your request.

Office Use:

Regular Agenda Item #:

Consent Agenda Item #:

Agenda Item Information:

Contact Name: *

Matt Marshall

Phone Number: *

701-373-5666

Email Address:

matt.marshall@westfargond.gov

Date *

3/28/2018

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

Request for Public Hearing to add Renaissance Zone block

Site Address or Legal Description (if applicable)

1005 Main Ave E West Fargo, ND 58078

Action Being Requested from City Commission *

Approval to add Renaissance Zone block.

Upload Additional Documentation (Optional):

RZ_ProposedNew.pdf	509.3KB
Legal Proof.pdf	23.42KB
RZ Add Block - Letter to Property Owners.docx	31.17KB

Client:

CITY OF WEST FARGO

Account # 19435 Ad # 2603164

Phone: (701) 433-5317

Fax: (701) 433-5319

Address: 800 4TH AVE E 1
WEST FARGO, ND 58078-2015

Sales Rep.:

0135 Forum Legal AdTaker

Phone: (701) 241-5504

Fax: (701) 241-5540

Email: legals@forumcomm.com

Class.: 9953 NORTH DAKOTA LEGALS - WEST

Requested By:

Start Date: 03/12/2018

End Date: 03/21/2018

Nb. of Inserts: 11

Dimensions: 1 col. x 26.00 6.5 PT LINES

Publications: West Fargo Pioneer

Total Price: \$40.50

Paid Amount: \$0.00

Balance: \$40.50

Page 1 of 2

**NOTICE TO COMPETITORS OF
HEARING ON APPLICATION
FOR PROPERTY TAX EXEMPTION**

Notice is hereby given that the City Commission of West Fargo, North Dakota, will meet at 5:30 p.m. on April 2, 2018, at City Hall to consider an additional block to be added to the current Renaissance Zone. The new block would encompass 1005, 1175 and 1193 Main Avenue East, City of West Fargo, North Dakota. Legal description of the properties are: Lots 1-12, Block 2 of McDermott's Subdivision; and Lots 1 & 2, Block 1 of Geller's 3rd Addition, City of West Fargo, North Dakota.

Any interested party may appear and be heard by the City Commission at the time and place designated herein. An interested party may provide written comments to the governing body before the scheduled hearing.

This notice is given by the above named applicant pursuant to the provisions of North Dakota Century Code Section 40-57.1-03.
(March 12, 19, 2018) 2603164

Client:

CITY OF WEST FARGO

Account # 19435 Ad # 2603164

Phone: (701) 433-5317

Fax: (701) 433-5319

Address: 800 4TH AVE E 1
WEST FARGO, ND 58078-2015

Sales Rep.:

0135 Forum Legal AdTaker

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Dimensions: 1 col. x 26.00 6.5 PT LINES

Publications: inforum.com

The Forum-Fargo

Total Price: \$40.50

Paid Amount: \$0.00

Balance: \$40.50

Page 2 of 2

**NOTICE TO COMPETITORS OF
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This notice is given by the above named applicant pursuant to the provisions of North Dakota Century Code Section 40-57.1-03.
(March 12, 19, 2018) 2603164



City of
WEST FARGO
 West Fargo Renaissance Zone
 Proposed New Block



Map Prepared by
 West Fargo GIS
 December, 2017



www.westfargond.gov

March 5th, 2018

TO: Potential Renaissance Zone Property Owners

FROM: Matthew Marshall, Director of Economic Development

RE: Due to the population increase, the City of West Fargo, is able to add blocks to its existing Renaissance Zone. Your property has been determined to be in one of the blocks under consideration.

The Renaissance Zone is an incentive program developed by the ND State Legislature and adopted by the City of West Fargo in 2000. The program can be used on any project from renovation of an existing property to construction of a new building upon approval by the City. The Renaissance Zone provides for a five-year property tax exemption and a five-year state income tax exemption on revenues generated from that site. The actual amount of exemption is determined during the application process.

We are looking for feedback from you, the property owner, on any potential projects you may have in mind for your property. Before adding your block to the Renaissance Zone we need to determine if there are viable projects within the block to justify its addition to the zone.

The City will hold a public hearing for community feedback and to answer any questions about the zone and proposed block addition. To attend the forum please come to City Commission Room, Monday, April 2nd, 2018 5:30 pm, located in City Hall (address: 800 4th Avenue E. West Fargo, ND 58078)

If you or a representative from your property is unable to attend on the 5th, I am available for questions and comments.

Regards,

Matt Marshall
Economic Development and Community Services Director
(P) 701-433-5311 (F) 701-433-5319 (C) 701-373-5666
Matthew.Marshall@westfargond.gov



City Commission Agenda Item Request

Please Note: The following information must be completed and submitted before noon on the Thursday preceding the City Commission Meeting. Failure to comply may delay action being taken on your request.

Office Use:

Regular Agenda Item #:

Consent Agenda Item #:

Agenda Item Information:

Contact Name: *

Matt Marshall

Phone Number: *

7013735666

Email Address:

matt.marshall@westfargond.gov

Date *

3/28/2018

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

Renaissance Zone Application Approval- Visto's Trailer

Site Address or Legal Description (if applicable)

1005 Main Ave E West Fargo, ND 58078

Action Being Requested from City Commission *

Approval of Renaissance Zone Application

Upload Additional Documentation (Optional):

Visto's Trailer Application.pdf

8.96MB

Visto's Trailer Memo.docx

28.17KB

STAFF REPORT

Project Name: Visto's Trailer

Project Location: 1005 Main Ave E West Fargo, ND 58078

Contact Name: John Nore

Contact Phone: 701-282-0229

Email: johnnore@vistotrailers.com

Purpose: Renaissance Zone

Background: Lots 1-12, Block 2
Parcel # 02-1200-00185-000

Timeline:

Assessment Department	YES	NO
Property Taxes Current	✓	
Additional Notes: <i>NRL 12/1/17</i>		
Planning Department	YES	NO
Property in Corridor Overlay District <i>Redevelopment Overlay</i>	✓	
Property in Renaissance Zone	✓	✓
Property in Main Ave Corridor		✓
Main Ave Corridor Conditions Met <i>Through approved POD</i>	✓	
Zoning Appropriate for Proposed Project	✓	
Sufficient/Appropriate Parking Included	✓	
Landscape Submitted/Reviewed		✓
Additional Notes: <i>*Plot needs to be finalized</i>		
Economic Development Department	YES	NO
Project Located in Existing Incentive Program		X
Project Eligible for Local Incentives	X	
Project Eligible for State Incentives	X	
Project Operator Received Tax Incentives within Past 5 years		X
City Granted Tax Incentive on Similar Project within Past 5 years	X	
Is there Precedent for Proposed Tax Incentive	X	
Does City Recommend Approval of Application	X	
Score:		
Reasons: <i>OLD SHERMAN PROPERTY</i>		
Additional Notes:		

*1-3
5*

*John Nore
12-1-2017*



www.westfargond.gov

West Fargo City Assessor's Office

800 4th Av E, #1
 West Fargo, ND 58078
 assessor@westfargond.gov

Telephone: 701.433.5300
 Fax: 701.433.5319

Project Name: Visto's Trailer
Situs Address: 1005 Main Ave E
Exemption Type: Renaissance Zone

Current 2017 Valuation*

**subject to change in future years*

Parcel #	Land Value	Building Value	Total T&F
02-1200-00185-000	\$ 156,000	\$ 157,900	\$ 313,900

	Land Value	Original Bldg Value	Exemption	Total
True & Full	\$ 156,000	\$ 157,900	\$ 114,600	\$ 428,500
Taxable	\$ 7,800	\$ 7,895	\$ 5,730	\$ 21,425
Tax Estimate	\$ 2,218	\$ 2,245	\$ 1,629	\$ 6,092

Tax Year	Tax Payable Estimate	Exemption Estimate	Cummulative Tax Paid	Cummulative Tax Savings
2018	\$ 4,463	\$ 1,629	\$ 4,463	\$ 1,629
2019	\$ 4,463	\$ 1,629	\$ 8,925	\$ 3,258
2020	\$ 4,463	\$ 1,629	\$ 13,388	\$ 4,888
2021	\$ 4,463	\$ 1,629	\$ 17,850	\$ 6,517
2022	\$ 4,463	\$ 1,629	\$ 22,313	\$ 8,146
2023	\$ 6,092	\$ -	\$ 28,405	\$ 8,146

**Taxes Payable does NOT include any specials or drain/diversion payments*

**Tax estimate is provided using 2017 mill rate for all future years.*

Programs: None

Estimate of completed building value: \$ 272,500

**Estimate is based off of numbers provided by applicant*

Provided By: Nick R. Lee, City Assessor

Date: 12/1/17



Parcel Information Report

Parcel Number: 02120000185000

General Information

City/Township:	West Fargo City
Taxpayer Name:	NORE'S HOLDING COMPANY LLC
Property Address:	1005 MAIN AVE E
Section:	2
Subdivision:	Mcdermotts (Wfgo)
Extra Territorial Area:	
Lot:	1
Legal Description:	MCDERMOTT'S SUB LTS 1-12 LESS THE S 50' OF LT 7 BLK 2 **1-12-05 COMB FRM 02-1200-00130-000,00140-000,00150-000, 00160-000,00170-000,00180- 000,00190-000, 00200-000,00210-000,00220-000,00230-000, 00240-000
Lot Area:	0
Frontage Length:	
Depth Factor:	
Recorded Acres:	0

District Information

School District:	S006 (West Fargo Public School District #6)
Water District:	W060 (Southeast Water Resource District)
Fire District:	()



PARCEL INFORMATION

Parcel #: 02-1200-00185-000

Tax Year: 2016

Date Printed: 11/30/2017

General Information:

Legal Owner: NORE'S HOLDING COMPANY, LLC
 Mailing Address: 1175 MAIN AVE E WEST FARGO, ND 58078-0000
 Property Address: 1005 MAIN AVE E
 DBA: SHERMAN INC
 Legal Description: Addition: 1200: MCDERMOTTS
 Lot: 1-12 Block: 2
 Full Legal: LOTS 1-12 BLK 2 MCDERMOTTS LESS S 50' LOT 7

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$156,000.00	\$149,000.00	\$305,000.00
Exemptions:	Homestead Credit:	Vet Credit:	

Building Information:

Year Built: Building SF:
 Property Type: Commercial
 Story Height:
 Garage SF: # Apt Units: 0

Lot Size:

Front Width: Depth Side 1: GIS Land SF: 83,600
 Back Width: Depth Side 2:
 Zoning: HC - Heavy Commercial

City Information:

Garbage Date: Wednesday

Taxes:

Property Tax Amount: \$3,928.18

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1226	MAIN AVE PHASE II	Certified	\$43,473.06	\$3,691.70
02-2196	7TH AVE E	Certified	\$6,659.40	\$636.18

05-4036	MAIN AVE	Certified	\$238.90	\$90.62
		Total	\$50,371.36	\$4,418.50



Parcel Number: 02-1200-00185-000
Deed Holder: NORE'S HOLDING COMPANY, LLC
Property Address: 1005 MAIN AVE E
 WEST FARGO, ND 58078-0000 [MAP THIS ADDRESS](#)
Class: COMMERCIAL
Zoning: HC - HEAVY COMMERCIAL
Subdivision: 1200: MCDERMOTTSS
Lot-Block: 1-12-2
Legal Description: LOTS 1-12 BLK 2 MCDERMOTTSS LESS S 50' LOT 7



2 / 2



Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2017	\$156,000	\$0	\$157,900	\$313,900
2016	\$156,000	\$0	\$149,000	\$305,000
2015	\$156,000	\$0	\$149,000	\$305,000

[Get Current Year Tax Estimate](#)

Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	83,600	1.919

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to this [Recorded Plat Map](#).

Commercial Building Information

Occupancy	Year Built	Building Area
Metal Shop - Milled Wood Frame	1947	3,200
Metal Shop - Milled Wood Frame	1968	3,000

Yard Extra Information

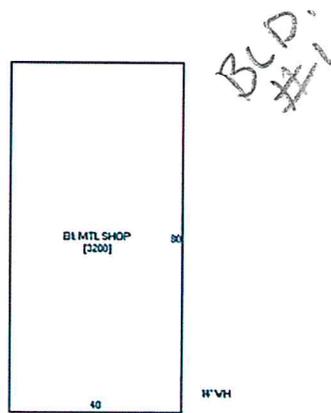
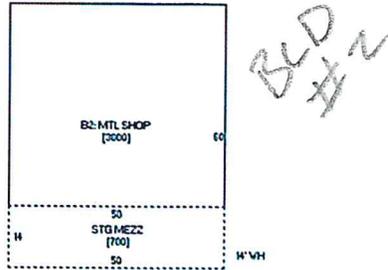
Description	Item Count	Year Built
Paving - Concrete	1	1968

Sale Information

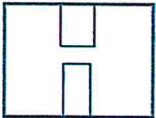
Sale Date	Non-Useable Transaction Code	Deeded Price	Personal Property	Specials Assumed	Adjusted Sales Price
Recording					
04/13/2017 1507357	000 - Normal Arms-Length Transaction	740,000	0	50,939	790,939
01/30/2014	000 - Normal Arms-Length Transaction	305,000	0	57,900	362,900

Sketch

Click [here](#) for Abbreviation Key



1 / 1



Print View

Special Assessments



Hmmm...can't reach this page

Try this

- Make sure you've got the right web address: <http://property.westfargond.gov>
- Search for "<http://property.westfargond.gov>" on Bing
- Refresh the page

Details

City of West Fargo Renaissance Zone Project Application

Proposed Renaissance Zone projects must be submitted to and approved by West Fargo City and the State of North Dakota prior to start of construction. Please submit a project proposal that addresses the following items:

What is the legal description and street address of proposed project?

McDermott's sub Lts 1-12 less the S 50' of LT 7 BLK 2** 1-12-05 comb frn

<u>1005 Main Ave East</u>	<u>02-01200-00130-000, 00140-000, 00150-000,</u>
Who are the current property owners?	<u>00160-000, 00170-000, 00180-000,</u>
	<u>00190-000, 00200-000, 00210-000,</u>
	<u>00220-000, 00230-000, 00240-000</u>

Contact phone number where you may be reached 701-282-0229

Email address you can be reached at johnnore@visitoxtrailers.com

List the name of applicant and their Tax I.D. Number or Social Security Number.

Applicant's Name: John Nore

Tax ID #: 27-2357967

SSN: _____

What is the current use of property?

was a fenced in lot for a excavating company
turning into a trailer display lot w/ a service
facility & sales building

What is the square footage of the lot and of the building – each floor should be listed separately.

Building 1 - 3,200 sq. ft

Building 2 - 3,000 sq. ft

Type of investment ~ Is the project being funded by a Renaissance Fund Organization? If so, describe the type and amount of financing and the name of the Renaissance Fund Organization. If the project is being financed through a loan or personal financing, please indicate so.

N/A

Describe scope of work, including a detailed cost estimate of the work to be completed.

Gut down to frame & rebuild
new interior & exterior metal, new walk in
doors, new garage doors, paint roof

\$70,000 approx. still waiting on all bids

Provide a break out of capital improvements.

new interior metal, new exterior metal, new walk
in doors, new garage doors, painted roof,
concrete shaved, concrete work around building plumbing

Estimate the value of the building after improvements have been completed and provide the estimated state income tax and local property tax benefit you will receive each of the five years.

\$272,500

Describe how the project meets the zone's goals, objectives and guidelines.

improves overall appearance, enhances entry, encourages
development nearby & increases business' visibility
buildings are currently not eye appealing at all

Extent of the exterior renovation and/or property improvements – include site plans and building plans or renderings as attachments.

Rendering of exterior attached

A building permit must be obtained for the work. If known at this time, please include the permit number NA and permit date: / /.



Provide documentation that the project cost meets the city's minimum criteria. Please attach copies of all cost estimates.

Are income and property taxes current? Attach a copy of a Certificate of Good Standing from the State Tax Commissioner and copies of receipts showing proof that local real estate taxes have been paid.

For residential applicants only ~ please answer the following question:

Please provide evidence that the home is the taxpayer's primary residence.

NA

For commercial and investment applicants only ~ please answer the following questions:

What is the business name or investor's name (trade name, doing business as)?

What is the legal name of business, if different from trade name?

John D. Nore Nore's Holding Company is who owns land
In the Visitor Trailer Sales operator out of it

What is the mailing address ~ if different from property address?

1175 Main Ave East
West Fargo, ND 58078

For commercial and investment applicants only (Continued)

Type of Entity ~ partnership; corporation; cooperative, limited liability partnership, limited liability corporation, sole proprietorship, subchapter S corporation.

LLC

Are you subject to a financial institution tax (NDCC § 57-35.3)?

What is the expected date of purchase, lease, completion of rehabilitation and / or historical preservation and renovation, and the exact date when it occurs? For purchase with major improvements include the expected and final purchase date, the expected date of occupancy or first rental, and the final dates when they occur.

property is purchased - complete by January 31st
on the interior & doors - exterior by spring

RENAISSANCE ZONE PROJECT APPLICATION
NORTH DAKOTA DEPARTMENT OF COMMERCE
DIVISION OF COMMUNITY SERVICES
SFN 59291 (5/16)

In order to receive DCS approval on zone projects, the following information must be submitted to the DCS:

1. Type of project

Business Residential Utility Infrastructure Project (UIP)

2. If this is a UIP, project is the applicant a renaissance zone project? Yes No

a. To be considered a Renaissance Zone project, the project would need to take place in the Renaissance Zone and be a utility company.

b. If this is a property owner affected by a UIP not participating in a renaissance zone project, is the property owner in the Renaissance Zone? Yes No

3. Name of applicant(s)/or business name John Nore, Nore's Holding Company, DBA
If business, type of entity LLC
Provide a copy of the Certificate of Good Standing from Tax Department) Vistos Trailer

Address and renaissance zone block number as it appears in the development plan property listings.

Address 1005 Main Ave E
City West Fargo, ND 58078 Renaissance Zone Block _____

4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence.

5. Project Type:

a. Purchase (to include new construction)

b. Purchase with major improvements

c. Lease

i. What type of lease?

New Expansion Continuation of a Lease Leasehold Improvement

If this an expansion, what is the additional square feet of the expansion? _____

ii. If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes No

d. Rehabilitation

i. Commercial 50% of the True and full value

Or

ii. Residential 20% of the true and full value

iii. Current true and full value \$ ~~70,000~~ ~~Estimated 300,000~~
 \$149,000

iv. For rehabilitation projects, provide a description of the work and the estimated costs.

Work to be Done	Estimated Cost
New Sheeting Inside/out	\$40,000
Doors	\$15,000
Paint Roof	\$8,000
Plumbing	\$5,000

6. Does this project involve historical preservation or renovation? Yes No

a. For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.

b. Information for historical properties may be obtained by contacting the Historical Society at: (701) 328-2666.

7. For projects other than the purchase (includes new construction) or rehabilitation of a single family home and historical preservation and renovation, describe how the overall benefit(s) of the project to the community meets or exceeds the financial and tax benefit to the businesses or investor.

Overall appearance. Currently building looks like it should be tore down. Encourages Development nearby

8. Is the project being funded by a Renaissance Fund Organization? Yes No

If yes, describe the type and amount of financing and name of the Renaissance Fund Organization.

9. Provide the estimated state and local tax benefit to the taxpayer for five years (applies to all projects).

Total State tax benefit for five years \$ _____

Total Property tax benefit for five years \$ _____

Total Non-participating owner tax credit \$ _____

10. Zone Authority and City Documentation:

Date of approval or conditional approval ____/____/____

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

11. Identify from the Development Plan the specific criteria used to approve the project

12. Evidence that the taxpayer is current on state taxes. (Taxpayers can contact the Office of State Tax Commissioner to receive a Certificate of Good Standing. This request must indicate that it is for a Renaissance Zone Project.) See Appendix E.

Letter of Good Standing Attached? Yes No

13. Expected date of occupancy 11/31/18

NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

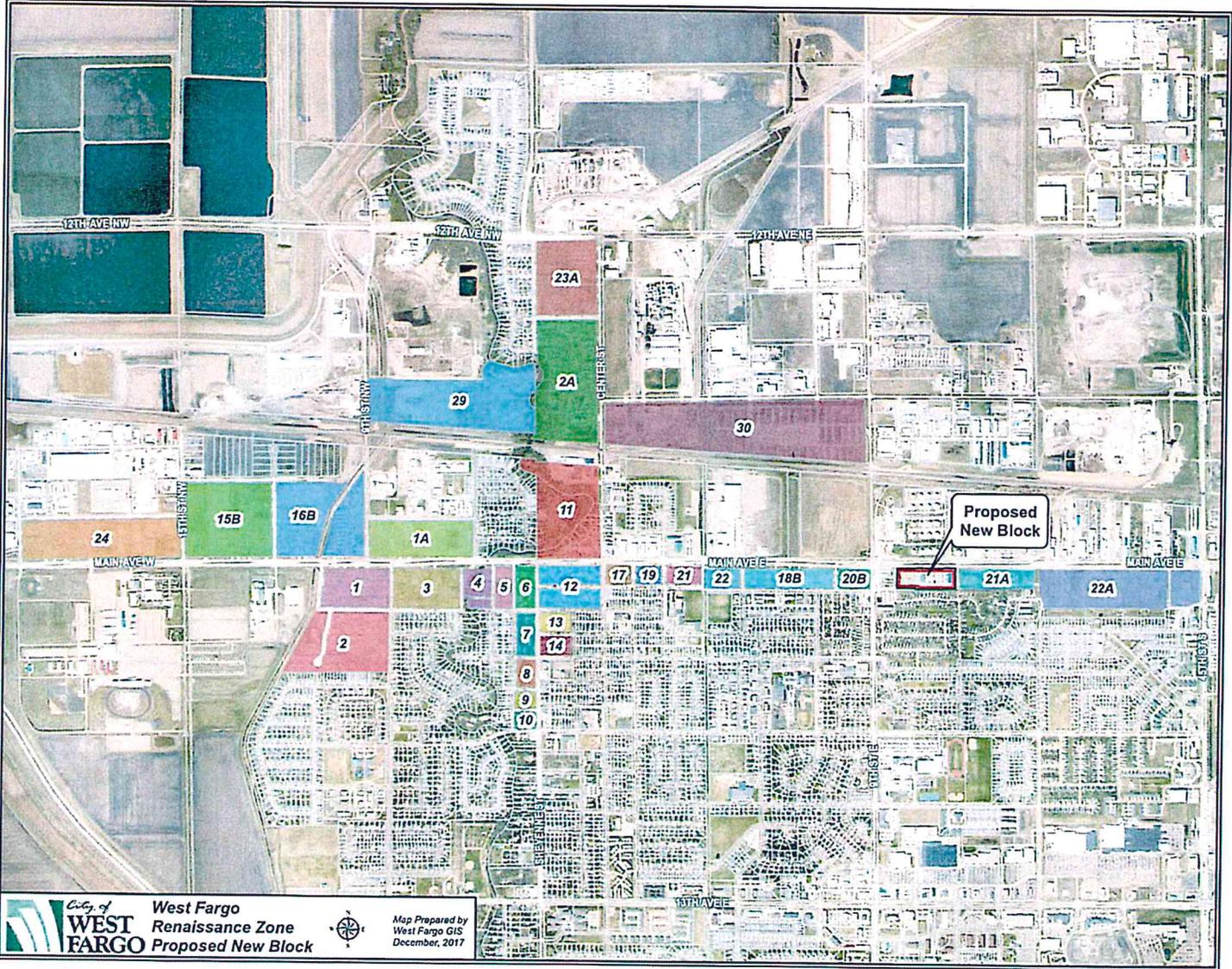
If after a project is approved and the property changes hands or a replacement project is approved during the five year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor. The zone authority must also notify the DCS if any other change occurs in the status of the business or investor tax would affect the exemption approved.

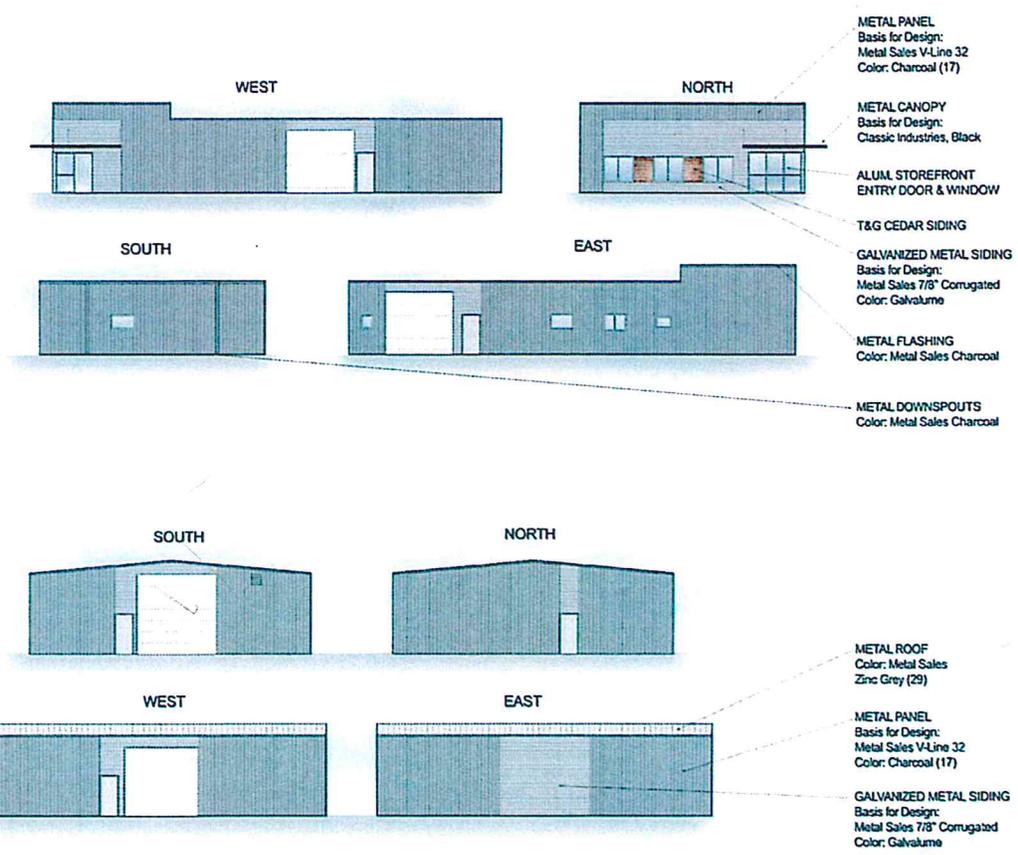
Once the project is completed, DCS must be informed by email, Fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

On historical Renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.


Signature

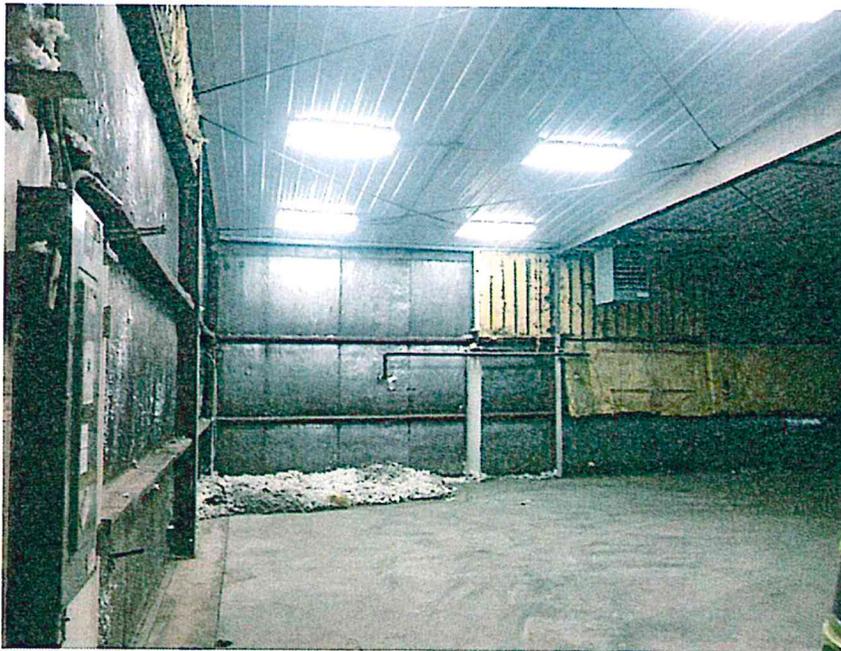
11-13-17
Date





Visto Trailers West Fargo, ND

Building 1 Before Pictures

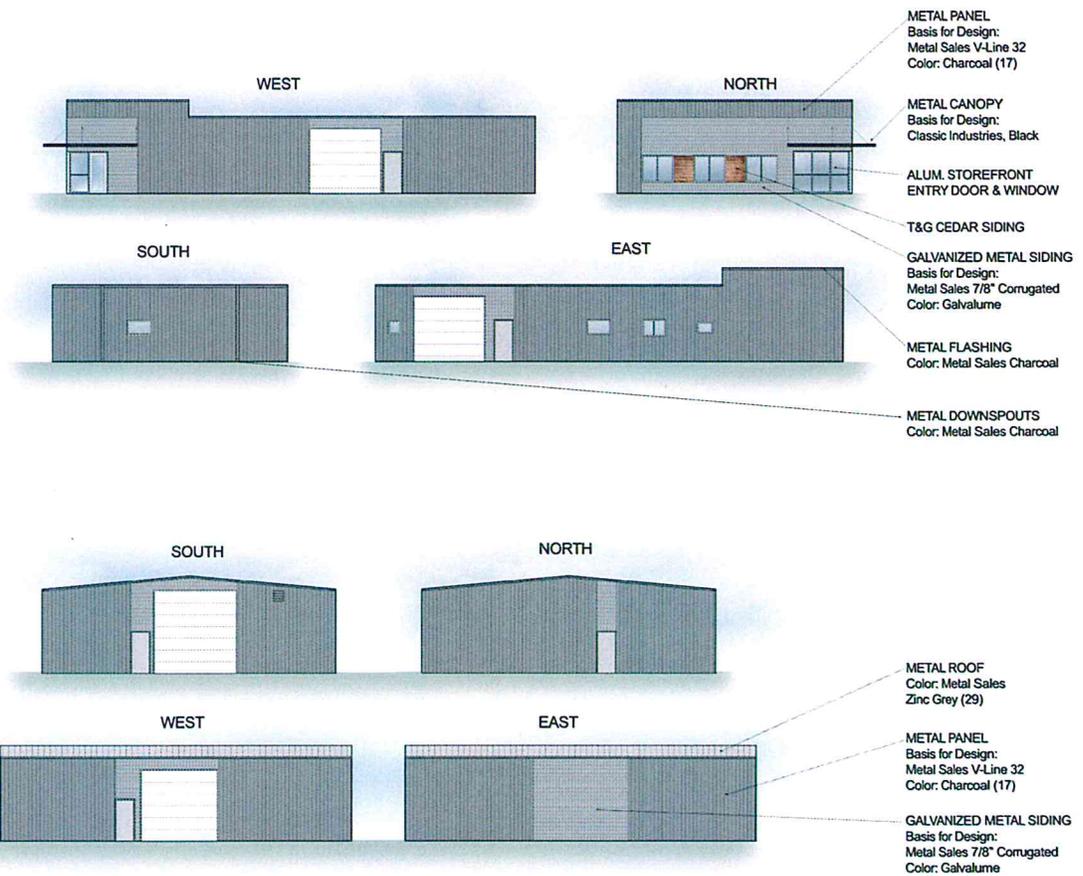




Building 2 Before Pictures







Visto Trailers West Fargo, ND

ALL FINISH CONCRETE

801 Christianson Drive West - West Fargo, ND 58078
218-287-1151

Invoice

Date	Invoice #
12/8/2017	10482

Bill To
Visto's Trailers 1175 E Main Ave West Fargo, ND 58078

Job Number - Location	Terms	Rep
17567 - 1175 Main Ave E - West Fargo	Due on receipt	Chad

Description	Qty	Rate	Total
Grind & Polish	2,925	3.68	10,764.00
Concrete Repair due to Plumbers	1	600.00	600.00

<p>**All exterior concrete needs to be sealed after 28 day cure or before freezing temperatures in order for warranty to apply.**</p> <p>Any cracks or spawls after temps drop below 30 are owners responsibility.</p>	Total	\$11,364.00
	Payments/Credits	\$0.00
	Balance Due	\$11,364.00

FINANCE CHARGES ASSESSED ON INVOICES NOT PAID 30 DAYS FROM INVOICE DATE

Proposal



Twin City Garage Door
 324 Main Ave East · West Fargo, North Dakota 58078
 Bus: (701) 281-4759 · Fax: (701) 281-4592 · TF: 1-800-726-4029

PROPOSAL SUBMITTED TO Visto's Trailer		PHONE	DATE 11/29/2017
STREET		JOB NAME	
CITY, STATE, ZIP		JOB LOCATION West Fargo	
ARCHITECT	DATE OF PLANS	email johnnore@vistotrailers.com	JOB PHONE

We hereby submit specifications and estimates for:

WEST

(1) 12' 2" X 12'0" Midland 3" Thermo Guard (R-Value 26) Garage Door, Color White, 2" Angle Mounted Track, 15" Radius, Torsion Springs, Aluminum Weatherstrip, (1) Row Of 33" x 14" Lites, Steel Jambs, **Visto's Are Framing Down Hole**

(1) 12' Liftmaster 1/2 HP T-50-11 Garage Door Operator, U.L. Listed, Full Chain Drive, Infra-Red Photo Safety System, O/C/S Wall Station,

South

(1) 18' 2" X 13'0" Midland 3" Thermo Guard (R-Value 26) Garage Door, Color White, 2" Angle Mounted Track, 15" Radius, Torsion Springs, Aluminum Weatherstrip, (2) Rows Of 33"x 14" Lites, Steel Jambs.

(1) 14' Liftmaster 1/2 HP T-50-11 Garage Door Operator, U.L. Listed, Full Chain Drive, Infra-Red Photo Safety System, O/C/S Wall Station,

(1) Internet Gateway To Make All Operators WI-FI Compatible, Estimated 150yd Range On Signal Installed, Tax Included..... \$ 9,690.00

Electrical Wiring of operators is not provided, must be done by owner or certified electrician
 Tear Out And Disposal Of Old Material

We **Propose** hereby to furnish materials and labor - complete in accordance with above specifications, for the sum of:

PAYMENT TO BE MADE AS FOLLOWS:

Authorized Signature _____ (Ray Boehme)

Note: This proposal may be withdrawn by us if not accepted within _____ 30 days.

All material is guaranteed to be as specified. All work to be completed in a worker-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Acceptance of Proposal - The above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____ Signature: _____



HOME DESIGN AND SUPPLY

301 CENTER STREET
WEST FARGO, ND 58078

Phone # 7015323212
Fax # 701.532.3213

ESTIMATE

Date	Estimate #
9/19/2017	840

CUSTOMER / ADDRESS
VISTOS TRAILER SALES

Rep	Project

Item	Description	Qty	Cost	Total
	- INTERIOR			
40	R-25 X 50" BATT INSULATION (PER SF)	1,494	0.936	1,398.38T
261640	2X6-16' .40 TREATED AG	14	12.37571	173.26T
WA50512	1/2 X 5 1/2 WEDGE ANCHORS - PER PC	50	0.676	33.80T
MDOOR	3-0 X 7-0 HOLLOW METAL, INSULATED PRIMED GREY STEEL DOOR UNIT, 6-1/4" FRAME, LAG BOLT INSTALL, W/S, CLOSER, SILL	3	1,147.00	3,441.00T
MHARD	ALLEGION ELEC. COMMERCIAL LOCK (ALLOWANCE ONLY, VERIFY STYLE)	3	500.00	1,500.00T
HM-270C	OSI HM-270 CLEAR SILICONE	2	5.345	10.69T
MSIDE	38" X 13'2" PPII LINER PANEL BRIGHT WHITE	34	31.74588	1,079.36T
MSIDE	SAME 14'2"	9	34.15111	307.36T
MSIDE	SAME 15'6"	32	37.28406	1,193.09T
MSIDE	1-1/4" TEK SCREWS	3,250	0.143	464.75T
MSIDE	J-CHANNEL	50	7.254	362.70T
MSIDE	BASE TRIM	21	6.9681	146.33T
MSIDE	40" X 10' COIL	2	44.77	89.54T
MSIDE	CUSTOM TRIM, 10'6"	4	33.80	135.20T
MHARD	3/8" 250' CABLE	3	156.93667	470.81T
MHARD	3/4" X 14" EYE BOLT	40	10.569	422.76T
MHARD	NUTS / WASHERS	20	3.99	79.80T
MHARD	3/8" CABLE CLAMP	80	0.754	60.32T
MHARD	3/8" CABLE THIMBLE	40	0.624	24.96T
				11,394.11
	- EXTERIOR			
MSIDE	38" X 25'4" PBR PANEL 26GA STEEL (ROOF)	40	92.456	3,698.24T
MSIDE	SAME 10'6"	37	38.22	1,414.14T

Estimate good for 30 days

This is an estimate ONLY. Please review carefully as we are agreeing to provide only the material and the quantities listed. It shall be the responsibility of the user to determine if the quantities are adequate and that they meet appropriate code requirements.
NO RETURNS FOR SPECIAL ORDER ITEMS
NO RETURNS OVER 30 DAYS
25% RE-STOCKING FEE FOR RETURNS PRIOR TO 30 DAYS

Subtotal
Sales Tax (7.5%)
Total



301 CENTER STREET
WEST FARGO, ND 58078

Phone # 7015323212
Fax # 701.532.3213

ESTIMATE

Date	Estimate #
9/19/2017	840

CUSTOMER / ADDRESS
VISTOS TRAILER SALES

Rep	Project

Item	Description	Qty	Cost	Total
MSIDE	SAME 12'6"	64	45.50	2,912.00T
MSIDE	1-1/4" TEKS	5,500	0.143	786.50T
MSIDE	3/4" STITCH SCREW	500	0.156	78.00T
MSIDE	4'0" WAINSCOT, PBR PANEL	50	14.56	728.00T
MSIDE	DOUBLE ANGLE	15	6.72133	100.82T
MSIDE	BASE MLDG	15	6.968	104.52T
MSIDE	J-CHANNEL	10	7.254	72.54T
MSIDE	CUSTOM OH DOOR JAMB TRIM	4	41.60	166.40T
MSIDE	CUSTOM OH DOOR DRIP CAP	2	41.60	83.20T
MSIDE	OSCGF	40	1.508	60.32T
MSIDE	ISCGF	40	1.508	60.32T
MSIDE	14'6" OSC	4	24.205	96.82T
MSIDE	12" HT PIPE BOOT	2	153.035	306.07T
HM-270C	OSI HM-270 CLEAR SILICONE	1	5.34	5.34T
MSIDE	14" RIDGE CAP	6	19.37	116.22T
MSIDE	115 DEG EAVE MLDG	12	11.27083	135.25T
MSIDE	10' RAKE TRIM	12	12.87	154.44T
				11,079.14

Estimate good for 30 days	
<p>This is an estimate ONLY. Please review carefully as we are agreeing to provide only the material and the quantities listed. It shall be the responsibility of the user to determine if the quantities are adequate and that they meet appropriate code requirements.</p> <p>NO RETURNS FOR SPECIAL ORDER ITEMS NO RETURNS OVER 30 DAYS 25% RE-STOCKING FEE FOR RETURNS PRIOR TO 30 DAYS</p>	Subtotal \$22,473.25
	Sales Tax (7.5%) \$1,685.50
	Total \$24,158.75



(888) 747-1989

www.tchco.com

Bill CU004444

To: C.O.D. Sales - IR Security Store

Payment % Complete: 50 / 100

Payment Method: _____

OAKDALE, MN 55128

USA

Phone:

Fax:

Contact:

Quote Twin City Hardware -IR Sec Cen

Initiated 720 Hale Avenue

From: Oakdale, MN 55128

Phone: (651) 731-7180

Fax: (651) 731-7111

Page: 1

REPRINT

SALES QUOTE

Quote No. SQ618685

Ship TEMP

To: Visto Trailer Sales

John Nore

1175 East Main

WEST FARGO, ND 58078

USA

Phone:

Fax:

Contact: John Nore

Quote Date: 11/13/17

Expiration Date: 02/13/18

Payment Terms: COD

Salesperson: Jim Hooker

Slsp Phone: (651) 789-7205

Slsp Email: jhooker@tchco.com

Cust PO No: WAREHOUSE DOORS

Ship Method: BRING - 03

Ship Via: LTL

Type: GROUND

Item No.	Description	Line Location	Qty	U/M	Unit Price	Total Price
302665	FRAME,STEEL,F,634,3070,RH,ASA-WELD-WSA 16G,180M		3	Each	147.99	443.97
303675M	DOOR,STEEL,FSL,3070,NH,PS,86ED-LAT ,18G,CR,FC,180M,GV prep for KABA E5067 lock (1-RH)		3	Each	219.43	658.29
297530	5BB1HW x 4.5 X 4.5 x NRP x 630 (372) HINGE MORT HW NRP		9	Each	36.14	325.26
387425	S424A x 36" THRESHOLD, SADDLE ALUMINUM		3	Each	14.08	42.24
387241	DS78C x 3070 JAMB WEATHERSTRIP ALUM, SPONGE NEOP. 1/36"x2/84"		3	SET	46.96	140.88
387062	323A x 36" SWEEP ALUMINUM, 1/2" NEOPRENE		3	Each	8.64	25.92
503617	CRATE DOORS & FRAMES TIER 3 12" TO 24" TALL FULL CRATE Credit Card required when order is placed.		1	Each	162.75	162.75
FREIGHT04	FREIGHT CHARGE 04		1	Each	140.00	140.00

Merch. Total: 1,799.31

Freight Total: 140.00

Subtotal: 1,939.31

Total Sales Tax: 145.45

Total (USD): 2,084.76

TCH Warranty at www.tchco.com/warranty



1935 4TH AVE. NW
WEST FARGO, ND 58078
701-238-1753

VISTO TRAILERS
1175 MAIN AVE E
WEST FARGO, ND
701-282-0229
johnnore@vistotrailers.com
ESTIMATOR: WARD

12/20/2017

ESTIMATE:

RUN AIR & WATER LINES

INSTALL UNISTRUT HANGERS ALONG EAST WALL FOR AIR & WATER LINES
(RUN AT SAME HEIGHT OF ROOF BOTTM OF BEAMS)
(LEAVE EXTRA ROOM ON UNISTRUT FOR FUTURE ADDITIONS)
RUN 3/4" WATER LINE TO SE CORNER FOR PRESSURE WASHER
RUN FREEZLESS HYDRANT OUTSIDE ON SE CORNER OF BUILDING
INSTALL 3/4" BOILER VALVE LEFT SID OF SINK FOR HOSE CONNECTION
INSTALL LAUNDRY SINK, FAUCET & ELECTRIC INSTANT WATER HEATER
(SUPPLIED BY PRECISION)

RUN AIR LINES WITH 6 OUTLETS TOTAL
(QUICK COUPLERS SUPPLIED BY OTHERS)
AIR LINES RAN IN MEGA PRESS & GALVANIZED PIPING
(SUPPLIED BY PRECISION)

ADDED WORK WILL HAVE EXTRA CHARGES

TOTAL ESTIMATE:

\$

**TIME & MATERIAL
NOT TO EXCEED
6,800.00**

* MATERIAL QUOTES MAY BE SUBJECT TO CHANGE AFTER 30 DAYS

* NO WARRANTY ON MATERIAL FURNISHED BY OTHERS

NOTICE OF NORTH DAKOTA/ MINNESOTA LIEN LAW

(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

(b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave your timely notice.

Type of pipe waste and vent PVC and water piping copper or pex
INCLUDES ALL LABOR, TAXES, AND PERMITS

TERMS: A late charge of 11/2% per month will be added to invoices not paid within 30 days of their original date.

ACCEPTANCE OF PROPOSAL THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE _____ DATE OF ACCEPTANCE _____

NOTE: This proposal is valid for 30 days.

RJS BUILDING SYSTEMS INC.

Phone 701-277-5077
Fax 701-277-5077
Cell Phone 218-790-8550
Email rjs@ideaone.net

417 38th Street SW,
Suite C,
FARGO, ND. 58104

John Nore
Visto's Trailer Sales
1175 Main Ave. East
West Fargo, ND 58078

September 29, 2017

RE: Panel/walk door replacement on existing 50' x 60' x 14' metal building.

John,

RJS Building Systems is pleased to quote you a price on your building project. All specifications and pricing are provided below. These are numbers based on information provided by the owner. Price may change due to code issues, architectural and engineering designs.

Exterior of building:

We propose to remove and replace 220' lf. of exterior wall panel including base trim, corner trim and door trim. Panel shall be a 26 ga. Tru-Rib colored metal panel. Owner shall verify color. Wrap all overhead door jambs with colored trim. Install 3- new commercial steel walk doors with closure and mortise hardware. Electronic strike system not included. Overhead doors not included.

Interior of building:

Install new white liner panel on all four walls on the interior of shop including door trim.

Roof of building:

Remove old roof sheets and replace with a white 26 ga. Tru-Rib screw down panel. New ridge cap and trim.

Clean up and disposal of material included.

Owner shall provide removal and replacement of any mechanical, electrical conduit and signage where needed.

Anything not listed is not included.

All material is guaranteed as specified. We propose to supply all materials listed above in a workmanship like manner according to standard practice for the sum of \$56,116.00. Any alteration or deviations from the specifications stated involving extra cost will be executed upon written orders, and will become an extra charge over and above the estimate. All other agreements are contingent upon strikes, accidents, or delays beyond our control. Owner shall carry fire, tornado and all other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Read before signing. Upon owners signature this proposal becomes a contract.

*Bid good for 20 days
Acceptance of proposal*

Owners signature _____

Date: _____

Contractors Signature Ed Stenlund

Date: 9-29-2017

RJS BUILDING SYSTEMS
"OUR BUSINESS IS BUILDING YOURS"



DATE: April 2nd, 2018
TO: West Fargo City Commission
FROM: Matthew Marshall, Director of Economic Development
RE: Visto's Trailer Renaissance Zone Project

John Nore, owner of Visto's Trailer, bought the two dilapidated buildings directly to the west of his business. These are currently unoccupied and he plans on removing the entire interior of both buildings and completely renovating the exteriors. We are currently in the process of getting the block these buildings are located in added to the Renaissance Zone and have a public hearing scheduled for March 5th, 2018 for approval. We have received renderings for the front building as well as estimates for the project which will be included for your reference. John is waiting on one estimate that he is expecting to receive Monday.

John intends to use the North building facing Main Avenue for sales and a showroom, while the South building for workshop space. He will be conducting renovations on the workshop first with the showroom construction following shortly after. The budget for the South building is \$75,000 and between \$75,000 to \$100,000 for the showroom, putting John well in the required improvement amount for the Renaissance Zone.

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 8

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5320 DATE: March 29, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

Gateway West Addition – Reapprove Final Plat.

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Property in the SE $\frac{1}{4}$ of Section 18, T139N, R49W, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Plat was approved July 5, 2017. Final Plat Re-Approval based on Conditions listed in the Staff Report.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A16-59		Subdivision, Rezoning, and Land Use Plan Amendment	
Gateway West Addition			
SE ¼ of Section 18, T139, R49W & Replat of Lot 13, Block 4 of Elmwood Court Addition			
Applicant: Oppidan Holdings LLC		Staff Contact: Tim Solberg	
Owner: Vibuck Development LLC & Violet Beaton			
Planning & Zoning Commission Introduction:		12/12/16	
Public Hearing:		12/12/16 – Concept Plans Approved	
Detailed Development Plans:		05/08/17 - Approval	
City Commission Introduction:		12/19/16	
Public Hearing & 1 st Reading:		06/05/2017	
2 nd Reading and Final Plat Approval:		07/05/2017	

PURPOSE:

Plat and Rezone from A: Agricultural to PUD: Planned Unit Development; and Land Use Plan Amendment from Office Park to General Commercial for the north portion of the application area, and replat Lot 13, Block 4 of Elmwood Court Addition.

STATEMENTS OF FACT:

Land Use Classification:	Office Park and General Commercial
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	CO: Corridor Overlay District and CO-I: Interstate Corridor Overlay
Proposed Zoning District(s):	PUD: Planned Unit Development (General Commercial)
Proposed Lot size(s) or range:	.26 – 7.64 acres
Total area size:	21.30 Acres
Adjacent Zoning Districts:	North – R-1: One and Two Family Residential South – Interstate 94 Right-of-Way East – R-PUD: Planned Unit Development (Residential) West – Interstate 94 Right-of-Way
Adjacent street(s):	Sheyenne Street (Minor Arterial)
Adjacent Bike/Pedestrian Facilities:	Sidewalks adjacent on East side of Sheyenne Street.
Available Parks/Trail Facilities:	Elmwood Park within ½ mile connected by sidewalks. Future connection to multi-use path along adjacent Sheyenne Street.
Public Dedication Requirements:	Dedication Required.

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application, project narrative, preliminary site plans, preliminary plat and area plan. The site plan and narrative proposes the area to develop as PUD: Planned Unit Development in a General Commercial Land Use.

STAFF REPORT

- A portion of the area being proposed for development is currently classified as Office Park by the City's Future Land Use Plan.
- The applicant proposes to develop eight lots for commercial development. Preliminary plans show a 60,000 ft² retail structure, two 10,000 ft² retail structures, one 4,300 ft² restaurant, and a fuel center. There are no plans for the large western lot labeled "OUTLOT B" on the plans at this time.
- The developer has submitted two iterations of the plan as they understand from the ongoing preliminary design for Sheyenne Street and I-94 Interchange improvements that right of way needs are at this time not certain. Layout "B" is the preferred option, while Layout "A" is an option that is the worst case scenario for them in regards to right of way needs of the ND DOT.
- The proposed private road would provide access to Sheyenne Street, 5th Street West, and 7th Street West.
- City staff has met with the property owner on multiple occasions with regards to access onto Sheyenne Street. The developer has also been in discussion with Sheyenne Street project consultants and ND DOT with regard to the possibility of a signal at the proposed access to Sheyenne Street which would align with Beaton Dr W. The applicant feels the functionality and success of the site depends greatly on the presence of a signal at this location.
- City staff is considering its response to the street connectivity within the development and the adjacent Elmwood neighborhood to the north. Currently on the proposed plans an access is proposed to 19th Ave W at 5th St W and 7th St W. Staff feels that there are pros and cons to these access locations. Primarily it is assumed that they would provide an entrance into the development for the residents to the north and this should be encouraged to relieve traffic on Sheyenne Street and provide convenience to the neighborhood. The connections at this time include non-motorized connectivity as well which should be supported. Possible conflicts may occur with commercial and residential activity and staff is considering the impact and may propose some possible alternatives to this with the developer. Additional traffic considerations should be given for 19th Ave E, i.e. stop signs, traffic calming measures, etc.
- The developer is proposing a buffer yard between the development and its adjacent residential neighbors to the north by a 6' opaque fence, landscaping, and 2-3' berm as provided in elevations. This buffer yard is proposed to be adjacent to a multi-use path in order to provide increased connectivity and distance between the proposed commercial uses and existing homes. Staff is concerned that the proposed buffer yard should be carefully considered to be sure that what is presented can be fulfilled within a reasonable timeframe to not cause prolonged disruption to the adjacent residential neighborhood.
- Cross access and parking easements are being proposed and considered to allow the most efficient use of the land. Agreements would need to address these easements.
- The use of private streets allows for the development to conserve land from the use of right of way. Maintenance of these private roadways can be achieved when agreements clearly define the responsibilities. Staff would recommend that the property owners in this case are responsible for the maintenance of the road and any above ground appurtenances, while the underground utilities would be the responsibility of the City to be clearly defined in an improvement agreement.
- Parking within the development could be considered as a whole, which would benefit the development in that it reduces the amount of unnecessary parking lots being constructed. The applicant notes that the parking ratio for the entire development would exceed the City's minimum requirements which could be verified at time of permitting.

STAFF REPORT

- A NuStar pipeline bisects the property. The owners and developers are working with NuStar to define the easement width. Currently there is a blanket type easement which dates back to the 1950's. There is no defined pipeline location, easement width specified, or improvement setback requirements.
- Included in the applicant's narrative and evident in the site plan are notes that the development will meet or exceed the City's requirements pertaining to building construction within the overlay districts, landscaping, and sign regulations. As has been done with other planned unit developments it would be recommended to require the developer to meet the City's overlay district standards as well as the supplementary district regulations required of all other development in the City.
- The uses within the northern 200' of the development have been designated to be developed as office park. The proposed uses are for retail and a restaurant. Consideration should be given to what is developed within these two proposed uses and how the site is designed for both to increase the compatibility of the two uses such as trash locations, buffering of noises, possible drive through locations, etc.
- Initial discussions have occurred with the Park District regarding the internal trail network, but formal response has not yet been received.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

- We have received 2 comment letters in opposition and 1 comment letter in support with recommendations. The 3 letters are attached hereto.
- Public Works and Police have both commented that the access to 5th St W may be removed to avoid conflicts between the commercial development and the adjacent residential development to the north.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed development may be considered consistent with the City Comprehensive Plan under the following objectives:
 - Under the heading Land Use and Community Growth, Goal 3, Objective B, To establish a balance of commercial and industrial uses that are compatible with adjacent land uses and responsive to the needs of the community and surrounding market.
 - Objective C, To encourage the development of offices, office showroom, and other complementary uses, such as hotels and full service restaurants, along the I-94 corridor.
 - Under the heading Economic Development, Goal 2, Objective b, "To encourage the construction of additional commercial and industrial development within the community to diversify the tax base and provide a variety of higher wage employment opportunities
- The proposed development is not consistent with the City's current Land Use Plan which has left the north 200' of the area developing as Office Park. An amendment to the plan would be required prior to approval of the development and should be done so under careful consideration taking into account the goals and objectives of the City and impact to the adjacent residential development.

RECOMMENDATIONS:

It is recommended that the Planning & Zoning Commission approve the proposed application in concept on the basis that with an approved Land Use Plan amendment that it would be consistent with City plans and ordinances. Staff would consider it appropriate to formally introduce the concept plan to the City Commission prior to further development of the detailed development plans and return to Planning & Zoning Commission in order to further engage the discussion between the Commission and the adjacent neighborhood regarding the land use plan amendment. Conditions to consider as recommendations to the applicant as they proceed with detailed development plans are as follows:

1. Buffer yard between development and residential homes to the north be further detailed in order to provide the Commission and neighbors with the fence and landscaping specifications.
2. Consideration be given to the site design and use restrictions of the northern retail and restaurant which are being proposed within land that has been designated for Office Park.
3. Access to 5th St W and 7th St W be further discussed with direction from City Commission, Public Works, Engineering, Police, and Fire Departments.

PLANNING AND ZONING RECOMMENDATION:

At their December 12, 2016 meeting, the Planning and Zoning Commission approved concept, subject to the three conditions listed above.

DETAILED DEVELOPMENT PLANS:

The developer has submitted Detailed Development Plans for the Gateway West development. Since review of the Concept Development Plans, the issues with defining the easement with NuStar for the pipeline crossing the property from east to west have been resolved, as well as the NDDOT interchange option selected so that the property can be site planned for development without being affected by interstate right-of-way.

The developer has submitted a Project Narrative, as well as Detailed Development Plans for consideration. The narrative and plans are consistent with the Concept Development Plans that were submitted earlier, though showing much more detail. The developer is platting a stub street entrance at Sheyenne Street to allow the City to control the access and turning movements at that location. The proposed interchange configuration being constructed results in an improved roadway accommodating projected traffic volumes and provides for a signalized intersection which is intended to accommodate the traffic associated with the development. The developer will be installing a private drive from the stub street to 7th Street West, which provides access to the various establishments and a secondary emergency access to the site. The private drive is designed to accommodate residential vehicular and pedestrian traffic. Additional pedestrian traffic will be accommodated across City property at the 5th Street West location, as well as along Sheyenne Street. A berm/fence/tree buffer is proposed along the north side of the development to buffer the residential development from the commercial development.

The City is proposing a special improvement district to provide traffic calming measures on 19th Avenue West which will slow existing traffic down. The traffic calming measures should increase pedestrian and

STAFF REPORT

auto safety even though there will be increased traffic associated with the proposed development. The improvements should also discourage through traffic which is generated by the development. The City's intent is to special assess the improvement costs to the proposed development.

The subdivision plat reflects eight lots, one of which would be a retention pond along the northwest area of the development, a lot for storm water lift station, and the far west lot which would remain undeveloped at this time. The possibilities for the vacant lot include office complex, senior housing, or a retail use. A PUD Amendment would be submitted for consideration when the use is determined. The other lots are intended for development which will consist of up to 80,000 square feet of retail space, a 7,700 square foot convenience store and fuel station, and potentially 4,400 square feet for a standalone restaurant or fast food use.

The site plan shows a 60,550 sqft retail store in the center of the development (Lot 4), 7,000 sqft retail establishment (Lot 5), 7,700 convenience store and fuel station (Lot 3), ±4,330 sqft restaurant (Lot 1), and 10,000 sqft retail establishment (Lot 2). Some minor adjustments are needed for the restaurant to meet Corridor Overlay setback requirements which the developer has no issue with and is making the changes. Other building and parking/driving aisle setbacks governed by the CO: Corridor Overlay District and CO-I: Interstate Corridor Overlay District are being met. The parking for the site planned properties is being calculated in aggregate and exceeds the City parking requirements. The parking for the various establishments in the development will be shared to prevent excessive parking. Landscaping for the development as a whole is proposed to exceed the City's landscape standards. The northern boundary will have a 26-foot buffer with an earthen berm, 6-foot high privacy fence, and plantings that will promote screening from the development year-round. A pedestrian bikeway facility will be constructed on the south side of the 26-foot buffer. The primary truck dock in the rear of the building will have plantings to screen the truck area directly from the south. It would be appropriate to develop a view shed from Interstate 94 to determine if additional principal building material screening is necessary to screen the dock facility (docks and trucks) per the CO-I District.

The CO and CO-I Districts have higher building material design standards requiring a minimum of 70% glass, brick, wood, or stone materials which the developer has indicated would be met. The building elevation plans will be reviewed according to the CO-I District requirements.

Public dedication of lands or cash-in-lieu of public dedication is determined by the proposed use. Commercial subdivisions are required to dedicate at a 5% rate, which for a 21-acre subdivision would amount to about 1.05 acres. Preliminary discussions between developer, Park District, and City are leading to the Park District accepting the 26-foot buffer/pedestrian bikeway facility between Sheyenne Street and 7th Street West with the understanding that the development would be responsible for the maintenance. If additional dedication is required based on the Final Plat, additional area in the NW corner of the development or cash-in-lieu would be provided.

RECOMMENDATIONS:

It is recommended that the City conditionally approve the proposed Detailed Development Plans on the basis that it is consistent with City plans and ordinances and that the Planned Unit Development process allows for increased scrutiny of the compatibility with adjacent properties. The conditions of approval are as follows:

STAFF REPORT

1. The City's Future Land Use Plan is amended from Office Park to General Commercial for the north part of the development area.
2. The Detail Development Plans including the Gateway West Project Narrative and submitted plans are established as the development pattern for the retail and restaurant properties. Construction plans will be reviewed by the Commission. District standards include provisions to require, but are not limited to CO: Corridor Overlay District, CO-I: Interstate Corridor Overlay District, 4-440 Supplementary District Regulations, 4-450 Off-Street Parking and Loading Requirements, and 4-460 Sign Regulations. Screening of the truck dock is to meet the CO-I District requirements.
3. A PUD amendment will be submitted for the vacant property once the proposed use is determined.
4. An Attorney Title Opinion is received.
5. Public dedication is finalized between developer, parks and city, and a signed agreement is received.
6. Signed Subdivision Agreement is received.
7. A drainage plan is reviewed and approved by the City Engineer.
8. A signed Final Plat is received with any easements.
9. A certificate is received showing taxes are current.

PLANNING AND ZONING RECOMMENDATION:

At their May 8, 2017 meeting, the Planning and Zoning Commission approved Detailed Development Plans subject to the nine conditions listed above.

UPDATES – JUNE 1, 2017:

Discussions are ongoing regarding proposed improvements and funding for traffic control in the adjacent Elmwood Court neighborhood. Engineering and Public Works have also conducted public neighborhood meetings regarding these proposals. Details to this point have not been finalized.

UPDATES – JUNE 29, 2017:

It has been noted that signs should be considered within the PUD as a whole so that the ability to advertise "off-premise" be allowed within the PUD so long as it is advertising only businesses within the PUD. A sign allocation plan should be reviewed and filed with Planning staff prior to issuance of any sign permits.

Staff has included within the subdivision agreement a commitment from the applicant to paying for a portion of the improvements related to traffic calming on the adjacent neighborhood if and when decided by the City how to proceed.

Park dedication agreements have been completed and signed by the applicant providing responsibilities of installation and future maintenance of the path connections.

The owner intends to transfer the lot to the applicant in early Spring of 2018. The entitlements which are being proposed signify a milestone in the purchase agreement between the owner and the applicant, however full transfer is not intended until early Spring as the applicant does not intend to begin construction until that time. The owner has asked the City to withhold final recording of the plat until March of 2018. Section 4-0404.9.C requires that the plat be recorded within six (6) months of City Commission approval, so if the owner does not file the plat within six months the Commission may have to reconsider this plat again prior to March of 2018.

Final conceptual site plans have been attached, the project narrative is unchanged from the 1st reading.

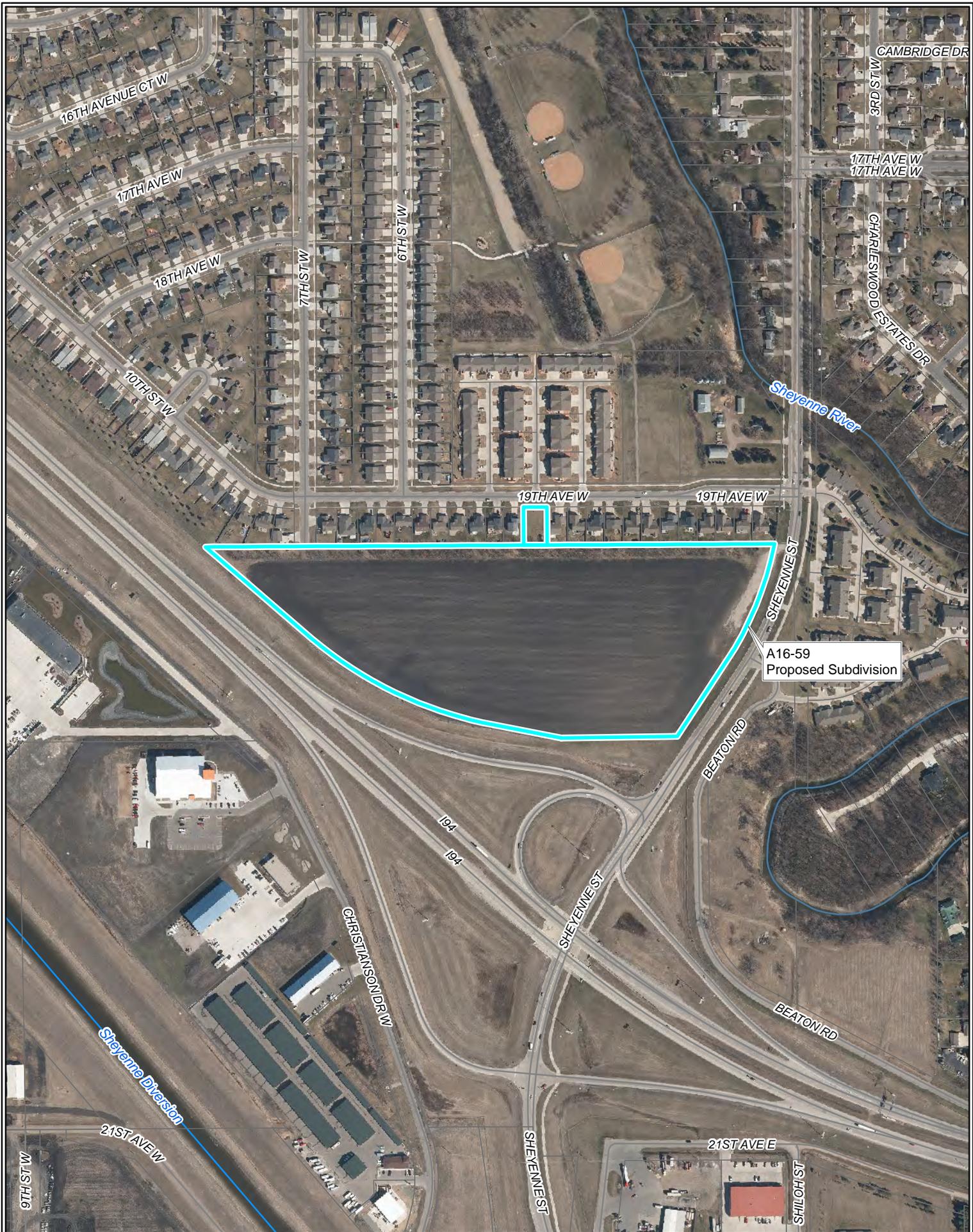
STAFF REPORT

UPDATES – MARCH 29, 2018:

As previously requested by the applicant, the ownership of the development has changed and a re-approval of the plat is being requested. To provide for changes to the plat, the project narrative has changed to reflect a revised plat. The plat has been revised to include additional regional retention and to alter lot lines, however the overall boundary and major lots within the plat are unchanged. The developer's agreement has also been revised to reflect the change in ownership as well as clarify issues of retention. The overall conditions of the Planned Unit Development are unchanged and buffering from the adjacent residential development is also unchanged. Development on the lot will be subject to review by Planning Commission and City Commission per the requirements of the CO-I: Interstate Corridor Overlay District, but each development will not require an amendment to the PUD so long as they are following the project narrative if approved at this time. Development of the west lot will require an amendment to the PUD with detailed development plans or district standards similar to the provided project narrative.

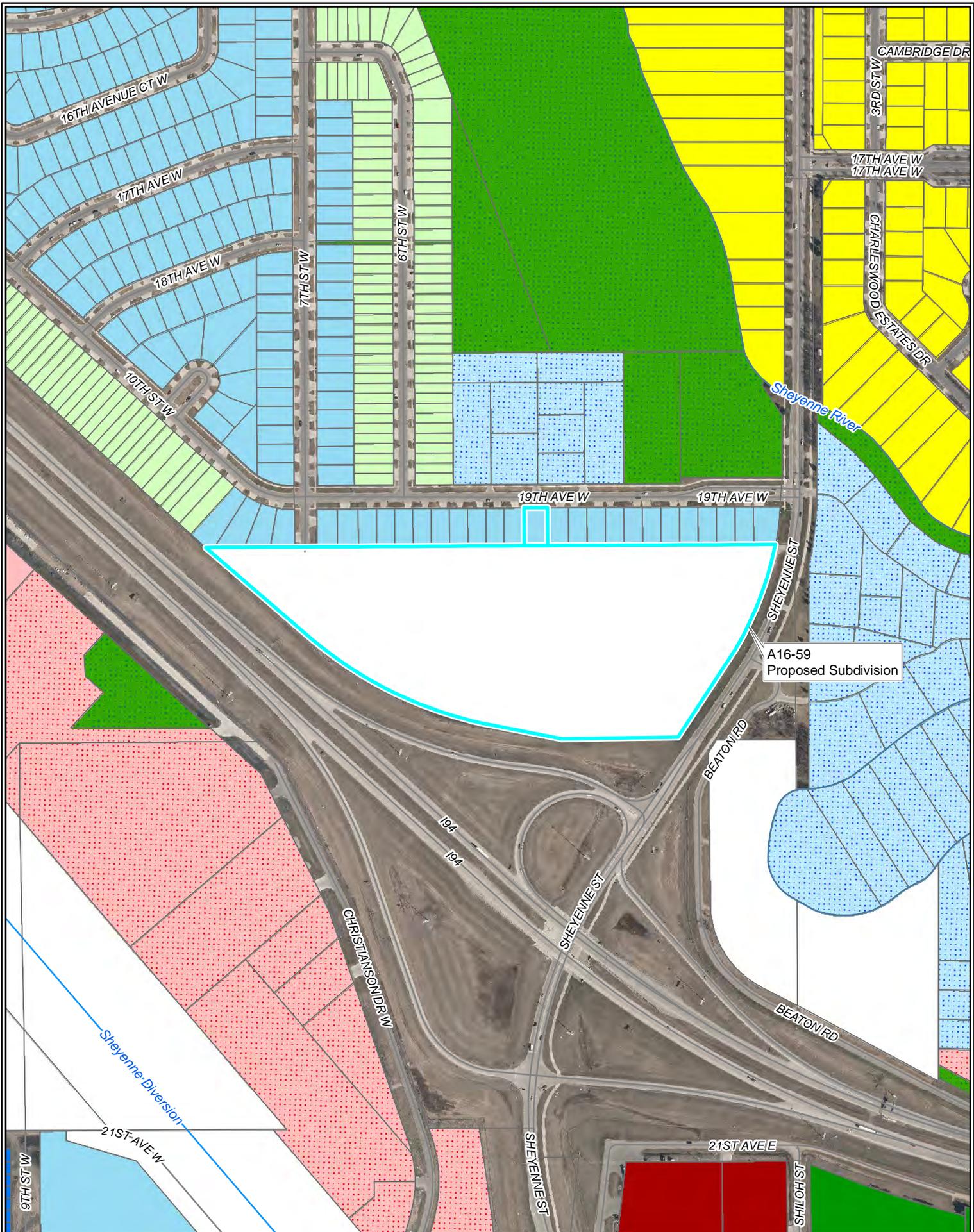
Staff is recommending re-approval of the plat and amendments to the agreements and project narrative to reflect the changes to the plat with recommended conditions as follows:

1. The Detail Development Plans including the Gateway West Project Narrative and submitted plans are established as the development pattern for Lot 5, 6, 7, 8 and 9, Block 1. District standards include provisions to require, but are not limited to CO: Corridor Overlay District, CO-I: Interstate Corridor Overlay District, 4-440 Supplementary District Regulations, 4-450 Off-Street Parking and Loading Requirements, and 4-460 Sign Regulations.
2. A PUD amendment will be submitted for the vacant property shown as Lot 4, Block 1 once the proposed use is determined.
3. Signed Developer's Agreement which includes requirements of the PUD, improvements, and Park District pedestrian/bikeway facility maintenance is received.
4. A drainage plan is reviewed and approved by the City Engineer.
5. An Attorney Title Opinion is received.
6. A signed Final Plat is received with any easements.
7. A certificate is received showing taxes are current.



A16-59
Proposed Subdivision





A16-59
Proposed Subdivision

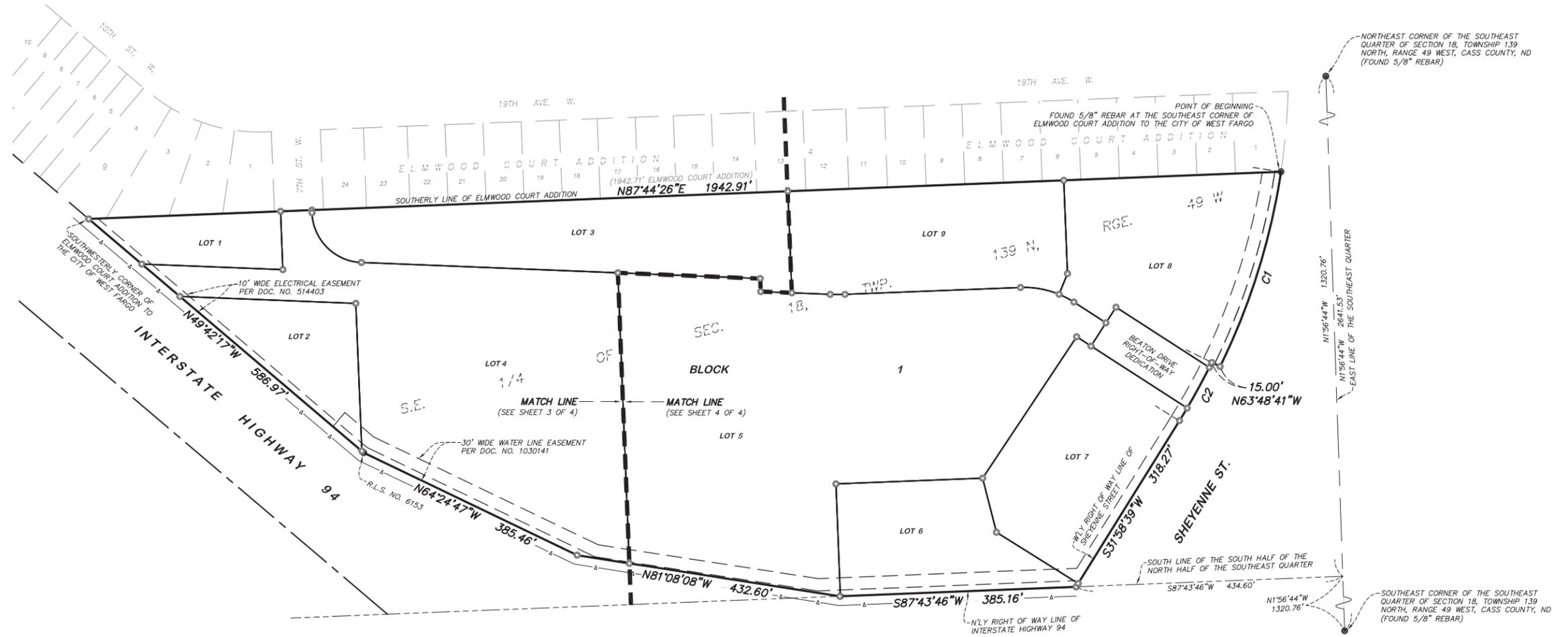


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|--|---|---|---|
| <ul style="list-style-type: none"> □ A: Agricultural ■ C: Light Commercial ■ C-PUD: PUD in General Commercial ■ C-OP: Commercial Office Park ■ C-OP-PUD: PUD in Office Park | <ul style="list-style-type: none"> ■ HC: Heavy Commercial ■ LI: Light Industrial ■ CM-PUD: PUD in Light Industrial ■ M: Heavy Industrial ■ P: Public | <ul style="list-style-type: none"> ■ P-PUD: PUD in Public ■ R-L1A: Large Lot Single Family Dwelling ■ R-1A: Single Family Dwelling ■ R-1: One and Two Family Dwelling ■ R-1SM: Mixed One and Two Family Dwelling ■ R-2: Limited Multiple Dwelling ■ R-3: Multiple Dwelling ■ R-4: Mobile Home | <ul style="list-style-type: none"> ■ R-5: Manufactured Home Subdivision ■ R-1E: Rural Estate ■ R-R: Rural Residential ■ R-PUD: PUD in Residential |
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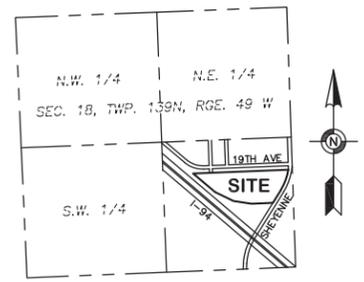
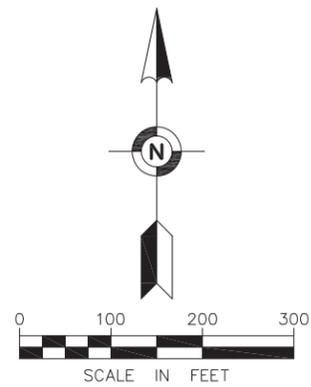


PLAT OF GATEWAY WEST ADDITION

A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH,
RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



CURVE NO.	CURVE LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	332.69'	1085.92'	Δ=17°33'14"	331.39'	S17°24'42"W
C2	108.20'	1070.92'	Δ=5°47'20"	108.15'	S29°04'59"W



VICINITY MAP
SECTION 18, T. 139N, R. 49W

Controlled Access per doc. nos.
345654, 341976, 819995, 823160,
880239 & 931423

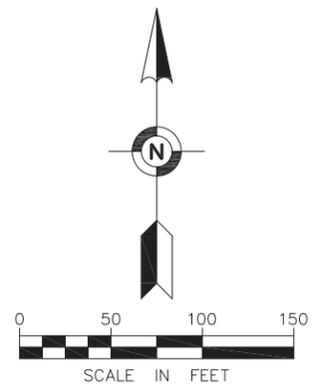
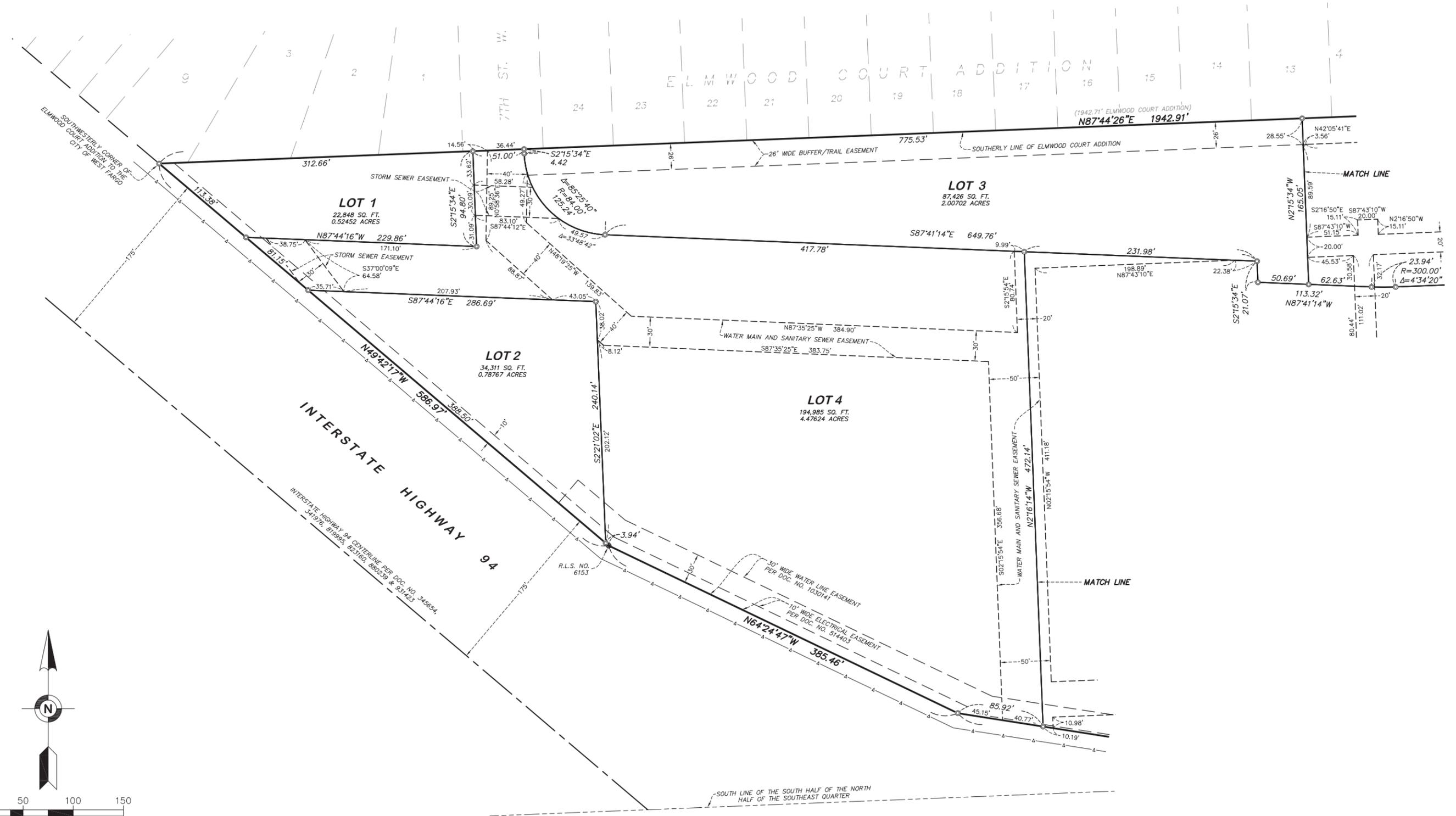
For the purposes of this plat, the southerly line of
ELMWOOD COURT ADDITION, is assumed to bear of
North 87 degrees 44 minutes 26 seconds East

- FOUND IRON MONUMENT AS NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 8790



PLAT OF GATEWAY WEST ADDITION

A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH,
RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



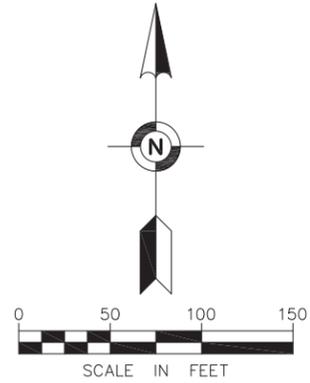
- FOUND IRON MONUMENT AS NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 8790



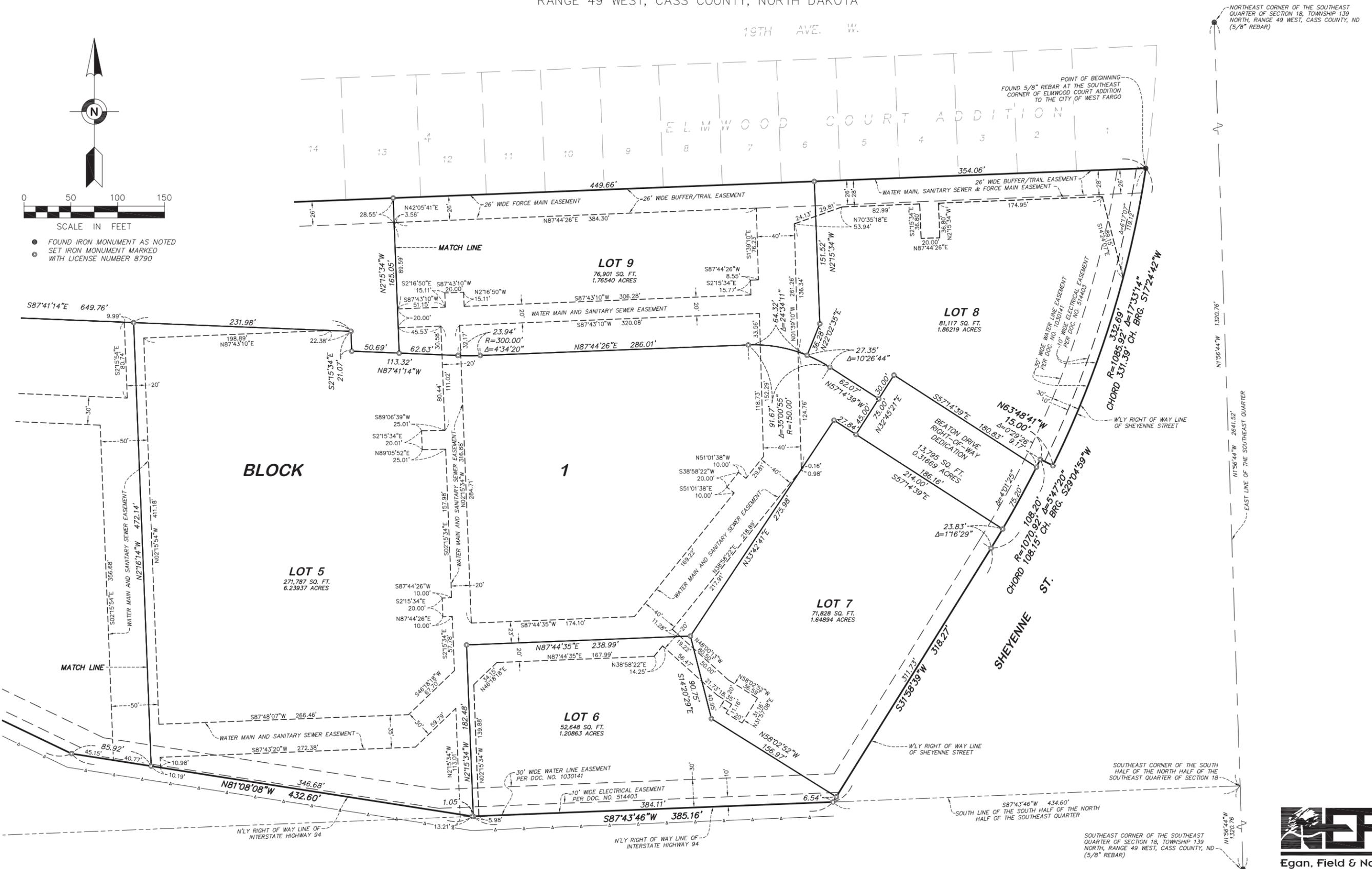
PLAT OF GATEWAY WEST ADDITION

A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH,
RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

19TH AVE. W.



● FOUND IRON MONUMENT AS NOTED
○ SET IRON MONUMENT MARKED
WITH LICENSE NUMBER 8790



NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, ND (5/8" REBAR)

SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18

SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, ND (5/8" REBAR)



Egan, Field & Nowak, Inc.
land surveyors since 1872

West Fargo Retail
“Gateway West”
Project Narrative

Oppidan Holdings LLC, is requesting a Land Use Amendment, rezoning, and final plat approval for an approximately 21.05 ac of land located in the Northwest Corner of the intersection of Interstate 94 and Sheyenne Street. The parcel is legally described as follows:

ALL OF LOT 13, BLOCK 4, ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (S1/2NL/2SE1/4) OF SECTION EIGHTEEN (18), IN TOWNSHIP ONE HUNDRED THIRTY-NINE (139) NORTH OF RANGE FORTY-NINE (49) WEST, CASS COUNTY, NORTH DAKOTA, EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

A TRACT OF LAND LYING IN THE S1/2N1/2SE1/4 OF SEC. 18, TWP. 139 N., RGE. 49 W., 5TH PM., SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 111.1 FT. WEST ALONG THE SECTION LINE, THENCE 2,151.65 FT. N 47°16'55.9" W, THENCE 175.0 FT. N 42°43'14.1" E, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF INTERSTATE HIGHWAY 94 FROM THE SOUTHEAST CORNER OF SAID SEC. 18, THENCE RUNNING S 61°59'25.9" E A DISTANCE OF 413.55 FT., THENCE S 78°52'35.5" E A DISTANCE OF 352.2 FT., MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID S1/2N1/2SE1/4, THENCE WEST ALONG THE SOUTH LINE OF SAID S1/2N1/2SE1/4 A DISTANCE OF 426.32 FT., MORE OR LESS, TO A POINT LYING 175.0 FT. NORTHEASTERLY OF THE CENTERLINE OF INTERSTATE HIGHWAY 94, THENCE N 47°16'55.9" W A DISTANCE OF 387.06 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO INCLUDING ALL THAT PORTION OF SAID S1/2N1/2SE1/4, LYING EASTERLY OF THE FOLLOWING-DESCRIBED HIGHWAY CENTERLINE AS SURVEYED AND STAKED OVER AND ACROSS S1/2N1/2SE1/4:

SAID STRIP AND CENTERLINE BEGIN ON THE SOUTH LINE OF SAID SEC. 18 WHERE SAID CENTERLINE IS LOCATED 634.7 FT. WEST OF THE SOUTHEAST CORNER OF SAID SEC. 18 WHERE SAID STRIP IS 136.5 FT. WIDE, THENCE RUNNING N 06°35'59.8" E A DISTANCE OF 780.17 FT., THENCE ALONG A 5°00' CURVE TO THE RIGHT A DISTANCE OF 556.29 FT., THENCE N 34°24'52.4" E A DISTANCE OF 302.46 FT., THENCE ALONG A 5°00' CURVE TO THE LEFT A DISTANCE OF 678.44 FT.

SAID STRIP IS SHOWN ON THE PLAT AS PARCEL NO. 1-1 AND CONTAINS 1.76 ACRES, EXCEPTING ALL THAT PORTION PREVIOUSLY ACQUIRED OR LYING WITHIN 33 FT. OF THE SECTION LINE.

ALSO INCLUDING ALL RIGHT OF ACCESS BEING THE RIGHT OF INGRESS TO AND EGRESS FROM THE HIGHWAY RIGHT OF WAY AS SHOWN ON THE RIGHT OF WAY PLAT.

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHTEEN, IN TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH OF RANGE FORTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°09'09" WEST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 660.71 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 87°44'56" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 99.70 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 94; THENCE SOUTH 49°42'46" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 94 FOR A DISTANCE OF 976.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87°43'48" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 820.63 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.98 ACRES, MORE OR LESS,

ALSO DESCRIBED AS ALL OF SAID LOT 13, BLOCK 4, ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR DESIGNATING THE SOUTHEAST CORNER OF ELMWOOD COURT ADDITION TO THE CITY OF WEST FARGO, SAID PLAT IS ON FILE AND OF RECORD IN THE CASS COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SHEYENNE STREET, AND ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1085.92 FEET, CENTRAL ANGLE OF 23 DEGREES 21 MINUTES 50 SECONDS, CHORD BEARING OF SOUTH 20 DEGREES 17 MINUTES 44 SECONDS WEST, AND AN ARC LENGTH OF 442.81 FEET; THENCE SOUTH 31 DEGREES 58 MINUTES 39 SECONDS WEST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE STREET A DISTANCE OF 307.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94; THENCE SOUTH 87 DEGREES 43 MINUTES 46 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 439.69 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 57 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 370.01 FEET; THENCE NORTH 64 DEGREES 24 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 413.55 FEET; THENCE NORTH 49 DEGREES 42 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 586.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID ELMWOOD COURT ADDITION, SAID SOUTHWESTERLY CORNER ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 44 MINUTES 26 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ELMWOOD COURT ADDITION FOR A DISTANCE OF 1,942.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 21.29 ACRES AND IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Oppidan Holdings LLC, is proposing to develop a retail development on the approximately 15.5 ac easterly portion of the property. The development will consist of up to 80,000 sqft of retail space, a 7700 sqft convenience store and fuel station, and potentially 4400 sqft for a standalone restaurant or fast food use. The use of the westerly approximately 4.48 ac is yet to be determined, but some possibilities are an office complex, senior housing, or a retail use. The proposed uses on the easterly and westerly portions of the property meet the uses as outlined in the City of West Fargo Zoning Code for the Light Commercial District. Lots 1, 2, and 3 consisting of 0.52 ac, 0.79 ac, and 2.01 ac respectively, will be dedicated to the City of West Fargo for Ponding areas.

The property is currently farmland with a single family residential development to the north of the property, Interstate 94 bordering the majority of the south and westerly portion of the property, and on the east by Sheyenne Street. The property is currently guided for light commercial on the southerly approximately 16.5 ac and Commercial Office Park on the northerly 200 feet of the property. The property is currently zoned as agriculture, and is restricted by Corridor and Interstate Corridor Overlay Districts. A NuStar Energy pipeline bisects the property and affects the location of buildings and infrastructure on the property. Additionally, the property requires some ROW taking from the NDDOT for improvements to the I-94 interchange. Due to these factors, combined with the more restrictive setback requirements of the overlay districts on the property, are reasons for the request to rezone this property to a C-PUD. The flexibility a PUD provides an increase in design standards and will allow this development to be high quality and an excellent gateway into the City of West Fargo.

A NuStar pipeline bisects the property, and the owner and developer have worked with NuStar to define the easement width on the property and other easement details. NuStar, the developer and the property owner are in the process of recording a final partial release document that will allow the development to move forward.

As proposed, access to the site is provided from Sheyenne Street and Beaton Drive. A secondary access point to the site will be provided via a stub streets from the northerly plat via 7th St. The North Dakota DOT is planning to improve the interchange at Interstate 94 and Sheyenne Street in 2018 and 2019. These improvements will improve traffic flow on Sheyenne Street and I-94 greatly, and will result in a traffic control signal to be installed at the intersection of Sheyenne Street and Beaton Drive. The traffic signal will provide improved access to the development, and allow the entrance from Sheyenne Street be the primary access due to the ease of access through a signalized connection. The signalized intersection allows the 7th Street access point to function as local access to the residents in the area and as secondary emergency access to the development. The 7th St intersection is proposed to have traffic control signs, round-about, or other traffic calming features installed at the 19th Ave intersection. The unique configuration of the property, coupled with impacts from possible additional ROW needed for the interchange, are additional appropriate reasons to use a PUD form of zoning rather than proceed under a standard zoning district.

Internal circulation through the development is proposed to be comprised of a private access road connecting Sheyenne Street to the westerly portion of the property and ultimately 7th St. Access to the individual parcels will be off the main private drive with direct access to Sheyenne Street and 7th St. West, which private drive will be established by cross-access easements. Direct access to any parking facilities will not be from this main access drive, and will all be internal to the parking lots. This will minimize congestion from people trying to enter or leave parking stalls within the development. The exit onto Sheyenne will have a dedicated left, right and through lanes. A divided entrance for ingress and egress is also proposed at Sheyenne Street to delineate the entrance and exit to the development.

The eastern parcels (Lots 5 through 9) will have cross access and cross parking agreements over the parking areas and main drive aisles in the development. Parking for each lot meets or exceeds the code except for the large retail building (Lot 5) and the retail building along the south property line (Lot 6). The reduction in parking is not a concern to the developer or potential users as the entire eastern portion of the development would average a 4.54 per 1,000 sf parking ratio (1 stall per 220 sf). The proposed parking ratio for the entire eastern development exceeds the City Zoning Code requirement of 4.0 stalls per 1,000 sf (1 stall per 250 square feet). Since the eastern portion will have a cross parking agreement, the parking facilities should function as normal, and the reduction in parking would go unnoticed by the consumers. The western lot (Lot 4), will meet or exceed the parking requirements set by the City Zoning Code.

The development will feature internal pedestrian connection to Sheyenne Street along the main access and to each of the buildings. A pedestrian and bike trail is also proposed in part of the landscape buffer near the northerly edge of the project boundary. Sidewalk will extend along Sheyenne St to Beaton Road to make the connection to the northern bike path and sidewalk system offered in West Fargo.

Building materials will meet and exceed the standards outlined in the Corridor Overlay District requirements. All Buildings in the Corridor Overlay District will meet or exceed the 70 % glass, brick, wood, or stone material. The parking lots and internal connections will all have concrete curb and gutter and asphalt surfaces.

Landscaping within the development at a whole is proposed to exceed the LC requirements of the City of West Fargo. All green space requirements within the development at a whole are proposed to exceed the City LC requirements. The truck dock in the rear of the large retail building will have plantings to screen the truck area of the building. Special attention to buffering the neighbors to the north has been included with this proposal. The northern boundary will have a 26-foot buffer with an earthen berm, 6 ft high privacy fence, and plantings that will promote screening from the development year-round as depicted on the cross-section detail. Landscape requirements for the Corridor Overlay district and CO- I district are also being met along Sheyenne St to screen the parking and drive aisle views from the corridor. Perennials, Annuals, and Shrubs will provide color and contrast throughout the development.

These plantings will be detailed in the detailed development plans, and all elements are designed to meet and exceed the City standards. A breakdown of the planting materials provided verses the code requirements are provided on the landscape drawings.

Storm water will be treated onsite by sump manholes and in ponds located in in lots 1, 2, and 3. The development will meet the city discharge requirements for storm water, and all storm water will ultimately discharge through a lift station, located on lot 3 of the property, to Sheyenne Street. Sanitary sewer will be extended from West 7th Street and through the development to serve each individual property. Water will also be extended from Sheyenne Street through the development, ultimately looping into stubs provided at the 7th St and the loop along Interstate 94. All main line utilities will be in drainage and utility easements, and the storm water ponds are intended to be owned by the City.

Specific deviations for the CO and CO-I district requirements for the proposed PUD are outlined below.

Required Building Set Backs from Sheyenne or the I-94 On Ramp as Outlined in the CO and CO-I overlay district are NOT proposed to be modified based on the tables below..

	CO Requirement	CO-I
Side Yard	10 ft minimum	100 ft from interstate 30 ft from off/on ramps
Rear Yard	20 Feet to street, 10 Ft other	100 ft from interstate 30 ft from off/on ramp
Front Yard	45 ft from ROW	100 ft from interstate 30 ft from off/on ramp

Proposed Building Setbacks:

	Building	Pavement
From Interstate 94 on Ramp and Interstate	30	10
From Sheyenne Street	45	20
From Residential Lots	29	29

Proposed Use Restrictions within the GATWAY WEST PUD

<u>Permitted Uses in Light Commercial District</u>	<u>All Parcels</u>	<u>PUD Use Restrictions Applying Only to Lots 1 and 2</u>
Retail Business	No adult book store or similar.	No betting establishment (although lottery tickets are permitted). No bar or tavern where the sale of alcoholic beverages exceeds 50% of the revenues of the establishment. No pawn shop or second-hand store. No retail establishment that sells tobacco, nicotine, water vapor smoking products, or marijuana products.
Business Services - Financial Institutions		
Commercial Office Buildings		
Personal Services - Salons, Laundromats, Dry Cleaning	No laundromat, no dry cleaning plant, but drop off and pick up laundry facilities are allowed.	No tattoo parlors.

Entertainment - Gyms, Theaters, Bowling Alleys, Nightclubs, Lodges		No theaters, bowling alleys, nightclubs, lodges, arcades, gaming (except the sale of lottery tickets), dance halls, skating rinks, trampoline park, laser tag or paint ball.
Repair Services - Appliance, Upholstery, Shoe Repair		
Cultural & Educational Facilities - Trade Schools, Museums, Business Colleges		None permitted.
Schools and Churches/Places of Worship		None permitted except tutoring facilities.
Public & Semi-Public Facilities - Parks, Police & Fire Stations, Civic Center		
Medical & Dental Facilities	No abortion services.	
Veterinary Clinics - non overnight facilities		
Hotels and Motels		None permitted.
Public Transportation Depots		
Greenhouses and plant nurseries		
Auto Service Stations and Repair Shops		None permitted.
Parking Lots		
On-Premise Signs		No backlit or digital north facing building signs.
Essential Services		
Child Care Facilities		None permitted.

Social Service - Homeless Shelters, Shelters for Victims of Domestic Abuse		None permitted.
Other		No mortuary or funeral home. No multiple story buildings.
<u>Conditionally Permitted Uses</u>	-	-
Apartments above Commercial Establishments		None permitted.
Assisted Living Facilities		None permitted.
Auto Conversion and Sales		None permitted.
Multiples Dwellings including Condos		None permitted.
Above Ground Class 1 & 2 Liquid Storage Tanks		None permitted.
Veterinary Clinics - overnight boarding		None permitted.
Behavioral Health Care Facilities		None permitted.

Other Discrepancies requested in the PUD

	CO and CO-I Requirement	Proposed
Building Coverage per lot	40 % max	25 % (Eastern approximately 15.5 ac.) 40%(Western approximately 5.5ac.)
Landscape requirement per lot	10 %	10 %
Landscape Buffer on Street	20 ft	10 ft
Landscape Buffer Internal	5 ft	5 ft
Drive Aisle Buffer	3 Ft	0

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 9

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg

2. PHONE NUMBER: 433-5320 DATE: March 28, 2018

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

The CO-I: Interstate Corridor Overlay District standards require site and building plan review and approval by the Planning and Zoning Commission and City Commission. Traditionally this does not include a thorough staff level review, but rather a brief review to ensure compatibility and aesthetic appeal along the Interstate corridor. Approval is typically given during a detailed PUD process or in this capacity with a condition that all City Ordinances are met (to allow staff the ability to ensure all building, civil, and zoning issues are met). Building plans have been submitted for review to the City for the Holiday Station Store and Hornbacher's Grocery Store at the Gateway West Addition located along the east side of Sheyenne Street just north of Interstate 94. Staff has not found any issues with the submittals to this point.

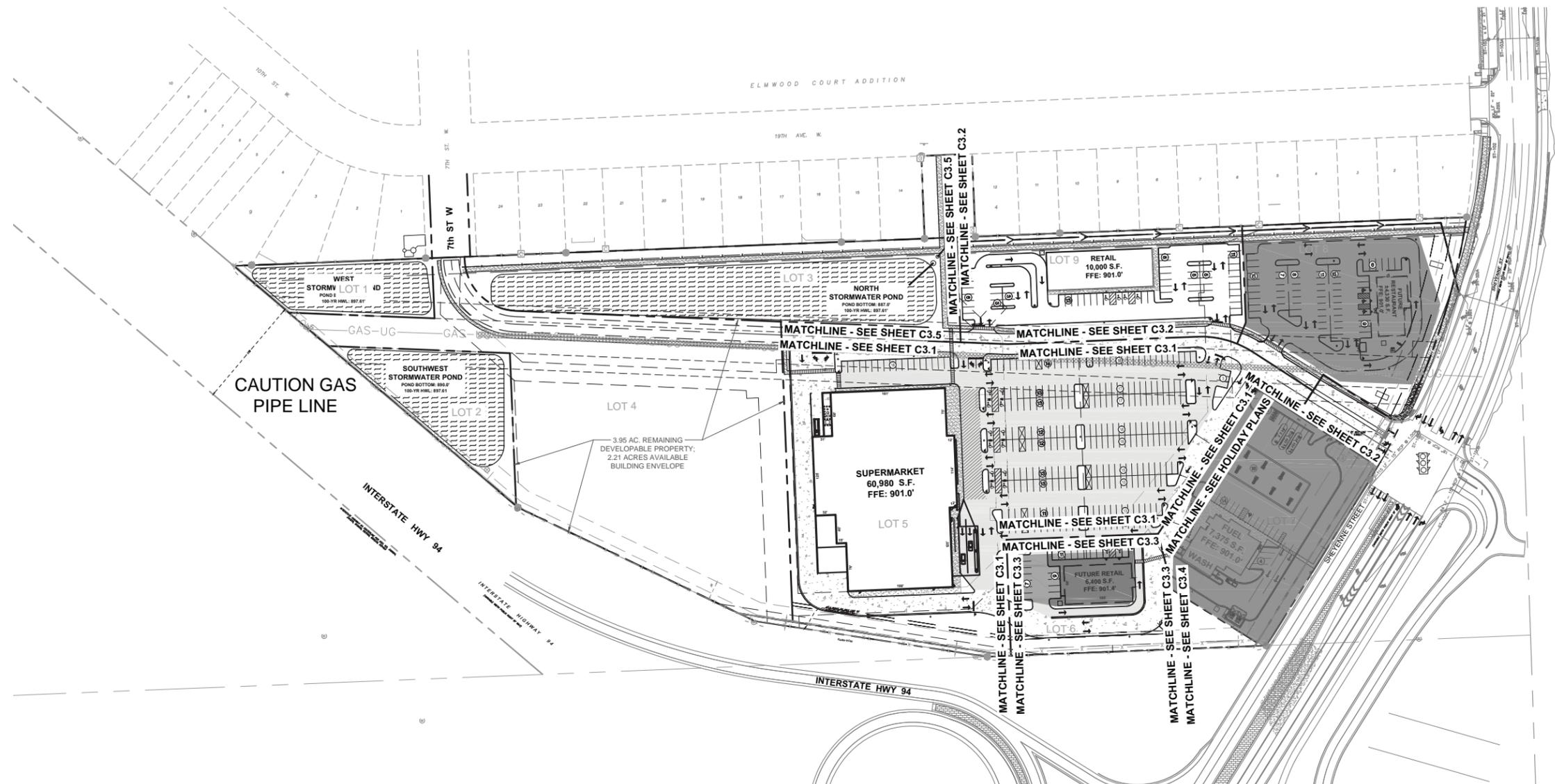
4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Property in the SE¼ of Section 18, T139N, R49W, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Approval of the plans with a condition that all requirements of the City Ordinances by staff are met by the applicant prior to issuance of a building permit.

This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.

LEGEND

- PROPERTY LINE
- PROPOSED 6' TALL FENCE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED REINFORCED CONCRETE (OVER THE GAS LINE ONLY)
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED STORMWATER POND

SITE DATA SUMMARY

LOT AREAS		
LOT NUMBER	ACRES	SQUARE FEET
LOT 1	0.52	22,848
LOT 2	0.79	34,311
LOT 3	2.01	87,426
LOT 4	4.48	194,986
LOT 5	6.29	274,111
LOT 6	1.21	52,648
LOT 7	1.65	71,827
LOT 8	1.90	82,613
LOT 9	1.77	76,901
CITY OWNED PARCEL	0.24	10,454
I-94 DEDICATED RIGHT OF WAY	0.07	3,049
BEATON DR/SHEYENNE ST DEDICATED RIGHT OF WAY	0.37	16,653
TOTAL	21.30	927,827

PARKING SUMMARY

LOT	REQ'D PARKING		PROP'D PARKING	
	SPACES	SPACES	SPACES	SPACES
LOT 5	303	SPACES	290	SPACES
LOT 6	35	SPACES	23	SPACES
LOT 7	31	SPACES	33	SPACES
LOT 8	49	SPACES	63	SPACES
LOT 9	49	SPACES	54	SPACES
PROOF			4	SPACES
TOTAL	467	SPACES	467	SPACES

*REQUIRED PARKING: GROCERY REQUIRES ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA OR CUSTOMER SALES AND SERVICE PLUS ONE SPACE PER 200 SQUARE FEET GROSS FLOOR AREA OF STORAGE

FAST FOOD WITH SEATING REQUIRES ONE SPACE PER THREE PATRON SEATS PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT

GENERAL RETAIL: ONE SPACE PER 250 SQUARE FEET UNLESS OTHERWISE SPECIFIED

PERVIOUS AREA SUMMARY

LOT	10% MIN. PERVIOUS				PROP'D PERVIOUS			
	SF	AC.	SF	AC.	SF	AC.	SF	AC.
LOT 5	27,514	0.63	AC.	32,868	0.75	AC.		
LOT 6	4,623	0.11	AC.	11,208	0.26	AC.		
LOT 7	7,183	0.16	AC.	13,960	0.32	AC.		
LOT 8	8,262	0.19	AC.	31,444	0.72	AC.		
LOT 9	7,690	0.18	AC.	17,378	0.40	AC.		
TOTAL	55,272	1.27	AC.	106,858	2.45	AC.		

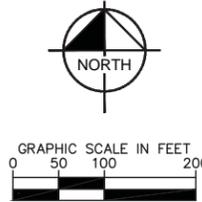
* PROPOSED DEVELOPMENT DOES NOT INCLUDE WESTERN PARCEL, OUTLOTS, OR DEDICATED ROW

PROPOSED SETBACKS SUMMARY

	CO & CI OVERLAY REQUIREMENTS	PROPOSED MINIMUM
LANDSCAPE BUFFER ON STREET	20 Ft	10 Ft
LANDSCAPE BUFFER INTERNAL	5 Ft	5 Ft
DRIVE AISLE BUFFER	3 Ft	3 Ft
BUILDING TO I-94 RAMP	30 Ft	20 Ft
BUILDING TO SHEYENNE ST	45 Ft	45 Ft
BUILDING TO RESIDENTIAL	20 FT	29 Ft

EXISTING SETBACKS SUMMARY

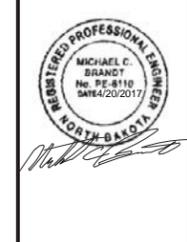
EX. ZONING (CO & CI OVERLAYS)		
FRONT	45 FT TO ROW	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS
SIDE	10 FT	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS
REAR	20 FT TO STREET, 10 FT OTHER	100 FT TO INTERSTATE, 30 FT TO ON/OFF RAMPS
INTERNAL	15 FT	



No.	REVISIONS	DATE	BY
3	PERMIT SET	12/22/17	APD
2	PERICOMBIFICATION	9/25/17	WEB
1	ISSUED FOR CITY REVIEW	4/20/17	BRJ

Kimley»Horn

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PHONE: (651) 645-4197
WWW.KIMLEY-HORN.COM



KHA PROJECT	160774029
DATE	12/22/17
SCALE	AS SHOWN
DESIGNED BY	AD, EW
DRAWN BY	AD, EW
CHECKED BY	MCB

SITE PLAN - OVERALL

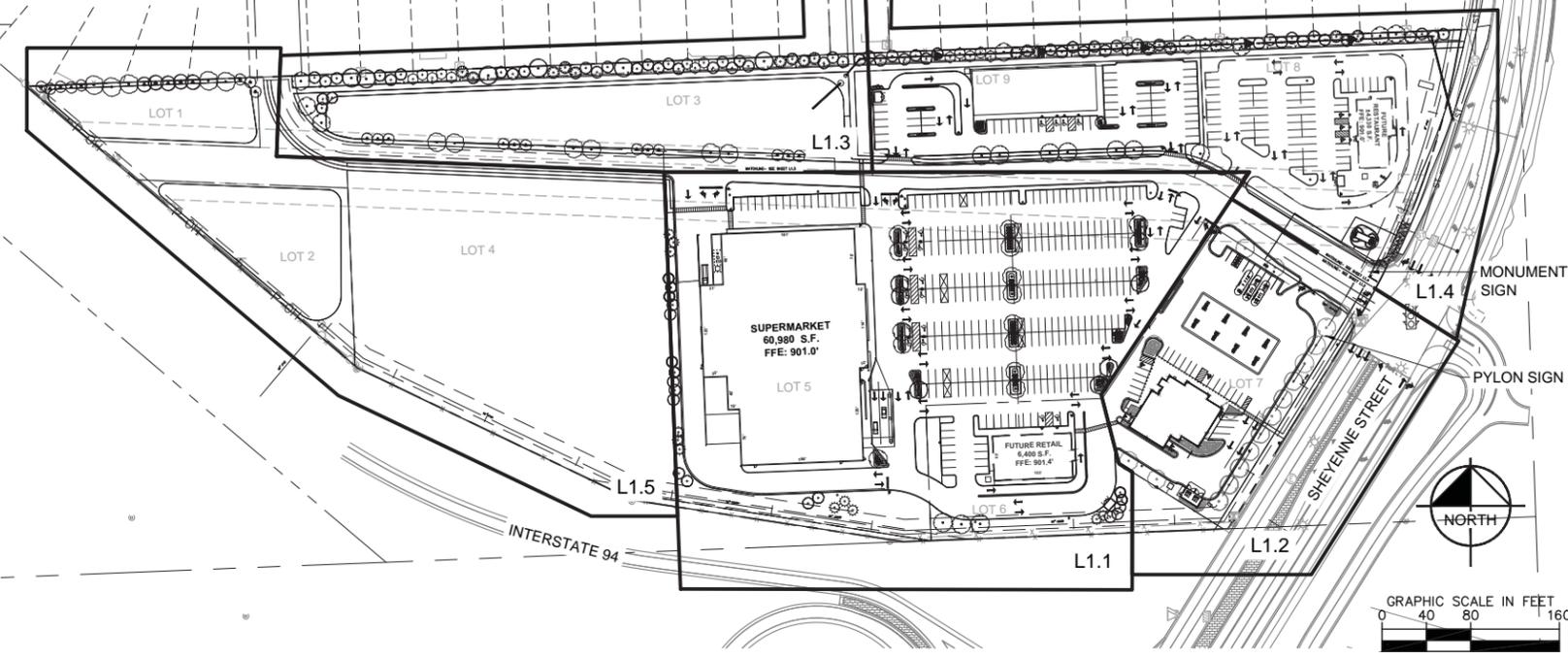
OPPIDAN
Institute of Commerce, University of North Dakota

K:\TWC_LDEV\OPPIDAN\WEST_FARGO_RETAIL_3_Design\CAD\PlanSheets\LANDSCAPE_PLAN - OVERALL.dwg December 22, 2017 - 3:43pm
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LANDSCAPE REQUIREMENTS- LOT 5 AND LOT 9					
CODE	REQUIRED	PROPOSED			
4-449-A.7.B: MINIMUM REQUIRED PLANT UNITS: (<u>SQUARE FOOTAGE OF LOT</u>) X 4 = PLANT UNITS 1,000	353,432 SF 1,000 X 4 = 1,413 PLANT UNITS	PLANT TYPE	QUANTITY	UNITS	TOTAL
		DECIDUOUS/CONIFEROUS OVERSTORY	151	10	1,510
		DECIDUOUS/CONIFEROUS UNDERSTORY	8	7	56
		SHRUB	138	5	690
		PERENNIAL	758	-	-
					TOTAL: 2,256
4-431-A.3.a I-94: ONE TREE PER 50 FEET	347 FT (I-94) 50 FT (TREE SPACING) = 7				7 TREES
4-449-A.8.A TREES 40 FEET FROM POINT OF INTERSECTION ON CURBS					SEE PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
	AA	10	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	AS SHOWN
	AL	7	ACER PLATANOIDES 'EMERALD LUSTRE'	NORWAY MAPLE	B & B	2.5" CAL.	AS SHOWN
	BN	22	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6" HT.	AS SHOWN
	GI	8	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM	NORTHERN ACCLAIM THORNLESS HONEY LOCUST	B & B	2.5" CAL.	AS SHOWN
	PT	6	POPULUS TREMULOIDES	QUAKING ASPEN	#20 CONT.	1.5" CAL.	AS SHOWN
	PT3	5	POPULUS TREMULOIDES	QUAKING ASPEN MULTI-TRUNK	#20 CONT.	6" HT.	AS SHOWN
	QB	19	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	AS SHOWN
	TB	6	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL.	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
	JE	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6" HT.	AS SHOWN
	PD	40	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6" HT.	AS SHOWN
	PG	7	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B & B	6" HT.	AS SHOWN
	PN	3	PINUS NIGRA	AUSTRIAN PINE	B & B	6" HT.	AS SHOWN
	PN2	28	PICEA ABIES 'NOEL'	ROYAL SPLendor SPRUCE	B & B	6" HT.	AS SHOWN
	PP	18	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HT.	AS SHOWN
	PS	8	PINUS STROBUS	WHITE PINE	B & B	6" HT.	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	CS	16	CORNUS ALBA 'SIBIRICA RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4" O.C.	
	JO	43	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4" O.C.	
	RG	33	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4" O.C.	
	SG	47	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#5 CONT.	3" O.C.	
	TT2	9	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	#5 CONT.	5" O.C.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	CK	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	24" O.C.	
	SM2	53	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE A'	BLUE HEAVEN LITTLE BLUESTEM	#1 CONT.	24" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING		
	ER	78	ECHINACEA PURPUREA 'RUBINSTERN'	PURPLE CONEFLOWER	20" o.c.		
	EW	34	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	24" o.c.		
	HO	343	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" o.c.		
	HP	112	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	18" o.c.		
	LF	71	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER	18" o.c.		
	RG2	141	RUDBECKIA X 'GOLDSTURM'	BLACK-EYED SUSAN	18" o.c.		
	SH	56	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	24" o.c.		
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING		
	PP4	99,326 SF	POA PRATENSIS	KENTUCKY BLUEGRASS			



SEED MIX SCHEDULE			
	TWO-YEAR STABILIZATION MIX RATE (LB/AC): 30.5	248,408 SF	
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	72,038 SF	29% - seed
	LOLIUM PERENNE / PERENNIAL RYEGRASS	37,261 SF	15% - seed
	MEDICAGO SATIVA / ALFALFA	69,654 SF	28% - seed
	TRIFOLIUM PRATENSE / RED CLOVER	69,654 SF	28% - seed
	LOW MAINTENANCE TURF MIX RATE (LB/AC): 220	27,977 SF	
	FESTUCA OVINA / SHEEP FESCUE	3,077 SF	11% - seed
	FESTUCA RUBRA / RED FESCUE	8,113 SF	29% - seed
	FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE	5,595 SF	20% - seed
	FESTUCA TRACHYPHYLLA / HARD FESCUE	3,917 SF	14% - seed
	LOLIUM PERENNE / PERENNIAL RYEGRASS	2,798 SF	10% - seed
	POA PRATENSIS / KENTUCKY BLUEGRASS	4,476 SF	16% - seed
	STORMWATER SOUTH & WEST MIX RATE (LB/AC): 35	101,951 SF	
	ANDROPOGON GERARDII / BIG BLUE STEM	6,117 SF	6% - seed
	ANEMONE CANADENSIS / CANADIAN ANEMONE	1,020 SF	1% - seed
	ASCLEPIAS INCARNATA / SWAMP MILKWEED	1,020 SF	1% - seed
	AVENA SATIVA / COMMON OAT	72,385 SF	71% - seed
	BIDENS FRONDOSA / LEAFY BEGGARTICK	1,020 SF	1% - seed
	BROMUS CILIATUS / FRINGED BROME GRASS	6,117 SF	6% - seed
	CALAMAGROSTIS CANADENSIS / BLUEJOINT REED GRASS	1,020 SF	1% - seed
	CAREX STIPATA / SAWBEAK SEDGE	1,020 SF	1% - seed
	DOELLINGERIA UMBELLATA / PARASOL WHITETOP	1,020 SF	1% - seed
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	3,059 SF	3% - seed
	ELYMUS VIRGINICUS / VIRGINIA WILD RYE	4,078 SF	4% - seed
	EUTROCHIIUM MACULATUM / SPOTTED JOE PYE WEED	1,020 SF	1% - seed
	HELIENIUM AUTUMNALE / SNEEZEWEED	1,020 SF	1% - seed
	PANICUM VIRGATUM / SWITCH GRASS	1,020 SF	1% - seed
	PHYSOSTEGIA VIRGINIANA / OBDIENT PLANT	1,020 SF	1% - seed
	POA PALUSTRIS / FOWL BLUEGRASS	1,020 SF	1% - seed
	RUDBECKIA LACINATA / CUTLEAF CONEFLOWER	1,020 SF	1% - seed
	SCIRPUS ATROVIRENS / DARK GREEN BULRUSH	1,020 SF	1% - seed
	SCIRPUS CYPERINUS / WOOL GRASS	1,020 SF	1% - seed
	SORGHASTRUM NUTANS / INDIAN GRASS	1,020 SF	1% - seed
	SPARTINA PECTINATA / PRAIRIE CORDGRASS	1,020 SF	1% - seed
	SYMPHYOTRICHUM NOVAE-ANGLAE / NEW ENGLAND ASTER	1,020 SF	1% - seed
	VERBENA HASTATA / BLUE VERVAIN	1,020 SF	1% - seed
	ZIZIA AUREA / GOLDEN ALEXANDER	1,020 SF	1% - seed

PLANTING NOTES

- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AND ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
- INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, PERENNIALS, & ANNUALS UNLESS OTHERWISE NOTED.
- TREE WRAPPING SHALL OCCUR IN THE FALL ON OCTOBER 15 AND REMOVE WRAPPING AFTER APRIL 15.
- APPLY PRE-EMERGENT HERBICIDE PREEN (OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
- INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
- ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE WASHED RIVER ROCK, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- STEEL EDGING SHALL BE USED AT ALL LOCATIONS AS SHOWN ON PLANS. REFER TO LANDSCAPE EDGER DETAIL FOR ADDITIONAL INFORMATION.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-646-4197
 WWW.KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
 C. W. FEIGUM
 LICENSED LANDSCAPE ARCHITECT
 198
 STATE OF NORTH DAKOTA

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE
PLAN - OVERALL

GATEWAY WEST
 WEST FARGO,
 NORTH DAKOTA

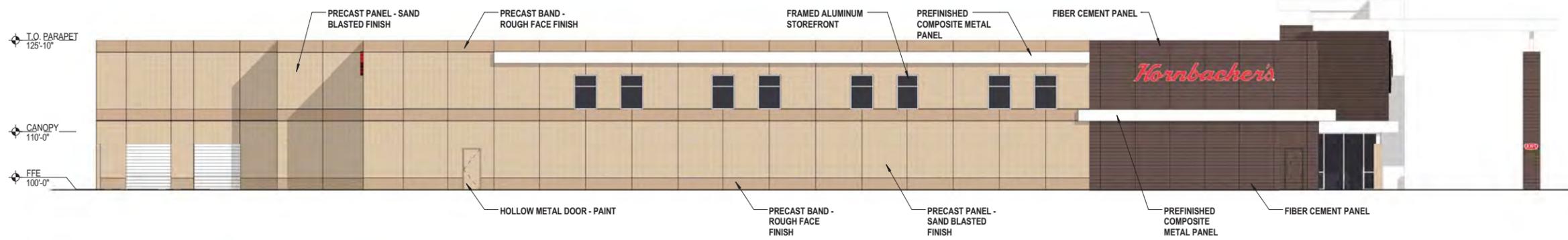
OPPIDAN
 Institute of Science, University of North Dakota

SHEET NUMBER
L1.0

KHA PROJECT	160774029	DATE	04/20/2017	SCALE	AS SHOWN	DESIGNED BY	RAH	DRAWN BY	RAH	CHECKED BY	CEF
PERMIT SET	3	12/22/17	APD								
PRICING SET	2	9/25/17	APD								
ISSUED FOR CITY REVIEW	1	4/20/17	BRJ								
REVISIONS	No.	DATE	BY								



EAST ELEVATION



SOUTH ELEVATION

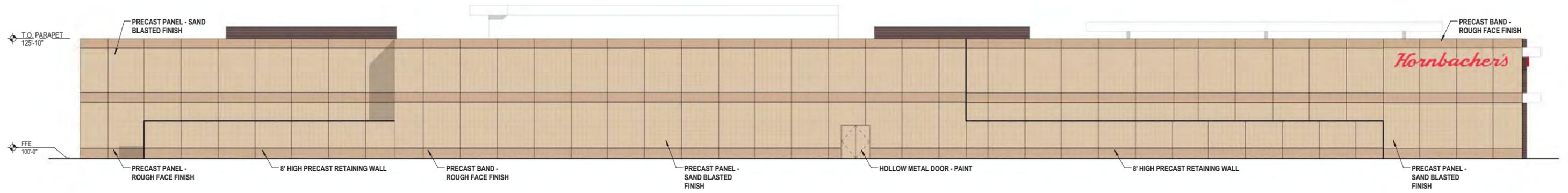


FRONT (EAST) BUILDING FACADE = 8,982.7 SF		SIDE (SOUTH) BUILDING FACADE = 5,500.1 SF	
METAL	= 611.5 SF (6.8%)	METAL	= 284.2 SF (5.2%)
EIFS (FIBERGLASS)	= 1,134.4 SF (12.6%)	EIFS (FIBERGLASS)	= NONE
TOTAL	= 1,745.9 SF (19.4%)	TOTAL	= 284.2 SF (5.2%)
PRECAST CONCRETE PANEL	= 4,151.1 SF (46.2%)	PRECAST CONCRETE PANEL	= 4,070.4 SF (74%)
FIBER CEMENT PANEL (WOOD APPEARANCE)	= 1,823.2 SF (20.3%)	FIBER CEMENT PANEL (WOOD APPEARANCE)	= 953.3 SF (17.3%)
GLASS	= 1,262.4 SF (14.1%)	GLASS	= 192 SF (3.5%)
TOTAL	= 7,236.7 SF (80.6%)	TOTAL	= 5,215.7 SF (94.8%)

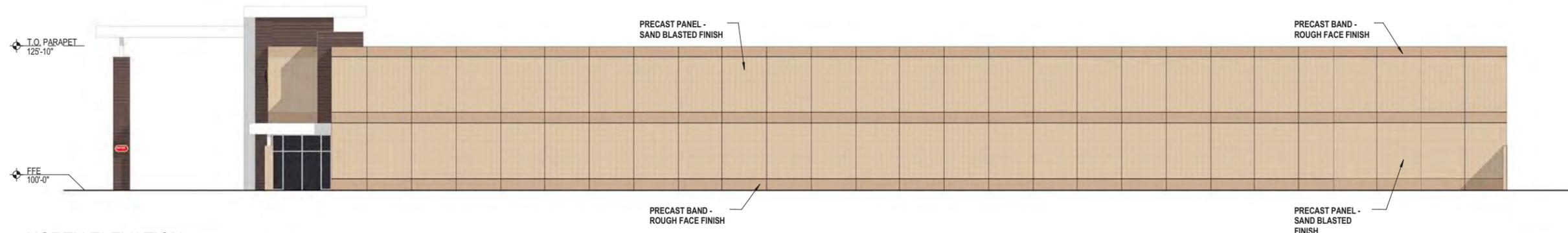
MATERIAL CALCULATIONS - EAST & SOUTH ELEVATIONS

STORE SIGNAGE SCHEDULE





WEST ELEVATION



NORTH ELEVATION



NICHIHA - BARK
(FIBER CEMENT PANEL)



STO - NATURAL WICKER
(EIFS PANEL)



FABCON - BUFF #2064 SAND
BLASTED FINISH
(FIELD PANEL)



FABCON - BUFF #2064 ROUGH
FACE FINISH
(ACCENT BAND)



ALUCOBOND - BONE WHITE
(PREFINISHED COMPOSITE METAL PANEL)



KAWNEER - BONE WHITE
(STOREFRONT)

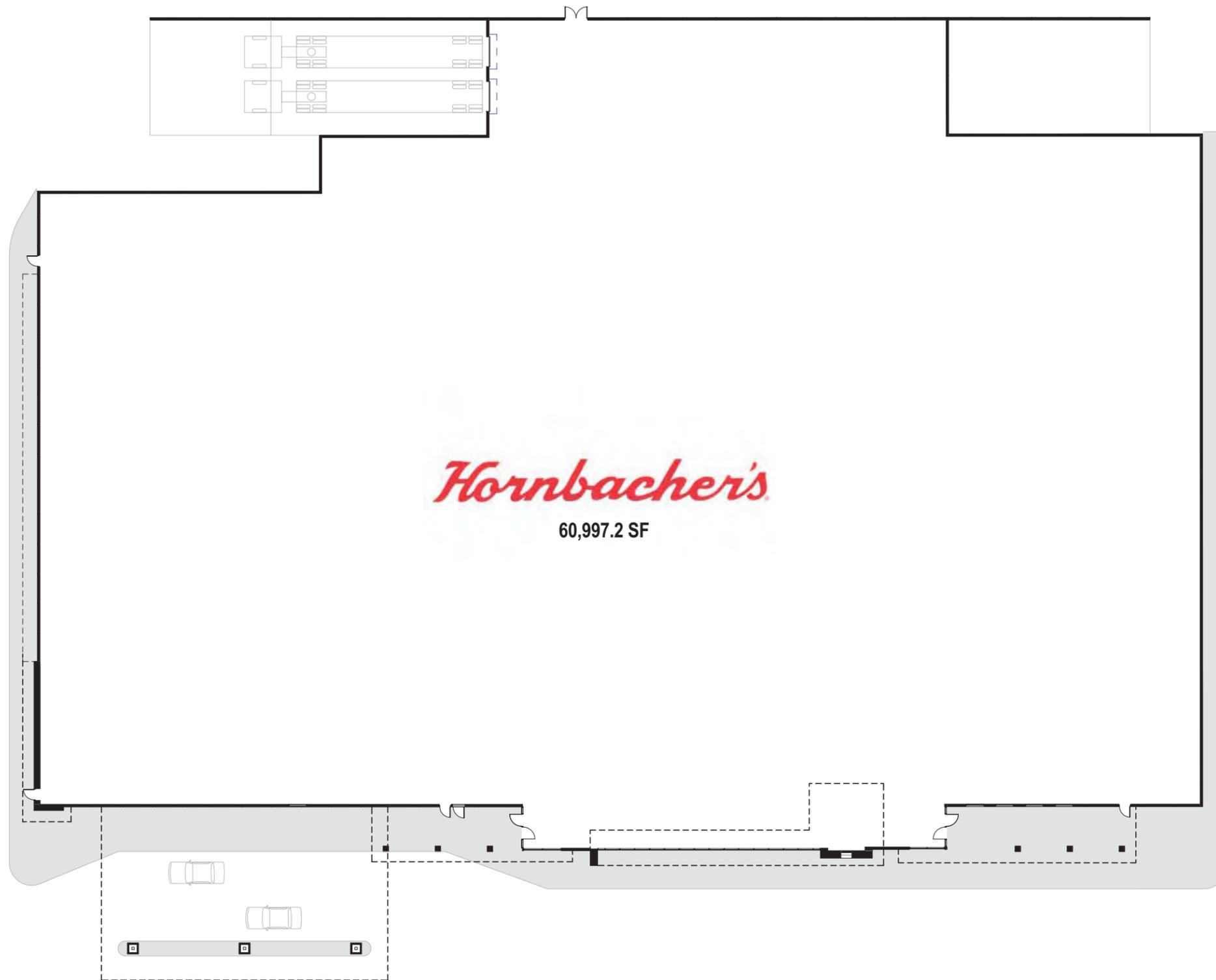
BACK (WEST) BUILDING FACADE		= 8,095 SF
METAL	(FIBERGLASS)	= 45.3 SF (0.5%)
TOTAL		= 45.3 SF (0.5%)
PRECAST CONCRETE PANEL		= 8,049.7 SF (99.5%)
FIBER CEMENT PANEL(WOOD APPEARANCE)	= NONE	
GLASS	= NONE	
TOTAL		= 8,049.7 SF (99.5%)

SIDE (NORTH) BUILDING FACADE		= 5,472.4 SF
METAL	(FIBERGLASS)	= NONE
TOTAL		= 0 SF (0%)
PRECAST PANEL		= 5,472.4 SF (100%)
FIBER CEMENT PANEL(WOOD APPEARANCE)	= NONE	
GLASS	= NONE	
TOTAL		= 5,472.4 SF (100%)

MATERIAL SELECTION

MATERIAL CALCULATIONS - WEST & NORTH ELEVATION





Hornbacher's

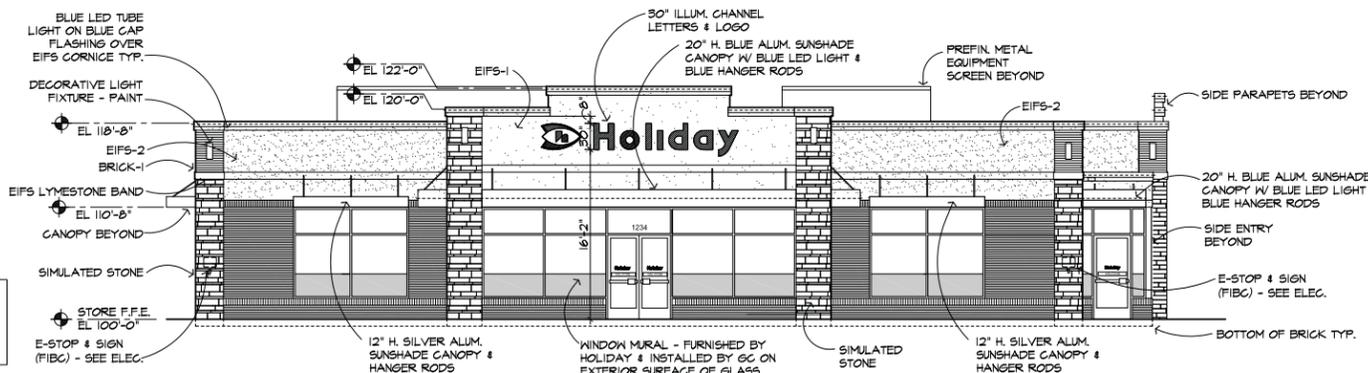
60,997.2 SF





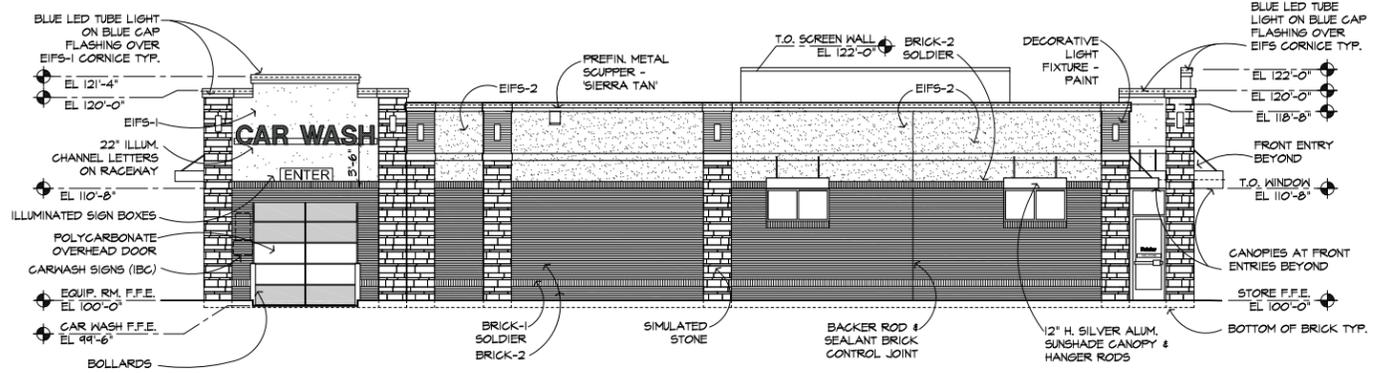
PERSPECTIVE LOOKING SOUTHWEST

WALL FINISHES:
- 137 SF METAL/FIBERGLASS (7%)
- 1643 SF BRICK/STONE/
EIFS/GLASS (93%)
1880 SF TOTAL



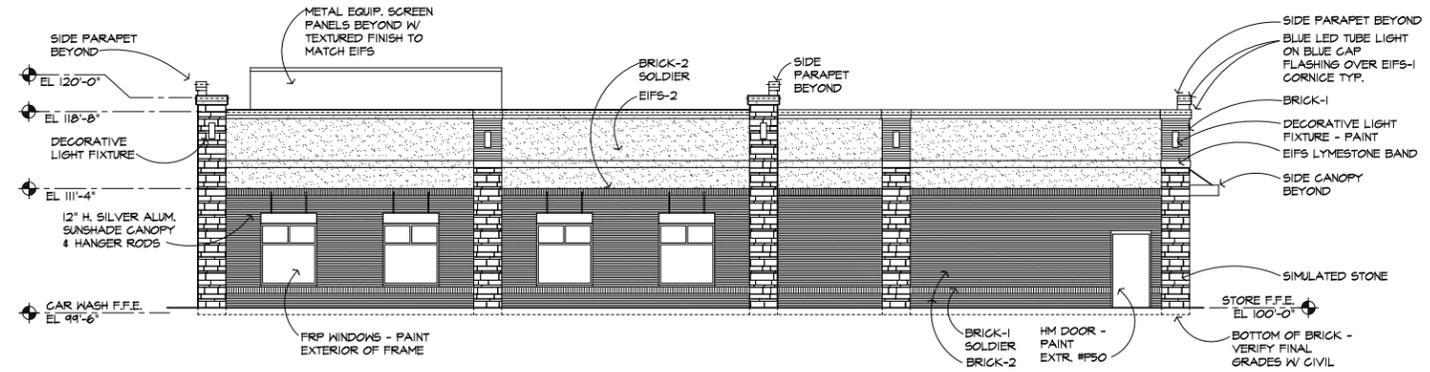
1 **NORTHEAST ELEVATION**
1/8" = 1'-0"

WALL FINISHES:
- 85 SF METAL/FIBERGLASS (4%)
- 1763 SF BRICK/STONE/
EIFS/GLASS (96%)
1828 SF TOTAL



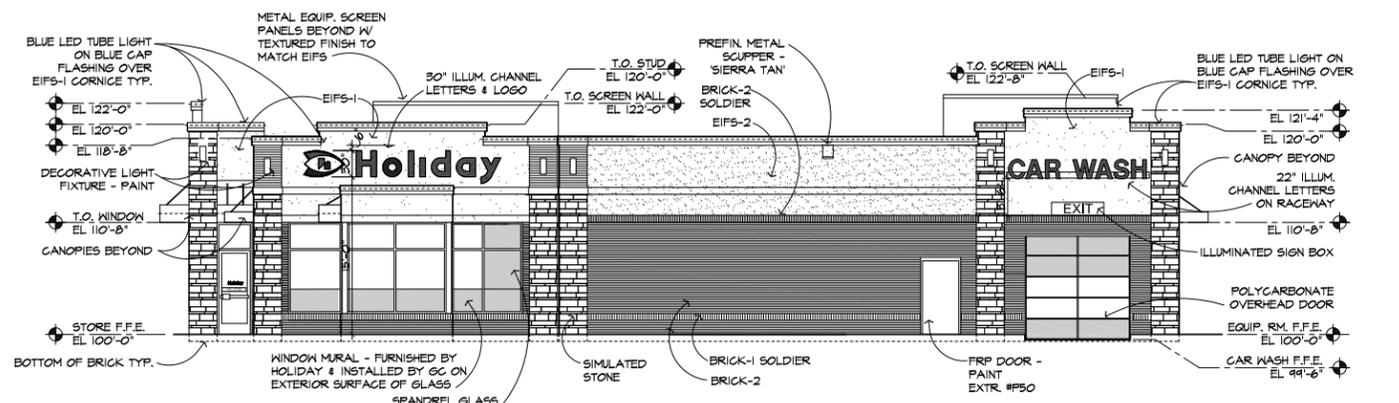
2 **NORTHWEST ELEVATION**
1/8" = 1'-0"

WALL FINISHES:
- 48 SF METAL/FIBERGLASS (5%)
- 1642 SF BRICK/STONE/
EIFS/GLASS (95%)
1740 SF TOTAL



3 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

WALL FINISHES:
- 85 SF METAL/FIBERGLASS (5%)
- 1765 SF BRICK/STONE/
EIFS/GLASS (95%)
1850 SF TOTAL



4 **SOUTHEAST ELEVATION**
1/8" = 1'-0"



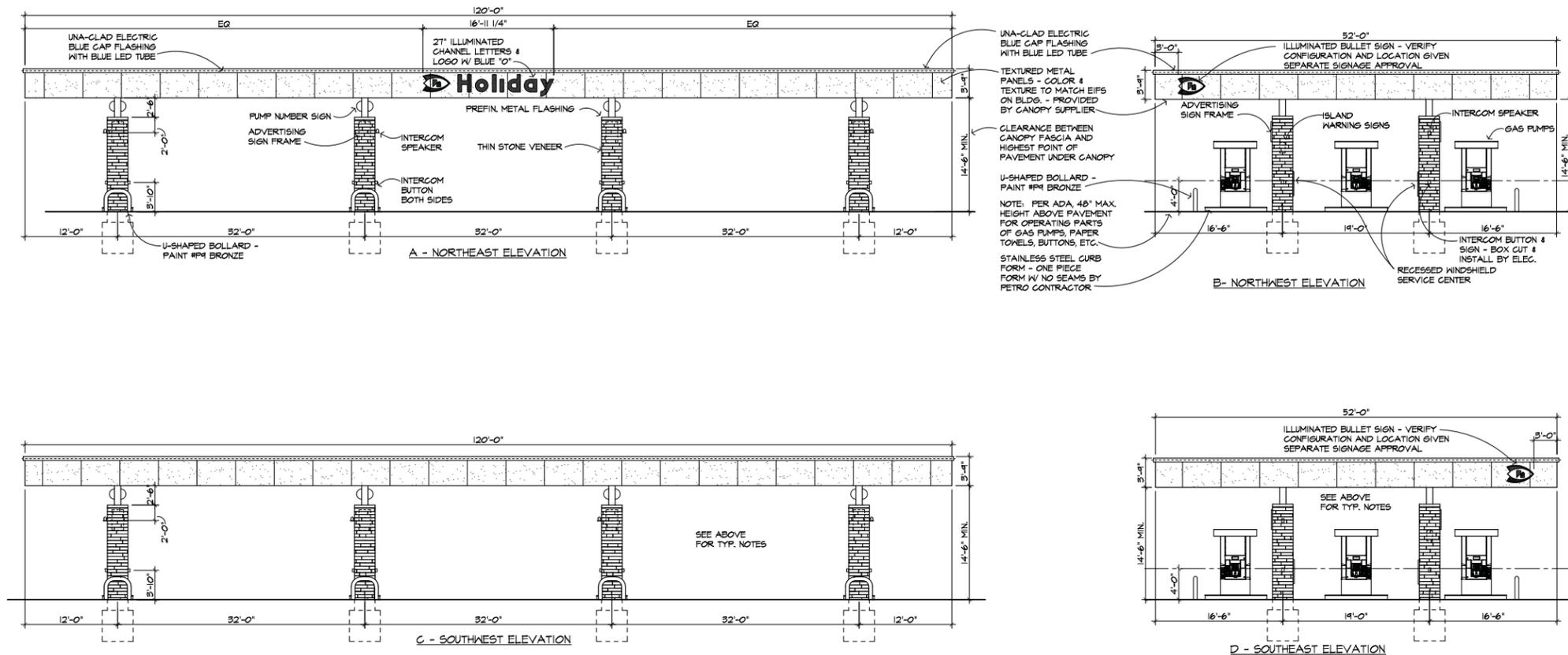
Holiday
STATIONSTORE
#0469
WEST FARGO, ND

PROJECT NUMBER:	17-1099-01
DRAWN BY:	BL
CHECKED BY:	KA
MARK:	REVISION / ISSUE: DATE:
	12-21-17

ALL QUESTIONS RELATED TO BIDDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO HOLIDAY COMPANIES PROJECT MANAGER:
SCOTT ALPAUGH
4567 AMERICAN BLVD, WEST
MINNEAPOLIS, MN 55437-1123
(952) 830-8888 (PHONE)
(952) 830-1678 (FAX)
scott.alpaugh@holidaycompanies.com

**EXTERIOR
ELEVATIONS**

A1



1 CANOPY ELEVATIONS 1/8" = 1'-0"

2 TRASH ENCLOSURE 1/8" = 1'-0"



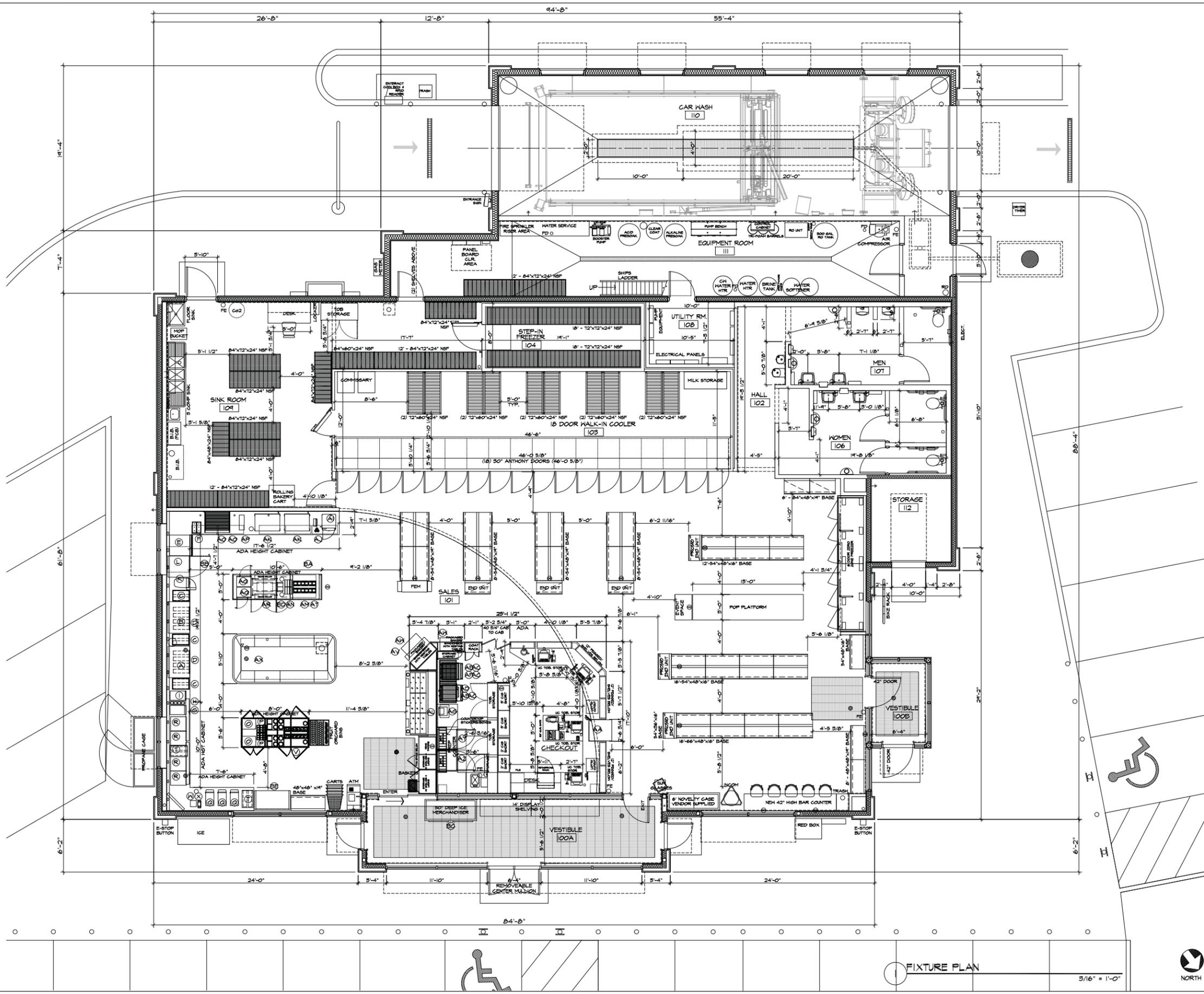
PROJECT NUMBER:	17-1099-01
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**EXTERIOR
ELEVATIONS**

- EQUIPMENT**
- (A) CORNELIUS ENDURO 500 12 VALVE POP W/ CHANKLET ICE
 - (B) CORNELIUS ENDURO 500 12 VALVE POP W/ CUBED ICE
 - (C) NOTE: POST-MIX MAY SWITCH TO SERVED MDH-402 OR TWO MDH-502 UNITS
 - (D) GOLD CUP TOWER - 5
 - (E) GOLD CUPS IN FACE OF COUNTER
 - (F) CORNELIUS VIPER 4-HEAD FCB
 - (G) VIPER CUPS RACK - 2
 - (H) INTL DELIGHT ICED COFFEE MACHINE
 - (I) ICED COFFEE CUPS RACK
 - (J) STOK ICED COFFEE MACHINE
 - (K) -
 - (L) FREAL MILKSHAKE MACHINE - MODEL: FRLB4
 - (M) FREAL BLENDING BAR FREEZER (COUNTERTOP)
 - (N) -
 - (O) 4 VALVE CREAMER
 - (P) FLAVORED SYRUP DISPENSERS
 - (Q) CAPPUCCINO - 5
 - (R) DUAL THERMAL BREWER - 4
 - (S) -
 - (T) HOT CUP TOWER - 2
 - (U) -
 - (V) COFFEE CONDIMENTS WIRE RACK
 - (W) TEA PACKETS WIRE RACK
 - (X) SINGLE SERVE K-CUPS WIRE RACK
 - (Y) -
 - (Z) -
 - (AA) BZ PROFIT ZONE COOLER
 - (AB) -
 - (AC) TURBOCHEF IS OVEN - 5
 - (AD) HOFFAT TURBOFAN EZ3MG OVEN
 - (AE) 24"x30"x54" LPI WIRE RACK - 2
 - (AF) 24"x24" LPI WIRE RACK ON CASTERS
 - (AG) COOKIE COOLING RACK
 - (AH) -
 - (AI) HATCO FLAV-R-FRESH PIZZA WARMER
 - (AJ) PIZZA ACCESSORIES
 - (AK) 3' 2 TIER HATCO SLANT GR50S-36D - 2
 - (AL) -
 - (AM) GOLD CONDIMENTS WIRE RACK
 - (AN) DIPPING SAUCE RACK - 2
 - (AO) TSCOT ROLLER GRILL - 1 (PLUS POWER FOR FUTURE SECOND)
 - (AP) HOT DOG BOATS RACK
 - (AQ) MICROWAVE - 4
 - (AR) GN-1 REFRIGERATED CONDIMENTS
 - (AS) -
 - (AT) DRY CONDIMENTS DISPLAY
 - (AU) 21 PAN EURO BAKERY CASE
 - (AV) LARGE BAKERY NESTING TABLE - 1
 - (AW) SMALL BAKERY NESTING TABLE - 2
 - (AX) 12' SOUTHERN RIM SANDWICH CASE
 - (AY) UNDER COUNTER COOLER
 - (AZ) UNDER COUNTER FREEZER
 - (BA) UNDER COUNTER COOLER W/ DRAWERS
 - (BB) UNDER COUNTER FREEZER W/ DRAWERS
 - (BC) LEER 65C SINGLE DOOR ICE MERCH FREEZER 64"x29.5D"x16.5H
 - (BD) NAPKIN DISPENSER - 2
 - (BE) OPEN-AIR MERCH COOLER



ARCHITECTURAL CONSORTIUM L.L.C.
 901 North Third Street, Suite 220 Minneapolis, MN 55401 612-436-4030 Fax 612-692-9960

Holiday
STATIONSTORE
#0469
 WEST FARGO, ND

PROJECT NUMBER:	17-1099-01
DRAWN BY:	BL
CHECKED BY:	KA
MARK:	REVISION / ISSUE: DATE:
	12-21-17

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 4567 AMERICAN BLVD, WEST MINNEAPOLIS, MN 55437-1123
 (952) 830-8888 (PHONE)
 (952) 830-1678 (FAX)
 scott.alpaugh@holidaycompanies.com

STORE FIXTURE PLAN

F1

Regular Agenda Item #10

ORDINANCE NO. 1110

AN ORDINANCE TO AMEND AND REENACT SECTION 13-0304.8 AND TO CREATE AND ENACT SECTION 13-0313 OF THE REVISED ORDINANCES OF 1990 OF THE CITY OF WEST FARGO RELATING TO PROPER DISPLAY OF LICENSE AND ONLINE MOTOR VEHICLE REGISTRATION.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, NORTH DAKOTA:

SECTION 1. Section 13-0304.8 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

8. Any person violating any of the provisions of this ~~chapter~~ section for which another penalty is not specifically provided is guilty of a class B misdemeanor.

SECTION 2. Section 13-0313 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby created and enacted to read as follows:

13-0313. ONLINE REGISTRATION PRIMA FACIE EVIDENCE. The possession of a receipt, via the North Dakota Department of Transportation's online registration renewal service, is prima facie evidence of compliance with motor vehicle registration laws, with reference to the vehicle therein described, for a period of fifteen (15) days from the date of the printed receipt.

SECTION 3. Effective Date. This ordinance shall be in full force and effect from and after the date of its final passage and publication.

President of Board of City
Commissioners of the City of
West Fargo, North Dakota

ATTEST:

City Auditor

Date of First Reading:

Date of Second Reading:

Date of Publication:

Regular Agenda Item #11

ORDINANCE NO. 1114

AN ORDINANCE TO CREATE AND ENACT SECTION 12-0407 OF THE REVISED ORDINANCES OF 1990 OF THE CITY OF WEST FARGO RELATING TO INGESTING A CONTROLLED SUBSTANCE - VENUE FOR VIOLATION - PENALTY.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, NORTH DAKOTA:

SECTION 1. Section 12-0407 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby created and enacted to read as follows:

12-0407. INGESTING A CONTROLLED SUBSTANCE - VENUE FOR VIOLATION - PENALTY. A person who intentionally ingests, inhales, injects, or otherwise takes into the body a controlled substance, unless the substance was obtained directly from a practitioner or pursuant to a valid prescription or order of a practitioner while acting in the course of the practitioner's professional practice, is guilty of a class B misdemeanor if the controlled substance is marijuana. Otherwise, the offense is a class A misdemeanor. The venue for a violation of this section exists in either the jurisdiction in which the controlled substance was ingested, inhaled, injected, or otherwise taken into the body or the jurisdiction in which the controlled substance was detected in the body of the accused.

SECTION 2. Effective Date. This ordinance shall be in full force and effect from and after the date of its final passage and publication.

President of Board of City
Commissioners of the City of
West Fargo, North Dakota

ATTEST:

City Auditor

Date of First Reading:

Date of Second Reading:

Date of Publication:

Agenda # 12
Agenda Code Regular
Project # 18978A

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Dustin Scott

2. PHONE NO. 282-4692 DATE: April 2, 2018

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review bid tab for Street Improvement District No. 2244

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Sheyenne Street – 13th Ave to Beaton Dr (Segment 1)

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Award contract for Street Improvement District No. 2244
to Northern Improvement Company



925 10th Avenue East
West Fargo, ND 58078

P: 701.282.4692
F: 701.282.4530



April 2, 2018

Board of Commissioners
800 4th Avenue East
West Fargo ND 58078

Re: Street Improvement District No. 2244
Sheyenne Street – 13th Ave to Beaton Dr (Segment 1)
West Fargo, ND

Dear Commissioners:

Attached is the bid tab for your review of the above referenced project.

I hereby recommend award of contract to Northern Improvement Company for their bid of \$5,443,981.15 received on March 27, 2018.

Our Engineer's Opinion of Probable Cost with the Engineer's Report was \$5,576,612.22. Our final engineer's estimate was \$5,500,000.

If the contract is awarded by the Commission, please sign, date, and return the Notice of Award.

Sincerely,

Brandon Oye, PE
Project Manager

Sewer, Water, Storm and Street Improvement District No. 2244
 Sheyenne Street - 13th Ave to Beaton Dr (Segment 1)
 West Fargo ND
 Project No. 18978A
 Bid Date: March 27, 2018

Northern Improvement Company
 PO Box 2846
 Fargo, ND 58108-2846

Master Construction Co., Inc.
 1572 45th St N
 Fargo, ND 58102

Dakota Underground Company
 4001 15th Ave NW
 Fargo, ND 58102

[C] = Corrected Amount

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
1. 15000 - STORM WATER MANAGEMENT	L SUM	1	\$2,975.00	\$2,975.00	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00
2. 201 330 CLEARING & GRUBBING	L SUM	1	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00
3. 201 370 REMOVAL OF TREES 10IN	EA	117	\$120.00	\$14,040.00	\$125.00	\$14,625.00	\$105.00	\$12,285.00
4. 202 114 REMOVAL OF CONCRETE PAVEMENT	SY	7,585	\$3.60	\$27,306.00	\$4.00	\$30,340.00	\$6.50	\$49,302.50
5. 202 130 REMOVAL OF CURB & GUTTER	LF	7,916	\$2.25	\$17,811.00	\$4.00	\$31,664.00	\$3.00	\$23,748.00
6. 202 169 REMOVAL OF END SECTION-ALL TYPES & SIZES	EA	2	\$410.00	\$820.00	\$300.00	\$600.00	\$5,000.00	\$10,000.00
7. 202 174 REMOVAL OF PIPE ALL TYPES AND SIZES	LF	4,414	\$22.50	\$99,315.00	\$17.00	\$75,038.00	\$20.00	\$88,280.00
8. 202 210 REMOVAL OF MANHOLES	EA	21	\$560.00	\$11,760.00	\$500.00	\$10,500.00	\$800.00	\$16,800.00
9. 202 235 REMOVAL OF CATCH BASIN	EA	26	\$560.00	\$14,560.00	\$100.00	\$2,600.00	\$400.00	\$10,400.00
10. 202 312 REMOVE EXISTING FENCE	LF	194	\$11.20	\$2,172.80	\$12.00	\$2,328.00	\$11.20	\$2,172.80
11. 202 395 STUMP REMOVAL	EA	2	\$50.00	\$100.00	\$300.00	\$600.00	\$100.00	\$200.00
12. 202 9998 REMOVAL OF LANDSCAPING	L SUM	1	\$2,275.00	\$2,275.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
13. 203 101 COMMON EXCAVATION-TYPE A	CY	13,318	\$6.40	\$85,235.20	\$7.50	\$99,885.00	\$8.00	\$106,544.00
14. 203 109 TOPSOIL	CY	4,591	\$11.65	\$53,485.15	\$5.00	\$22,955.00	\$15.00	\$68,865.00
15. 203 119 TOPSOIL-IMPORTED	CY	1,000	\$10.00	\$10,000.00	\$20.00	\$20,000.00	\$15.00	\$15,000.00
16. 216 100 WATER	M GAL	746	\$16.00	\$11,936.00	\$10.00	\$7,460.00	\$10.00	\$7,460.00
17. 230 9999 SUBGRADE PREPARATION-TYPE A	SY	30,101	\$1.10	\$33,111.10	\$1.50	\$45,151.50	\$2.60	\$78,262.60
18. 251 300 SEEDING CLASS III	ACRE	3.59	\$1,225.00	\$4,397.75	\$1,300.00	\$4,667.00	\$1,225.00	\$4,397.75
19. 251 9999 MOWING	ACRE	35.90	\$76.50	\$2,746.35	\$85.00	\$3,051.50	\$75.00	\$2,692.50
20. 253 201 HYDRAULIC MULCH	ACRE	10.14	\$1,325.00	\$13,435.50	\$1,400.00	\$14,196.00	\$1,325.00	\$13,435.50
21. 253 300 BONDED FIBER MATRIX	SY	1,934	\$1.05	\$2,030.70	\$1.10	\$2,127.40	\$1.05	\$2,030.70
22. 256 500 RIPRAP-SPECIAL	CY	62	\$84.00	\$5,208.00	\$100.00	\$6,200.00	\$150.00	\$9,300.00
23. 260 200 SILT FENCE SUPPORTED	LF	740	\$2.05	\$1,517.00	\$2.05	\$1,517.00	\$2.05	\$1,517.00
24. 260 201 REMOVE SILT FENCE SUPPORTED	LF	740	\$0.35	\$259.00	\$0.35	\$259.00	\$0.31	\$229.40
25. 261 112 FIBER ROLLS 12IN	LF	2,000	\$2.30	\$4,600.00	\$2.35	\$4,700.00	\$2.30	\$4,600.00
26. 261 113 REMOVE FIBER ROLLS 12IN	LF	2,000	\$0.40	\$800.00	\$0.40	\$800.00	\$0.36	\$720.00
27. 262 100 FLOTATION SILT CURTAIN	LF	65	\$12.25	\$796.25	\$13.00	\$845.00	\$12.25	\$796.25
28. 262 101 REMOVE FLOTATION SILT CURTAIN	LF	65	\$3.05	\$198.25	\$3.25	\$211.25	\$3.10	\$201.50
29. 302 121 AGGREGATE BASE COURSE CL 5	CY	8,472	\$29.50	\$249,924.00	\$32.00	\$271,104.00	\$34.00	\$288,048.00
30. 302 314 TEMPORARY TRAFFIC SURFACE AGGREGATE	TON	4,115	\$14.10	\$58,021.50	\$15.00	\$61,725.00	\$12.00	\$49,380.00
31. 302 321 AGGREGATE SURFACE COURSE CL 5	CY	96	\$31.50	\$3,024.00	\$40.00	\$3,840.00	\$50.00	\$4,800.00

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32.	306	510 FULL DEPTH RECLAMATION	SY	17,254	\$3.30	\$56,938.20	\$4.25	\$73,329.50	\$6.00	\$103,524.00
33.	430	43 SUPERPAVE FAA 43	TON	1,094	\$85.00	\$92,990.00	\$95.00	\$103,930.00	\$78.00	\$85,332.00
34.	550	118 10IN NON-REINF CONCRETE PAVEMENT CL AE	SY	25,611	\$52.00	\$1,331,772.00	\$50.00	\$1,280,550.00	\$58.00	\$1,485,438.00
35.	702	100 MOBILIZATION	L SUM	1	\$175,000.00	\$175,000.00	\$200,000.00	\$200,000.00	\$116,000.00	\$116,000.00
36.	704	100 FLAGGING	MHR	1,600	\$31.25	\$50,000.00	\$30.00	\$48,000.00	\$32.00	\$51,200.00
37.	704	1000 TRAFFIC CONTROL SIGNS	UNIT	3,843	\$2.05	\$7,878.15	\$2.25	\$8,646.75	\$2.04	\$7,839.72
38.	704	1052 TYPE III BARRICADE	EA	15	\$155.00	\$2,325.00	\$160.00	\$2,400.00	\$153.00	\$2,295.00
39.	704	1055 PEDESTRIAN LONGITUDINAL BARRICADE	LF	54	\$15.30	\$826.20	\$16.00	\$864.00	\$15.30	\$826.20
40.	704	1060 DELINEATOR DRUMS	EA	453	\$20.40	\$9,241.20	\$21.00	\$9,513.00	\$20.40	\$9,241.20
41.	704	1067 TUBULAR MARKERS	EA	1,035	\$5.10	\$5,278.50	\$5.50	\$5,692.50	\$5.10	\$5,278.50
42.	704	1500 OBLITERATION OF PAVEMENT MARKING	SF	8,003	\$1.15	\$9,203.45	\$1.25	\$10,003.75	\$1.12	\$8,963.36
43.	704	3501 PORTABLE PRECAST CONCRETE MED BARRIER	LF	60	\$25.00	\$1,500.00	\$200.00	\$12,000.00	\$90.00	\$5,400.00
44.	708	1540 INLET PROTECTION-SPECIAL	EA	59	\$76.50	\$4,513.50	\$85.00	\$5,015.00	\$120.00	\$7,080.00
45.	708	1541 REMOVE INLET PROTECTION-SPECIAL	EA	59	\$25.50	\$1,504.50	\$30.00	\$1,770.00	\$25.00	\$1,475.00
46.	709	151 GEOSYNTHETIC MATERIAL TYPE R1	SY	34,887	\$1.40	\$48,841.80	\$1.25	\$43,608.75	\$1.45	\$50,586.15
47.	709	155 GEOSYNTHETIC MATERIAL TYPE RR	SY	92	\$2.50	\$230.00	\$2.00	\$184.00	\$5.00	\$460.00
48.	714	210 PIPE CONC REINF 15IN CL III-STORM DRAIN	LF	806	\$42.85	\$34,537.10	\$41.00	\$33,046.00	\$42.00	\$33,852.00
49.	714	315 PIPE CONC REINF 18IN CL III-STORM DRAIN	LF	157	\$44.85	\$7,041.45	\$42.00	\$6,594.00	\$45.00	\$7,065.00
50.	714	405 PIPE CONC REINF 21IN CL III-STORM DRAIN	LF	243	\$47.00	\$11,421.00	\$46.00	\$11,178.00	\$59.00	\$14,337.00
51.	714	620 PIPE CONC REINF 24IN CL III-STORM DRAIN	LF	1,235	\$51.00	\$62,985.00	\$49.00	\$60,515.00	\$72.00	\$88,920.00
52.	714	825 PIPE CONC REINF 30IN CL III-STORM DRAIN	LF	365	\$59.00	\$21,535.00	\$65.00	\$23,725.00	\$78.00	\$28,470.00
53.	714	910 PIPE CONC REINF 36IN CL III-STORM DRAIN	LF	578	\$82.00	\$47,396.00	\$85.00	\$49,130.00	\$102.00	\$58,956.00
54.	714	1010 PIPE CONC REINF 42IN CL III-STORM DRAIN	LF	1,046	\$110.00	\$115,060.00	\$124.00	\$129,704.00	\$130.00	\$135,980.00
55.	714	1110 PIPE CONC REINF 48IN CL III-STORM DRAIN	LF	12	\$140.00	\$1,680.00	\$200.00	\$2,400.00	\$310.00	\$3,720.00
56.	714	3020 END SECT-CONC REINF 24IN	EA	1	\$2,250.00	\$2,250.00	\$2,500.00	\$2,500.00	\$5,500.00	\$5,500.00
57.	714	3045 END SECT-CONC REINF 48IN	EA	1	\$4,100.00	\$4,100.00	\$3,100.00	\$3,100.00	\$8,700.00	\$8,700.00
58.	714	7036 PIPE PVC 18IN	LF	5	\$105.00	\$525.00	\$100.00	\$500.00	\$140.00	\$700.00
59.	714	9720 UNDERDRAIN PIPE PVC PERFORATED 4IN	LF	7,398	\$4.35	\$32,181.30	\$6.00	\$44,388.00	\$4.00	\$29,592.00
60.	714	9770 UNDERDRAIN PIPE PVC NON-PERFORATED 4IN	LF	500	\$3.00	\$1,500.00	\$6.00	\$3,000.00	\$6.00	\$3,000.00
61.	714	9912 FLAP GATE 24IN	EA	1	\$11,220.00	\$11,220.00	\$9,000.00	\$9,000.00	\$10,500.00	\$10,500.00
62.	714	9917 FLAP GATE 42IN	EA	1	\$23,460.00	\$23,460.00	\$15,500.00	\$15,500.00	\$23,750.00	\$23,750.00

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63. 722 100 MANHOLE 48IN	EA	8	\$2,960.00	\$23,680.00	\$3,400.00	\$27,200.00	\$3,500.00	\$28,000.00
64. 722 110 MANHOLE 60IN	EA	7	\$4,180.00	\$29,260.00	\$4,500.00	\$31,500.00	\$4,800.00	\$33,600.00
65. 722 120 MANHOLE 72IN	EA	4	\$5,600.00	\$22,400.00	\$5,500.00	\$22,000.00	\$6,200.00	\$24,800.00
66. 722 130 MANHOLE 84IN	EA	1	\$7,650.00	\$7,650.00	\$7,200.00	\$7,200.00	\$8,100.00	\$8,100.00
67. 722 3291 ABANDON SANITARY SEWER MANHOLE	EA	7	\$460.00	\$3,220.00	\$500.00	\$3,500.00	\$1,500.00	\$10,500.00
68. 722 3297 ABANDON STORM SEWER	LF	235	\$20.50	\$4,817.50	\$30.00	\$7,050.00	\$25.00	\$5,875.00
69. 330561 - SANITARY SEWER MANHOLE	EA	11	\$4,700.00	\$51,700.00	\$3,700.00	\$40,700.00	\$5,000.00	\$55,000.00
70. 722 3499 INLET	EA	2	\$2,250.00	\$4,500.00	\$1,850.00	\$3,700.00	\$1,800.00	\$3,600.00
71. 722 3510 INLET-TYPE 2	EA	17	\$2,500.00	\$42,500.00	\$2,350.00	\$39,950.00	\$2,300.00	\$39,100.00
72. 722 3520 INLET-TYPE 2 DOUBLE	EA	4	\$3,570.00	\$14,280.00	\$3,200.00	\$12,800.00	\$3,900.00	\$15,600.00
73. 722 6140 ADJUST GATE VALVE BOX	EA	4	\$305.00	\$1,220.00	\$150.00	\$600.00	\$300.00	\$1,200.00
74. 722 9997 12FT X 11FT RCB CULVERT MANHOLE	EA	1	\$53,000.00	\$53,000.00	\$39,000.00	\$39,000.00	\$63,000.00	\$63,000.00
75. 722 9998 10FT X 8FT RCB CULVERT MANHOLE	EA	1	\$36,725.00	\$36,725.00	\$34,000.00	\$34,000.00	\$52,500.00	\$52,500.00
76. 722 9999 ABANDON SANITARY SEWER	LF	1,973	\$5.10	\$10,062.30	\$4.00	\$7,892.00	\$15.00	\$29,595.00
77. 724 270 REMOVE GATE VALVE & BOX	EA	6	\$305.00	\$1,830.00	\$200.00	\$1,200.00	\$400.00	\$2,400.00
78. 331413 - FITTINGS	LBS	96	\$22.50	\$2,160.00	\$50.00	\$4,800.00	\$30.00	\$2,880.00
79. 331419 - GATE VALVE & BOX - 6"	EA	8	\$1,325.00	\$10,600.00	\$1,625.00	\$13,000.00	\$1,500.00	\$12,000.00
80. 724 430 REMOVE HYDRANT	EA	6	\$765.00	\$4,590.00	\$300.00	\$1,800.00	\$800.00	\$4,800.00
81. 331419 - HYDRANT - 6"	EA	7	\$5,600.00	\$39,200.00	\$4,500.00	\$31,500.00	\$4,800.00	\$33,600.00
82. 331413 - HYDRANT LEAD - 6"	LF	59	\$41.00	\$2,419.00	\$70.00	\$4,130.00	\$43.00	\$2,537.00
83. 331413 - RELOCATE WATERMAIN	EA	9	\$7,650.00	\$68,850.00	\$4,000.00	\$36,000.00	\$6,200.00	\$55,800.00
84. 331413 - RELOCATE WATERMAIN-16IN	EA	1	\$11,730.00	\$11,730.00	\$8,300.00	\$8,300.00	\$12,500.00	\$12,500.00
85. 333111 - SANITARY SEWER - 8"	LF	2,651	\$33.00	\$87,483.00	\$39.00	\$103,389.00	\$55.00	\$145,805.00
86. 724 9999 SPRINKLER REPAIR	EA	5	\$510.00	\$2,550.00	\$1,000.00	\$5,000.00	\$500.00	\$2,500.00
87. 333111 - SANITARY SEWER SERVICE - 6"	LF	872	\$71.50	\$62,348.00	\$40.00	\$34,880.00	\$58.00	\$50,576.00
88. 333111 - SANITARY SEWER CLEANOUT	EA	1	\$815.00	\$815.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
89. 744 50 INSULATION BOARD	CF	560	\$17.35	\$9,716.00	\$10.00	\$5,600.00	\$13.00	\$7,280.00
90. 748 141 CURB & GUTTER-TYPE 1 SPECIAL	LF	119	\$25.50	\$3,034.50	\$20.00	\$2,380.00	\$25.00	\$2,975.00
91. 748 190 CURB & GUTTER-TYPE I 30IN	LF	7,485	\$16.00	\$119,760.00	\$16.00	\$119,760.00	\$18.00	\$134,730.00
92. 750 30 PIGMENTED IMPRINTED CONCRETE	SY	298	\$70.00	\$20,860.00	\$75.00	\$22,350.00	\$71.40	\$21,277.20
93. 750 101 SIDEWALK CONCRETE REINF	SY	2,125	\$42.00	\$89,250.00	\$45.00	\$95,625.00	\$44.00	\$93,500.00

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94. 750 107 SIDEWALK - DECORATIVE	SY	15	\$76.50	\$1,147.50	\$80.00	\$1,200.00	\$79.00	\$1,185.00
95. 750 120 SIDEWALK CONCRETE 5IN REINF	SY	2,091	\$33.60	\$70,257.60	\$36.50	\$76,321.50	\$34.60	\$72,348.60
96. 750 1016 CONCRETE MEDIAN NOSE PAVING	SY	17	\$95.00	\$1,615.00	\$100.00	\$1,700.00	\$80.00	\$1,360.00
97. 750 1000 DRIVEWAY CONCRETE	SY	162	\$39.25	\$6,358.50	\$42.00	\$6,804.00	\$40.50	\$6,561.00
98. 750 1016 DRIVEWAY CONCRETE 6IN REINFORCED	SY	1,475	\$36.00	\$53,100.00	\$40.00	\$59,000.00	\$37.10	\$54,722.50
99. 750 2115 DETECTABLE WARNING PANELS	SF	324	\$30.60	\$9,914.40	\$35.00	\$11,340.00	\$31.50	\$10,206.00
100. 750 9998 SIDEWALK CONCRETE 6IN REINF	SY	145	\$34.25	\$4,966.25	\$36.00	\$5,220.00	\$35.20	\$5,104.00
101. 750 9999 SIDEWALK CONCRETE 4IN REINF	SY	1,183	\$30.45	\$36,022.35	\$33.50	\$39,630.50	\$31.50	\$37,264.50
102. 752 600 FENCE CHAIN LINK	LF	100	\$62.65	\$6,265.00	\$65.00	\$6,500.00	\$63.00	\$6,300.00
103. 752 850 ORNAMENTAL FENCE	LF	84	\$162.00	\$13,608.00	\$170.00	\$14,280.00	\$162.00	\$13,608.00
104. 752 911 TEMPORARY SAFETY FENCE	LF	1,000	\$2.05	\$2,050.00	\$2.10	\$2,100.00	\$2.05	\$2,050.00
105. 754 110 FLAT SHEET FOR SIGNS-TYPE XI REFL SHEETING	SF	150	\$22.45	\$3,367.50	\$24.00	\$3,600.00	\$22.50	\$3,375.00
106. 754 112 FLAT SHEET FOR SIGNS-TYPE IV REFL SHEETING	SF	119	\$17.35	\$2,064.65	\$18.00	\$2,142.00	\$17.35	\$2,064.65
107. 754 170 FLEXIBLE DELINEATORS	EA	2	\$51.00	\$102.00	\$55.00	\$110.00	\$51.00	\$102.00
108. 754 206 STEEL GALV POSTS-TELESCOPING PERFORATED TUBE	LF	289	\$18.35	\$5,303.15	\$19.00	\$5,491.00	\$18.40	\$5,317.60
109. 754 592 RESET SIGN PANEL	EA	1	\$51.00	\$51.00	\$55.00	\$55.00	\$51.00	\$51.00
110. 762 103 PVMT MK PAINTED-MESSAGE	SF	171	\$5.00	\$855.00	\$5.25	\$897.75	\$5.00	\$855.00
111. 762 114 EPOXY PVMT MK 6IN LINE	LF	1,237	\$5.40	\$6,679.80	\$5.75	\$7,112.75	\$5.40	\$6,679.80
112. 762 122 PREFORMED PATTERNED PVMT MK-MESSAGE(GROOVED)	SF	428	\$33.65	\$14,402.20	\$36.00	\$15,408.00	\$33.65	\$14,402.20
113. 762 420 SHORT TERM 4IN LINE-TYPE R	LF	10,657	\$1.30	\$13,854.10	\$1.50	\$15,985.50	\$1.28	\$13,640.96
114. 762 426 SHORT TERM 24IN LINE-TYPE R	LF	228	\$7.65	\$1,744.20	\$8.00	\$1,824.00	\$7.65	\$1,744.20
115. 762 430 SHORT TERM 4IN LINE-TYPE NR	LF	7,962	\$0.46	\$3,662.52	\$0.50	\$3,981.00	\$0.46	\$3,662.52
116. 762 436 SHORT TERM 24IN LINE-TYPE NR	LF	129	\$6.10	\$786.90	\$6.50	\$838.50	\$6.12	\$789.48
117. 762 1104 PVMT MK PAINTED 4IN LINE	LF	4,048	\$0.70	\$2,833.60	\$0.75	\$3,036.00	\$0.69	\$2,793.12
118. 762 1108 PVMT MK PAINTED 8IN LINE	LF	2,167	\$1.60	\$3,467.20	\$1.75	\$3,792.25	\$1.58	\$3,423.86
119. 762 1124 PVMT MK PAINTED 24IN LINE	LF	121	\$5.60	\$677.60	\$6.00	\$726.00	\$5.60	\$677.60
120. 762 1305 PREFORMED PATTERNED PVMT MK 4IN LINE-GROOVED	LF	6,366	\$5.30	\$33,739.80	\$5.50	\$35,013.00	\$5.30	\$33,739.80
121. 762 1309 PREFORMED PATTERNED PVMT MK 8IN LINE-GROOVED	LF	1,306	\$10.00	\$13,060.00	\$10.50	\$13,713.00	\$10.00	\$13,060.00
122. 762 1325 PREFORMED PATTERNED PVMT MK 24IN LINE-GROOVED	LF	216	\$33.65	\$7,268.40	\$36.00	\$7,776.00	\$33.65	\$7,268.40
123. 762 1344 PREF PATT PVMT MK 7IN LINE CONTRAST-GROOVED	LF	1,332	\$9.70	\$12,920.40	\$10.50	\$13,986.00	\$9.70	\$12,920.40
124. 766 100 MAILBOX-ALL TYPES	EA	12	\$80.00	\$960.00	\$250.00	\$3,000.00	\$205.00	\$2,460.00

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 West Fargo ND
 Project No. 18978A
 Bid Date: March 27, 2018

Northern Improvement Company
 PO Box 2846
 Fargo, ND 58108-2846

Master Construction Co., Inc.
 1572 45th St N
 Fargo, ND 58102

Dakota Underground Company
 4001 15th Ave NW
 Fargo, ND 58102

[C] = Corrected Amount

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
125. 770 3 LIGHTING SYSTEM A	EA	1	\$242,965.00	\$242,965.00	\$250,000.00	\$250,000.00	\$243,000.00	\$243,000.00
126. 772 2800 INTERIM TRAFFIC SIGNALS	EA	3	\$14,000.00	\$42,000.00	\$14,500.00	\$43,500.00	\$14,100.00	\$42,300.00
127. 772 2810 TEMPORARY TRAFFIC SIGNALS	EA	2	\$88,000.00	\$176,000.00	\$90,000.00	\$180,000.00	\$88,100.00	\$176,200.00
128. 772 2906 REVISE TRAFFIC SIGNAL SYSTEM-SITE 1	EA	1	\$111,180.00	\$111,180.00	\$115,000.00	\$115,000.00	\$111,200.00	\$111,200.00
129. 772 9200 IT SYSTEM	EA	1	\$15,700.00	\$15,700.00	\$16,200.00	\$16,200.00	\$15,700.00	\$15,700.00
130. 772 9811 TRAFFIC SIGNAL SYSTEM - SITE 1	EA	1	\$256,600.00	\$256,600.00	\$265,000.00	\$265,000.00	\$256,650.00	\$256,650.00
131. 772 9812 TRAFFIC SIGNAL SYSTEM - SITE 2	EA	1	\$251,225.00	\$251,225.00	\$260,000.00	\$260,000.00	\$251,230.00	\$251,230.00
132. 772 9813 TRAFFIC SIGNAL SYSTEM - SITE 3	EA	1	\$125,865.00	\$125,865.00	\$129,500.00	\$129,500.00	\$125,900.00	\$125,900.00
133. 900 1050 TEMPORARY DRAINAGE SYSTEM	L SUM	1	\$7,650.00	\$7,650.00	\$500.00	\$500.00	\$10,000.00	\$10,000.00
134. 330130 - TELEVISION - MAINLINE	LF	2,587	\$1.55	\$4,009.85	\$1.00	\$2,587.00	\$2.00	\$5,174.00
135. 330130 - TELEVISION - SERVICE	LF	936	\$2.55	\$2,386.80	\$1.00	\$936.00	\$2.00	\$1,872.00
136. 920 9999 WASTE DISPOSAL STATION	L SUM	1	\$10,250.00	\$10,250.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
137. 930 9543 RETAINING WALL	SF	423	\$38.75	\$16,391.25	\$40.00	\$16,920.00	\$44.00	\$18,612.00
138. 970 105 HERBICIDE WEED CONTROL	SF	297,768	\$0.01	\$2,977.68	\$0.02	\$5,955.36	\$0.01	\$2,977.68
139. 329300 - TREE - REMOVE & RESET	EA	10	\$510.00	\$5,100.00	\$550.00	\$5,500.00	\$510.00	\$5,100.00
140. 329300 - TREE - SMALL DECIDUOUS	EA	56	\$400.00	\$22,400.00	\$415.00	\$23,240.00	\$403.00	\$22,568.00
141. 329300 - TREE - LARGE DECIDUOUS	EA	100	\$460.00	\$46,000.00	\$475.00	\$47,500.00	\$459.00	\$45,900.00
142. 329300 - TREE - SMALL EVERGREEN	EA	8	\$330.00	\$2,640.00	\$350.00	\$2,800.00	\$332.00	\$2,656.00
143. 329300 - TREE - LARGE EVERGREEN	EA	8	\$360.00	\$2,880.00	\$375.00	\$3,000.00	\$357.00	\$2,856.00
144. 329300 - SHRUB - 2 GALLON	EA	69	\$35.75	\$2,466.75	\$37.00	\$2,553.00	\$36.00	\$2,484.00
145. 329300 - MULCH - LANDSCAPE	CY	99	\$51.00	\$5,049.00	\$55.00	\$5,445.00	\$51.00	\$5,049.00
146. 329300 - TREE PROTECTION PLAN	L SUM	1	\$5,350.00	\$5,350.00	\$5,750.00	\$5,750.00	\$5,360.00	\$5,360.00
147. 990 1934 STONE SIGN	EA	1	\$1,785.00	\$1,785.00	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00
TOTAL OF ALL BID PRICES				\$5,443,981.15	\$5,466,053.01	\$5,466,053.01	\$5,935,105.70	\$5,935,105.70

Sewer, Water, Storm and Street Improvement District No. 2244
 Sheyenne Street - 13th Ave to Beaton Dr (Segment 1)
 West Fargo ND
 Project No. 18978A
 Bid Date: March 27, 2018

Powder River Construction, Inc.
 4001 East Collins Rd
 Gillette, WY 82718

KPH, Inc.
 9530 39th St S
 Fargo, ND 58104-7824

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BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
1. 15000 - STORM WATER MANAGEMENT	L SUM	1	\$28,800.00	\$28,800.00	\$500.00	\$500.00
2. 201 330 CLEARING & GRUBBING	L SUM	1	\$19,000.00	\$19,000.00	\$18,000.00	\$18,000.00
3. 201 370 REMOVAL OF TREES 10IN	EA	117	\$219.00	\$25,623.00	\$95.00	\$11,115.00
4. 202 114 REMOVAL OF CONCRETE PAVEMENT	SY	7,585	\$5.50	\$41,717.50	\$15.50	\$117,567.50
5. 202 130 REMOVAL OF CURB & GUTTER	LF	7,916	\$4.20	\$33,247.20	\$8.00	\$63,328.00
6. 202 169 REMOVAL OF END SECTION-ALL TYPES & SIZES	EA	2	\$397.00	\$794.00	\$310.00	\$620.00
7. 202 174 REMOVAL OF PIPE ALL TYPES AND SIZES	LF	4,414	\$35.00	\$154,490.00	\$12.50	\$55,175.00
8. 202 210 REMOVAL OF MANHOLES	EA	21	\$800.00	\$16,800.00	\$310.00	\$6,510.00
9. 202 235 REMOVAL OF CATCH BASIN	EA	26	\$399.00	\$10,374.00	\$235.00	\$6,110.00
10. 202 312 REMOVE EXISTING FENCE	LF	194	\$4.40	\$853.60	\$11.50	\$2,231.00
11. 202 395 STUMP REMOVAL	EA	2	\$288.00	\$576.00	\$52.00	\$104.00
12. 202 9998 REMOVAL OF LANDSCAPING	L SUM	1	\$33,200.00	\$33,200.00	\$4,500.00	\$4,500.00
13. 203 101 COMMON EXCAVATION-TYPE A	CY	13,318	\$6.10	\$81,239.80	\$8.40	\$111,871.20
14. 203 109 TOPSOIL	CY	4,591	\$3.00	\$13,773.00	\$9.00	\$41,319.00
15. 203 119 TOPSOIL-IMPORTED	CY	1,000	\$28.50	\$28,500.00	\$6.00	\$6,000.00
16. 216 100 WATER	M GAL	746	\$27.50	\$20,515.00	\$23.00	\$17,158.00
17. 230 9999 SUBGRADE PREPARATION-TYPE A	SY	30,101	\$1.10	\$33,111.10	\$2.65	\$79,767.65
18. 251 300 SEEDING CLASS III	ACRE	3.59	\$920.00	\$3,302.80	\$820.00	\$2,943.80
19. 251 9999 MOWING	ACRE	35.90	\$72.50	\$2,602.75	\$65.00	\$2,333.50
20. 253 201 HYDRAULIC MULCH	ACRE	10.14	\$1,524.00	\$15,453.36	\$1,350.00	\$13,689.00
21. 253 300 BONDED FIBER MATRIX	SY	1,934	\$0.90	\$1,740.60	\$0.85	\$1,643.90
22. 256 500 RIPRAP-SPECIAL	CY	62	\$152.00	\$9,424.00	\$120.00	\$7,440.00
23. 260 200 SILT FENCE SUPPORTED	LF	740	\$2.80	\$2,072.00	\$2.60	\$1,924.00
24. 260 201 REMOVE SILT FENCE SUPPORTED	LF	740	\$0.25	\$185.00	\$0.20	\$148.00
25. 261 112 FIBER ROLLS 12IN	LF	2,000	\$2.90	\$5,800.00	\$2.65	\$5,300.00
26. 261 113 REMOVE FIBER ROLLS 12IN	LF	2,000	\$0.25	\$500.00	\$0.20	\$400.00
27. 262 100 FLOTATION SILT CURTAIN	LF	65	\$20.50	\$1,332.50	\$19.00	\$1,235.00
28. 262 101 REMOVE FLOTATION SILT CURTAIN	LF	65	\$2.90	\$188.50	\$2.60	\$169.00
29. 302 121 AGGREGATE BASE COURSE CL 5	CY	8,472	\$31.50	\$266,868.00	\$34.00	\$288,048.00
30. 302 314 TEMPORARY TRAFFIC SURFACE AGGREGATE	TON	4,115	\$18.50	\$76,127.50	\$22.00	\$90,530.00
31. 302 321 AGGREGATE SURFACE COURSE CL 5	CY	96	\$35.00	\$3,360.00	\$36.00	\$3,456.00

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306	510 FULL DEPTH RECLAMATION	SY	17,254	\$4.90	\$84,544.60	\$5.75	\$99,210.50
33.	430 43 SUPERPAVE FAA 43	TON	1,094	\$108.00	\$118,152.00	\$75.00	\$82,050.00
34.	550 118 10IN NON-REINF CONCRETE PAVEMENT CL AE	SY	25,611	\$48.00	\$1,229,328.00	\$54.00	\$1,382,994.00
35.	702 100 MOBILIZATION	L SUM	1	\$316,000.00	\$316,000.00	\$220,000.00	\$220,000.00
36.	704 100 FLAGGING	MHR	1,600	\$40.50	\$64,800.00	\$24.75	\$39,600.00
37.	704 1000 TRAFFIC CONTROL SIGNS	UNIT	3,843	\$2.30	\$8,838.90	\$2.10	\$8,070.30
38.	704 1052 TYPE III BARRICADE	EA	15	\$173.00	\$2,595.00	\$155.00	\$2,325.00
39.	704 1055 PEDESTRIAN LONGITUDINAL BARRICADE	LF	54	\$17.50	\$945.00	\$15.80	\$853.20
40.	704 1060 DELINEATOR DRUMS	EA	453	\$23.00	\$10,419.00	\$21.00	\$9,513.00
41.	704 1067 TUBULAR MARKERS	EA	1,035	\$5.80	\$6,003.00	\$5.25	\$5,433.75
42.	704 1500 OBLITERATION OF PAVEMENT MARKING	SF	8,003	\$1.30	\$10,403.90	\$1.15	\$9,203.45
43.	704 3501 PORTABLE PRECAST CONCRETE MED BARRIER	LF	60	\$152.00	\$9,120.00	\$80.00	\$4,800.00
44.	708 1540 INLET PROTECTION-SPECIAL	EA	59	\$150.00	\$8,850.00	\$135.00	\$7,965.00
45.	708 1541 REMOVE INLET PROTECTION-SPECIAL	EA	59	\$11.50	\$678.50	\$11.00	\$649.00
46.	709 151 GEOSYNTHETIC MATERIAL TYPE R1	SY	34,887	\$1.20	\$41,864.40	\$2.00	\$69,774.00
47.	709 155 GEOSYNTHETIC MATERIAL TYPE RR	SY	92	\$6.90	\$634.80	\$2.35	\$216.20
48.	714 210 PIPE CONC REINF 15IN CL III-STORM DRAIN	LF	806	\$49.50	\$39,897.00	\$60.00	\$48,360.00
49.	714 315 PIPE CONC REINF 18IN CL III-STORM DRAIN	LF	157	\$54.00	\$8,478.00	\$65.00	\$10,205.00
50.	714 405 PIPE CONC REINF 21IN CL III-STORM DRAIN	LF	243	\$58.50	\$14,215.50	\$70.00	\$17,010.00
51.	714 620 PIPE CONC REINF 24IN CL III-STORM DRAIN	LF	1,235	\$66.50	\$82,127.50	\$75.00	\$92,625.00
52.	714 825 PIPE CONC REINF 30IN CL III-STORM DRAIN	LF	365	\$87.50	\$31,937.50	\$87.00	\$31,755.00
53.	714 910 PIPE CONC REINF 36IN CL III-STORM DRAIN	LF	578	\$114.00	\$65,892.00	\$102.00	\$58,956.00
54.	714 1010 PIPE CONC REINF 42IN CL III-STORM DRAIN	LF	1,046	\$155.00	\$162,130.00	\$140.00	\$146,440.00
55.	714 1110 PIPE CONC REINF 48IN CL III-STORM DRAIN	LF	12	\$184.00	\$2,208.00	\$226.00	\$2,712.00
56.	714 3020 END SECT-CONC REINF 24IN	EA	1	\$1,906.00	\$1,906.00	\$1,440.00	\$1,440.00
57.	714 3045 END SECT-CONC REINF 48IN	EA	1	\$4,479.00	\$4,479.00	\$3,120.00	\$3,120.00
58.	714 7036 PIPE PVC 18IN	LF	5	\$118.00	\$590.00	\$350.00	\$1,750.00
59.	714 9720 UNDERDRAIN PIPE PVC PERFORATED 4IN	LF	7,398	\$8.60	\$63,622.80	\$4.10	\$30,331.80
60.	714 9770 UNDERDRAIN PIPE PVC NON-PERFORATED 4IN	LF	500	\$8.60	\$4,300.00	\$3.65	\$1,825.00
61.	714 9912 FLAP GATE 24IN	EA	1	\$15,100.00	\$15,100.00	\$11,550.00	\$11,550.00
62.	714 9917 FLAP GATE 42IN	EA	1	\$33,900.00	\$33,900.00	\$23,950.00	\$23,950.00

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63. 722 100 MANHOLE 48IN	EA	8	\$3,694.00	\$29,552.00	\$3,200.00	\$25,600.00
64. 722 110 MANHOLE 60IN	EA	7	\$5,358.00	\$37,506.00	\$4,300.00	\$30,100.00
65. 722 120 MANHOLE 72IN	EA	4	\$6,791.00	\$27,164.00	\$9,375.00	\$37,500.00
66. 722 130 MANHOLE 84IN	EA	1	\$9,244.00	\$9,244.00	\$10,800.00	\$10,800.00
67. 722 3291 ABANDON SANITARY SEWER MANHOLE	EA	7	\$1,143.00	\$8,001.00	\$480.00	\$3,360.00
68. 722 3297 ABANDON STORM SEWER	LF	235	\$25.50	\$5,992.50	\$12.00	\$2,820.00
69. 330561 - SANITARY SEWER MANHOLE	EA	11	\$4,916.00	\$54,076.00	\$3,750.00	\$41,250.00
70. 722 3499 INLET	EA	2	\$1,875.00	\$3,750.00	\$1,960.00	\$3,920.00
71. 722 3510 INLET-TYPE 2	EA	17	\$1,572.00	\$26,724.00	\$2,470.00	\$41,990.00
72. 722 3520 INLET-TYPE 2 DOUBLE	EA	4	\$4,508.00	\$18,032.00	\$3,750.00	\$15,000.00
73. 722 6140 ADJUST GATE VALVE BOX	EA	4	\$403.00	\$1,612.00	\$125.00	\$500.00
74. 722 9997 12FT X 11FT RCB CULVERT MANHOLE	EA	1	\$61,400.00	\$61,400.00	\$94,500.00	\$94,500.00
75. 722 9998 10FT X 8FT RCB CULVERT MANHOLE	EA	1	\$41,200.00	\$41,200.00	\$88,550.00	\$88,550.00
76. 722 9999 ABANDON SANITARY SEWER	LF	1,973	\$8.90	\$17,559.70	\$5.00	\$9,865.00
77. 724 270 REMOVE GATE VALVE & BOX	EA	6	\$254.00	\$1,524.00	\$235.00	\$1,410.00
78. 331413 - FITTINGS	LBS	96	\$34.50	\$3,312.00	\$15.00	\$1,440.00
79. 331419 - GATE VALVE & BOX - 6"	EA	8	\$1,527.00	\$12,216.00	\$1,960.00	\$15,680.00
80. 724 430 REMOVE HYDRANT	EA	6	\$336.00	\$2,016.00	\$930.00	\$5,580.00
81. 331419 - HYDRANT - 6"	EA	7	\$6,069.00	\$42,483.00	\$4,400.00	\$30,800.00
82. 331413 - HYDRANT LEAD - 6"	LF	59	\$27.50	\$1,622.50	\$140.00	\$8,260.00
83. 331413 - RELOCATE WATERMAIN	EA	9	\$5,760.00	\$51,840.00	\$7,750.00	\$69,750.00
84. 331413 - RELOCATE WATERMAIN-16IN	EA	1	\$13,400.00	\$13,400.00	\$18,635.00	\$18,635.00
85. 333111 - SANITARY SEWER - 8"	LF	2,651	\$45.00	\$119,295.00	\$65.00	\$172,315.00
86. 724 9999 SPRINKLER REPAIR	EA	5	\$575.00	\$2,875.00	\$525.00	\$2,625.00
87. 333111 - SANITARY SEWER SERVICE - 6"	LF	872	\$35.50	\$30,956.00	\$51.00	\$44,472.00
88. 333111 - SANITARY SEWER CLEANOUT	EA	1	\$654.00	\$654.00	\$720.00	\$720.00
89. 744 50 INSULATION BOARD	CF	560	\$54.00	\$30,240.00	\$8.35	\$4,676.00
90. 748 141 CURB & GUTTER-TYPE 1 SPECIAL	LF	119	\$22.50	\$2,677.50	\$36.00	\$4,284.00
91. 748 190 CURB & GUTTER-TYPE I 30IN	LF	7,485	\$14.00	\$104,790.00	\$17.50	\$130,987.50
92. 750 30 PIGMENTED IMPRINTED CONCRETE	SY	298	\$45.00	\$13,410.00	\$75.00	\$22,350.00
93. 750 101 SIDEWALK CONCRETE REINF	SY	2,125	\$31.00	\$65,875.00	\$35.00	\$74,375.00

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94. 750 107 SIDEWALK - DECORATIVE	SY	15	\$98.50	\$1,477.50	\$82.00	\$1,230.00
95. 750 120 SIDEWALK CONCRETE 5IN REINF	SY	2,091	\$37.50	\$78,412.50	\$38.00	\$79,458.00
96. 750 1016 CONCRETE MEDIAN NOSE PAVING	SY	17	\$350.00	\$5,950.00	\$100.00	\$1,700.00
97. 750 1000 DRIVEWAY CONCRETE	SY	162	\$48.00	\$7,776.00	\$44.00	\$7,128.00
98. 750 1016 DRIVEWAY CONCRETE 6IN REINFORCED	SY	1,475	\$47.00	\$69,325.00	\$40.00	\$59,000.00
99. 750 2115 DETECTABLE WARNING PANELS	SF	324	\$40.00	\$12,960.00	\$35.00	\$11,340.00
100. 750 9998 SIDEWALK CONCRETE 6IN REINF	SY	145	\$45.00	\$6,525.00	\$39.00	\$5,655.00
101. 750 9999 SIDEWALK CONCRETE 4IN REINF	SY	1,183	\$31.00	\$36,673.00	\$35.00	\$41,405.00
102. 752 600 FENCE CHAIN LINK	LF	100	\$29.00	\$2,900.00	\$64.00	\$6,400.00
103. 752 850 ORNAMENTAL FENCE	LF	84	\$46.00	\$3,864.00	\$167.00	\$14,028.00
104. 752 911 TEMPORARY SAFETY FENCE	LF	1,000	\$2.30	\$2,300.00	\$2.00	\$2,000.00
105. 754 110 FLAT SHEET FOR SIGNS-TYPE XI REFL SHEETING	SF	150	\$25.50	\$3,825.00	\$23.00	\$3,450.00
106. 754 112 FLAT SHEET FOR SIGNS-TYPE IV REFL SHEETING	SF	119	\$19.50	\$2,320.50	\$18.00	\$2,142.00
107. 754 170 FLEXIBLE DELINEATORS	EA	2	\$57.50	\$115.00	\$52.00	\$104.00
108. 754 206 STEEL GALV POSTS-TELESCOPING PERFORATED TUBE	LF	289	\$20.50	\$5,924.50	\$19.00	\$5,491.00
109. 754 592 RESET SIGN PANEL	EA	1	\$57.50	\$57.50	\$52.00	\$52.00
110. 762 103 PVMT MK PAINTED-MESSAGE	SF	171	\$5.60	\$957.60	\$5.10	\$872.10
111. 762 114 EPOXY PVMT MK 6IN LINE	LF	1,237	\$6.10	\$7,545.70	\$5.60	\$6,927.20
112. 762 122 PREFORMED PATTERNED PVMT MK-MESSAGE(GROOVED)	SF	428	\$38.00	\$16,264.00	\$34.00	\$14,552.00
113. 762 420 SHORT TERM 4IN LINE-TYPE R	LF	10,657	\$1.40	\$14,919.80	\$1.35	\$14,386.95
114. 762 426 SHORT TERM 24IN LINE-TYPE R	LF	228	\$8.60	\$1,960.80	\$8.00	\$1,824.00
115. 762 430 SHORT TERM 4IN LINE-TYPE NR	LF	7,962	\$0.50	\$3,981.00	\$0.50	\$3,981.00
116. 762 436 SHORT TERM 24IN LINE-TYPE NR	LF	129	\$6.90	\$890.10	\$6.30	\$812.70
117. 762 1104 PVMT MK PAINTED 4IN LINE	LF	4,048	\$0.75	\$3,036.00	\$0.70	\$2,833.60
118. 762 1108 PVMT MK PAINTED 8IN LINE	LF	2,167	\$1.80	\$3,900.60	\$1.60	\$3,467.20
119. 762 1124 PVMT MK PAINTED 24IN LINE	LF	121	\$6.30	\$762.30	\$5.80	\$701.80
120. 762 1305 PREFORMED PATTERNED PVMT MK 4IN LINE-GROOVED	LF	6,366	\$6.00	\$38,196.00	\$5.50	\$35,013.00
121. 762 1309 PREFORMED PATTERNED PVMT MK 8IN LINE-GROOVED	LF	1,306	\$11.50	\$15,019.00	\$10.30	\$13,451.80
122. 762 1325 PREFORMED PATTERNED PVMT MK 24IN LINE-GROOVED	LF	216	\$38.00	\$8,208.00	\$34.00	\$7,344.00
123. 762 1344 PREF PATT PVMT MK 7IN LINE CONTRAST-GROOVED	LF	1,332	\$11.00	\$14,652.00	\$10.00	\$13,320.00
124. 766 100 MAILBOX-ALL TYPES	EA	12	\$230.00	\$2,760.00	\$210.00	\$2,520.00

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125. 770 3 LIGHTING SYSTEM A	EA	1	\$238,200.00	\$238,200.00	\$260,000.00	\$260,000.00
126. 772 2800 INTERIM TRAFFIC SIGNALS	EA	3	\$15,900.00	\$47,700.00	\$14,525.00	\$43,575.00
127. 772 2810 TEMPORARY TRAFFIC SIGNALS	EA	2	\$86,300.00	\$172,600.00	\$90,000.00	\$180,000.00
128. 772 2906 REVISE TRAFFIC SIGNAL SYSTEM-SITE 1	EA	1	\$109,000.00	\$109,000.00	\$117,000.00	\$117,000.00
129. 772 9200 IT SYSTEM	EA	1	\$15,400.00	\$15,400.00	\$16,000.00	\$16,000.00
130. 772 9811 TRAFFIC SIGNAL SYSTEM - SITE 1	EA	1	\$251,600.00	\$251,600.00	\$269,000.00	\$269,000.00
131. 772 9812 TRAFFIC SIGNAL SYSTEM - SITE 2	EA	1	\$246,300.00	\$246,300.00	\$262,000.00	\$262,000.00
132. 772 9813 TRAFFIC SIGNAL SYSTEM - SITE 3	EA	1	\$123,400.00	\$123,400.00	\$135,000.00	\$135,000.00
133. 900 1050 TEMPORARY DRAINAGE SYSTEM	L SUM	1	\$55,500.00	\$55,500.00	\$10,000.00	\$10,000.00
134. 330130 - TELEWISE - MAINLINE	LF	2,587	\$1.40	\$3,621.80	\$1.05	\$2,716.35
135. 330130 - TELEWISE - SERVICE	LF	936	\$2.20	\$2,059.20	\$1.35	\$1,263.60
136. 920 9999 WASTE DISPOSAL STATION	L SUM	1	\$17,300.00	\$17,300.00	\$500.00	\$500.00
137. 930 9543 RETAINING WALL	SF	423	\$41.50	\$17,554.50	\$38.00	\$16,074.00
138. 970 105 HERBICIDE WEED CONTROL	SF	297,768	\$0.01	\$2,977.68	\$0.01	\$2,977.68
139. 329300 - TREE - REMOVE & RESET	EA	10	\$403.00	\$4,030.00	\$370.00	\$3,700.00
140. 329300 - TREE - SMALL DECIDUOUS	EA	56	\$552.00	\$30,912.00	\$505.00	\$28,280.00
141. 329300 - TREE - LARGE DECIDUOUS	EA	100	\$605.00	\$60,500.00	\$550.00	\$55,000.00
142. 329300 - TREE - SMALL EVERGREEN	EA	8	\$160.00	\$1,280.00	\$145.00	\$1,160.00
143. 329300 - TREE - LARGE EVERGREEN	EA	8	\$474.00	\$3,792.00	\$435.00	\$3,480.00
144. 329300 - SHRUB - 2 GALLON	EA	69	\$27.50	\$1,897.50	\$25.00	\$1,725.00
145. 329300 - MULCH - LANDSCAPE	CY	99	\$23.00	\$2,277.00	\$21.00	\$2,079.00
146. 329300 - TREE PROTECTION PLAN	L SUM	1	\$8,625.00	\$8,625.00	\$500.00	\$500.00
147. 990 1934 STONE SIGN	EA	1	\$10,000.00	\$10,000.00	\$500.00	\$500.00
TOTAL OF ALL BID PRICES				\$6,016,515.89 [C]	\$6,175,059.23	

NOTICE OF AWARD

Date of Issuance:

Owner: City of West Fargo

Owner's Contract No.:

Engineer: Moore Engineering, Inc.

Engineer's Project No.: 18978A

Project: Sheyenne Street Reconstruction – 13th Ave
to Beaton Dr (Segment 1)

Contract Name: Street Improvement District No. 2244

Bidder: Northern Improvement Company

Bidder's Address: PO Box 2846, Fargo, ND 58108-2846

TO BIDDER:

You are notified that the Owner has accepted your Bid dated March 27, 2018 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: Street Improvement District No. 2244.

The Contract Price of the awarded Contract is: \$5,443,981.15

3 unexecuted counterparts of the Agreement accompany this Notice of Award, and three copies of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

3 sets of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 10 days of the date of receipt of this Notice of Award:

1. Deliver to Owner 3 counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any): None.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Owner: City of West Fargo

Authorized Signature

By: Richard Mattern

Title: President of the Board of City Commissioners

Copy: Engineer

Agenda #	_____
Agenda Code	Regular
Project #	19862

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Dustin Scott

2. PHONE NO. 282-4692 DATE: April 2, 2018

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review bid tab for Sewer Improvement Project No. 1310

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
South Regional Sanitary Sewer Redundancy Force Main (SA 27)

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Award contract for Sewer Improvement Project No. 1310

Sewer Improvement Project No. 1310
 South Regional Sanitary Sewer Redundancy Force Main (SA27)
 West Fargo ND
 Project No. 19862
 Bid Date: March 29, 2018

KPH, Inc.
 9530 39th Street S
 Fargo, ND 58104

Master Construction Co., Inc.
 1572 45th Street N
 Fargo, ND 58102

Dakota Underground Company
 4001 15th Ave NW
 Fargo, ND 58102

[C] = Corrected Amount

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
1. 201.380 Removal Of Trees 18In	EA	7	\$125.00	\$875.00	\$400.00	\$2,800.00	\$250.00	\$1,750.00
2. 201.390 Removal Of Trees 30In	EA	1	\$265.00	\$265.00	\$700.00	\$700.00	\$400.00	\$400.00
3. 202.114 Removal Of Concrete Pavement	SY	1,400	\$15.00	\$21,000.00	\$7.00	\$9,800.00	\$9.00	\$12,600.00
4. 202.127 Remove & Salvage Culvert-All Types & Sizes	LF	40	\$14.00	\$560.00	\$20.00	\$800.00	\$30.00	\$1,200.00
5. 202.132 Removal Of Bituminous Surfacing	SY	420	\$8.00	\$3,360.00	\$7.00	\$2,940.00	\$7.00	\$2,940.00
6. 202.174 Removal Of Pipe All Types And Sizes	LF	340	\$14.00	\$4,760.00	\$10.00	\$3,400.00	\$100.00	\$34,000.00
7. 251.300 Seeding Class III	ACRE	6.5	\$525.00	\$3,412.50	\$550.00	\$3,575.00	\$530.00	\$3,445.00
8. 253.201 Hydraulic Mulch	ACRE	6.5	\$1,550.00	\$10,075.00	\$1,700.00	\$11,050.00	\$1,580.00	\$10,270.00
9. 255.101 ECB Type 1	SY	1,290	\$1.70	\$2,193.00	\$2.00	\$2,580.00	\$1.73	\$2,231.70
10. 260.000 Storm Water Management	LS	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00
11. 260.100 Silt Fence Unsupported	LF	2,512	\$1.30	\$3,265.60	\$1.50	\$3,768.00	\$1.30	\$3,265.60
12. 260.101 Remove Silt Fence Unsupported	LF	2,512	\$0.25	\$628.00	\$0.50	\$1,256.00	\$0.26	\$653.12
13. 261.112 Fiber Rolls 12In	LF	440	\$2.20	\$968.00	\$3.00	\$1,320.00	\$2.20	\$968.00
14. 261.113 Remove Fiber Rolls 12In	LF	440	\$0.25	\$110.00	\$0.25	\$110.00	\$0.26	\$114.40
15. 302.121 Aggregate Base Course Cl 5	CY	1,200	\$30.50	\$36,600.00	\$42.00	\$50,400.00	\$32.00	\$38,400.00
16. 704.110 Traffic Control	L SUM	1	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00
17. 708.154 Inlet Protection-Special	EA	9	\$130.00	\$1,170.00	\$150.00	\$1,350.00	\$130.00	\$1,170.00
18. 709.161 Geosynthetic Material Type S1	SY	4,587	\$1.80	\$8,256.60	\$2.00	\$9,174.00	\$1.50	\$6,880.50
19. 714.825 Pipe Conc Reinf 30In Cl III-Storm Drain	LF	20	\$120.00	\$2,400.00	\$150.00	\$3,000.00	\$93.00	\$1,860.00
20. 750.1021 Driveway Concrete 8In Reinforced	SY	330	\$75.00	\$24,750.00	\$68.00	\$22,440.00	\$48.00	\$15,840.00
21. 752.920 Fence Remove & Reset	LF	180	\$52.00	\$9,360.00	\$30.00	\$5,400.00	\$53.50	\$9,630.00
22. 754.9095 Signing	L SUM	1	\$2,600.00	\$2,600.00	\$600.00	\$600.00	\$600.00	\$600.00
23. 24200.00 Gate Valve - Remove	EA	10	\$2,450.00	\$24,500.00	\$2,100.00	\$21,000.00	\$1,500.00	\$15,000.00
24. 24200.00 Sanitary Sewer Manhole - Remove	EA	10	\$4,550.00	\$45,500.00	\$4,000.00	\$40,000.00	\$5,080.00	\$50,800.00
25. 329300.00 Tree - Small Evergreen	EA	5	\$150.00	\$750.00	\$175.00	\$875.00	\$155.00	\$775.00
26. 329300.00 Tree Reset	EA	26	\$715.00	\$18,590.00	\$800.00	\$20,800.00	\$745.00	\$19,370.00
27. 330130.11 Televis - Mainline	LF	1,616	\$0.75	\$1,212.00	\$3.00	\$4,848.00	\$7.00	\$11,312.00
28. 330507 Jacked Pipe - 30"	LF	200	\$520.00	\$104,000.00	\$550.00	\$110,000.00	\$550.00	\$110,000.00
29. 330507.13 Sanitary Sewer Directional Drill - 20"	LF	260	\$265.00	\$68,900.00	\$250.00	\$65,000.00	\$220.00	\$57,200.00

Sewer Improvement Project No. 1310
 South Regional Sanitary Sewer Redundancy Force Main (SA27)
 West Fargo ND
 Project No. 19862
 Bid Date: March 29, 2018

KPH, Inc.
 9530 39th Street S
 Fargo, ND 58104

Master Construction Co., Inc.
 1572 45th Street N
 Fargo, ND 58102

Dakota Underground Company
 4001 15th Ave NW
 Fargo, ND 58102

[C] = Corrected Amount

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
30. 330561 Sanitary Sewer Manhole Polymer - 72"	EA	1	\$23,000.00	\$23,000.00	\$7,900.00	\$7,900.00	\$64,000.00	\$64,000.00
31. 331413 Adjust Watermain	L SUM	3	\$7,250.00	\$21,750.00	\$9,000.00	\$27,000.00	\$7,900.00	\$23,700.00
32. 333123 Maintenance Manhole	EA	12	\$41,000.00	\$492,000.00	\$50,000.00	\$600,000.00	\$50,000.00	\$600,000.00
33. 333123 Tapping Sleeve & Valve - 8" x 8"	EA	1	\$5,635.00	\$5,635.00	\$8,000.00	\$8,000.00	\$5,600.00	\$5,600.00
34. 333123 Fittings	LBS	11,040	\$7.65	\$84,456.00	\$8.00	\$88,320.00	\$5.70	\$62,928.00
35. 333123 Gate Valve & Box - 6"	EA	2	\$1,550.00	\$3,100.00	\$1,800.00	\$3,600.00	\$1,400.00	\$2,800.00
36. 333123 Adjust Gate Valve Box	EA	1	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
37. 333123 Sanitary Sewer Force Main - 6"	LF	80	\$36.00	\$2,880.00	\$100.00	\$8,000.00	\$115.00	\$9,200.00
38. 333123 Sanitary Sewer Force Main - 8"	LF	25	\$40.00	\$1,000.00	\$110.00	\$2,750.00	\$145.00	\$3,625.00
39. 333123 Sanitary Sewer Force Main - 20"	LF	12,981	\$56.50	\$733,426.50	\$74.00	\$960,594.00	\$79.00	\$1,025,499.00
40. 333123 Temporary Sewage Bypass	LS	1	\$35,000.00	\$35,000.00	\$30,000.00	\$30,000.00	\$86,000.00	\$86,000.00
41. Addendum4 Wet Well Mixers	ALLOWANCE	1	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00
42. Plan C-503 Slide Gate - 12"	EA	2	\$6,400.00	\$12,800.00	\$9,000.00	\$18,000.00	\$6,750.00	\$13,500.00
43. Plan C-504 Force Main Cleanout	EA	2	\$14,000.00	\$28,000.00	\$11,500.00	\$23,000.00	\$14,150.00	\$28,300.00
44. Plan D-001 SA27 Modifications - General	LS	1	\$35,000.00	\$35,000.00	\$27,000.00	\$27,000.00	\$20,250.00	\$20,250.00
45. Plan D-001 SA27 Modifications - Allowance	ALLOWANCE	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
46. Plan E-101 SA27 Modifications - Electrical	LS	1	\$5,250.00	\$5,250.00	\$10,000.00	\$10,000.00	\$5,250.00	\$5,250.00
TOTAL BASE BID				\$1,933,308.20		\$2,265,750.00		\$2,414,127.32

Alternate 1

1. 302.121 Aggregate Base Course Cl 5	CY	-49	\$30.50	(\$1,494.50)	\$42.00	(\$2,058.00)	\$32.00	(\$1,568.00)
2. 750.1016 Driveway Concrete 6In Reinforced	SY	296	\$28.00	\$8,288.00	\$50.00	\$14,800.00	\$44.00	\$13,024.00
TOTAL ALTERNATE 1				\$6,793.50		\$12,742.00		\$11,456.00

Alternate 2

1. 302.121 Aggregate Base Course Cl 5	CY	-35	\$30.50	(\$1,067.50)	\$42.00	(\$1,470.00)	\$32.00	(\$1,120.00)
2. 430.43 Superpave FAA 43	TON	70	\$126.00	\$8,820.00	\$130.00	\$9,100.00	\$125.00	\$8,750.00
TOTAL ALTERNATE 2				\$7,752.50		\$7,630.00		\$7,630.00

Alternate 3

1. 202.114 Removal Of Concrete Pavement	SY	-727	\$15.00	(\$10,905.00)	\$7.00	(\$5,089.00)	\$9.00	(\$6,543.00)
2. 302.121 Aggregate Base Course Cl 5	CY	-122	\$30.50	(\$3,721.00)	\$42.00	(\$5,124.00)	\$32.00	(\$3,904.00)
3. 330507 Jacked Pipe - 30"	LF	324	\$378.00	\$122,472.00	\$400.00	\$129,600.00	\$375.00	\$121,500.00
TOTAL ALTERNATE 3				\$107,846.00		\$119,387.00		\$111,053.00



Sewer Improvement Project No. 1310
 South Regional Sanitary Sewer Redundancy Force Main (SA27)
 West Fargo ND
 Project No. 19862
 Bid Date: March 29, 2018

S.J. Louis Construction, Inc.
 1351 Broadway Street W
 Rockville, MN 56369

Quam Construction Company, Inc.
 4411 First Avenue West
 Willmar, MN 56201

Sellin Brothers, Inc.
 1204 Hobart St
 Hawley, MN 56549

[C] = Corrected Amount

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
1. 201.380 Removal Of Trees 18In	EA	7	\$550.00	\$3,850.00	\$425.00	\$2,975.00	\$290.00	\$2,030.00
2. 201.390 Removal Of Trees 30In	EA	1	\$1,200.00	\$1,200.00	\$525.00	\$525.00	\$655.00	\$655.00
3. 202.114 Removal Of Concrete Pavement	SY	1,400	\$9.00	\$12,600.00	\$7.50	\$10,500.00	\$12.00	\$16,800.00
4. 202.127 Remove & Salvage Culvert-All Types & Sizes	LF	40	\$30.00	\$1,200.00	\$45.50	\$1,820.00	\$47.00	\$1,880.00
5. 202.132 Removal Of Bituminous Surfacing	SY	420	\$9.00	\$3,780.00	\$5.65	\$2,373.00	\$7.00	\$2,940.00
6. 202.174 Removal Of Pipe All Types And Sizes	LF	340	\$8.00	\$2,720.00	\$13.00	\$4,420.00	\$20.00	\$6,800.00
7. 251.300 Seeding Class III	ACRE	6.5	\$950.00	\$6,175.00	\$1,050.00	\$6,825.00	\$1,105.00	\$7,182.50
8. 253.201 Hydraulic Mulch	ACRE	6.5	\$1,300.00	\$8,450.00	\$1,250.00	\$8,125.00	\$1,515.00	\$9,847.50
9. 255.101 ECB Type 1	SY	1,290	\$2.00	\$2,580.00	\$1.50	\$1,935.00	\$2.00	\$2,580.00
10. 260.000 Storm Water Management	LS	1	\$550.00	\$550.00	\$14,875.00	\$14,875.00	\$26,555.00	\$26,555.00
11. 260.100 Silt Fence Unsupported	LF	2,512	\$2.00	\$5,024.00	\$1.50	\$3,768.00	\$3.00	\$7,536.00
12. 260.101 Remove Silt Fence Unsupported	LF	2,512	\$0.50	\$1,256.00	\$0.50	\$1,256.00	\$0.50	\$1,256.00
13. 261.112 Fiber Rolls 12In	LF	440	\$3.00	\$1,320.00	\$2.95	\$1,298.00	\$3.00	\$1,320.00
14. 261.113 Remove Fiber Rolls 12In	LF	440	\$0.50	\$220.00	\$0.50	\$220.00	\$0.50	\$220.00
15. 302.121 Aggregate Base Course Cl 5	CY	1,200	\$34.00	\$40,800.00	\$39.00	\$46,800.00	\$46.00	\$55,200.00
16. 704.110 Traffic Control	L SUM	1	\$2,600.00	\$2,600.00	\$2,500.00	\$2,500.00	\$19,000.00	\$19,000.00
17. 708.154 Inlet Protection-Special	EA	9	\$100.00	\$900.00	\$185.00	\$1,665.00	\$365.00	\$3,285.00
18. 709.161 Geosynthetic Material Type S1	SY	4,587	\$1.00	\$4,587.00	\$2.00	\$9,174.00	\$2.50	\$11,467.50
19. 714.825 Pipe Conc Reinf 30In Cl III-Storm Drain	LF	20	\$175.00	\$3,500.00	\$117.50	\$2,350.00	\$105.00	\$2,100.00
20. 750.1021 Driveway Concrete 8In Reinforced	SY	330	\$72.00	\$23,760.00	\$68.00	\$22,440.00	\$88.00	\$29,040.00
21. 752.920 Fence Remove & Reset	LF	180	\$26.00	\$4,680.00	\$51.00	\$9,180.00	\$64.00	\$11,520.00
22. 754.9095 Signing	L SUM	1	\$2,900.00	\$2,900.00	\$570.00	\$570.00	\$770.00	\$770.00
23. 24200.00 Gate Valve - Remove	EA	10	\$2,800.00	\$28,000.00	\$225.00	\$2,250.00	\$1,555.00	\$15,550.00
24. 24200.00 Sanitary Sewer Manhole - Remove	EA	10	\$3,700.00	\$37,000.00	\$1,565.00	\$15,650.00	\$3,210.00	\$32,100.00
25. 329300.00 Tree - Small Evergreen	EA	5	\$330.00	\$1,650.00	\$450.00	\$2,250.00	\$380.00	\$1,900.00
26. 329300.00 Tree Reset	EA	26	\$500.00	\$13,000.00	\$600.00	\$15,600.00	\$565.00	\$14,690.00
27. 330130.11 Televis - Mainline	LF	1,616	\$1.50	\$2,424.00	\$1.20	\$1,939.20	\$2.00	\$3,232.00
28. 330507 Jacked Pipe - 30"	LF	200	\$850.00	\$170,000.00	\$598.00	\$119,600.00	\$1,490.00	\$298,000.00
29. 330507.13 Sanitary Sewer Directional Drill - 20"	LF	260	\$375.00	\$97,500.00	\$335.00	\$87,100.00	\$300.00	\$78,000.00

Sewer Improvement Project No. 1310
 South Regional Sanitary Sewer Redundancy Force Main (SA27)
 West Fargo ND
 Project No. 19862
 Bid Date: March 29, 2018

S.J. Louis Construction, Inc.
 1351 Broadway Street W
 Rockville, MN 56369

Quam Construction Company, Inc.
 4411 First Avenue West
 Willmar, MN 56201

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BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	
30. 330561 Sanitary Sewer Manhole Polymer - 72"	EA	1	\$45,000.00	\$45,000.00	\$8,665.00	\$8,665.00	\$7,175.00	\$7,175.00	
31. 331413 Adjust Watermain	L SUM	3	\$9,000.00	\$27,000.00	\$3,530.00	\$10,590.00	\$7,384.00	\$22,152.00	
32. 333123 Maintenance Manhole	EA	12	\$60,000.00	\$720,000.00	\$48,275.00	\$579,300.00	\$41,885.00	\$502,620.00	
33. 333123 Tapping Sleeve & Valve - 8" x 8"	EA	1	\$5,000.00	\$5,000.00	\$3,891.00	\$3,891.00	\$3,510.00	\$3,510.00	
34. 333123 Fittings	LBS	11,040	\$6.00	\$66,240.00	\$9.45	\$104,328.00	\$8.00	\$88,320.00	
35. 333123 Gate Valve & Box - 6"	EA	2	\$4,000.00	\$8,000.00	\$1,210.00	\$2,420.00	\$1,700.00	\$3,400.00	
36. 333123 Adjust Gate Valve Box	EA	1	\$1,500.00	\$1,500.00	\$250.00	\$250.00	\$815.00	\$815.00	
37. 333123 Sanitary Sewer Force Main - 6"	LF	80	\$70.00	\$5,600.00	\$55.00	\$4,400.00	\$45.00	\$3,600.00	
38. 333123 Sanitary Sewer Force Main - 8"	LF	25	\$100.00	\$2,500.00	\$58.50	\$1,462.50	\$75.00	\$1,875.00	
39. 333123 Sanitary Sewer Force Main - 20"	LF	12,981	\$77.00	\$999,537.00	\$111.50	\$1,447,381.50	\$115.00	\$1,492,815.00	
40. 333123 Temporary Sewage Bypass	LS	1	\$32,085.00	\$32,085.00	\$16,765.00	\$16,765.00	\$515,900.00	\$515,900.00	
41. Addendum4 Wet Well Mixers	ALLOWANCE	1	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	
42. Plan C-503 Slide Gate - 12"	EA	2	\$11,000.00	\$22,000.00	\$7,090.00	\$14,180.00 [C]	\$10,000.00	\$20,000.00	
43. Plan C-504 Force Main Cleanout	EA	2	\$25,000.00	\$50,000.00	\$10,995.00	\$21,990.00	\$12,700.00	\$25,400.00	
44. Plan D-001 SA27 Modifications - General	LS	1	\$33,000.00	\$33,000.00	\$23,025.00	\$23,025.00	\$16,000.00	\$16,000.00	
45. Plan D-001 SA27 Modifications - Allowance	ALLOWANCE	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
46. Plan E-101 SA27 Modifications - Electrical	LS	1	\$5,312.00	\$5,312.00	\$5,000.00	\$5,000.00	\$6,300.00	\$6,300.00	
TOTAL BASE BID				\$2,556,000.00		\$2,692,631.20		\$3,422,338.50	
Alternate 1									
1. 302.121 Aggregate Base Course Cl 5	CY	-49	\$34.00	(\$1,666.00)	\$39.00	(\$1,911.00)	\$46.00	(\$2,254.00)	
2. 750.1016 Driveway Concrete 6In Reinforced	SY	296	\$70.00	\$20,720.00	\$57.10	\$16,901.60	\$65.00	\$19,240.00	
TOTAL ALTERNATE 1				\$19,054.00		\$14,990.60		\$16,986.00	
Alternate 2									
1. 302.121 Aggregate Base Course Cl 5	CY	-35	\$34.00	(\$1,190.00)	\$39.00	(\$1,365.00)	\$46.00	(\$1,610.00)	
2. 430.43 Superpave FAA 43	TON	70	\$160.00	\$11,200.00	\$120.00	\$8,400.00	\$145.00	\$10,150.00	
TOTAL ALTERNATE 2				\$10,010.00		\$7,035.00		\$8,540.00	
Alternate 3									
1. 202.114 Removal Of Concrete Pavement	SY	-727	\$9.00	(\$6,543.00)	\$7.50	(\$5,452.50)	\$13.00	(\$9,451.00)	
2. 302.121 Aggregate Base Course Cl 5	CY	-122	\$34.00	(\$4,148.00)	\$39.00	(\$4,758.00)	\$46.00	(\$5,612.00)	
3. 330507 Jacked Pipe - 30"	LF	324	\$650.00	\$210,600.00	\$394.00	\$127,656.00	\$430.00	\$139,320.00	
TOTAL ALTERNATE 3				\$199,909.00		\$117,445.50		\$124,257.00	



**RESIDENTIAL BUILDING PERMIT FEES
CITY OF WEST FARGO**

Agenda

Total Valuation

FEE

Up to and including \$1,000

\$37.00

\$1,001 to \$100,000

\$37.00 for first \$1,000 plus **\$5.00** for each additional \$1,000 or fraction thereof.

\$100,001 to 500,000

\$532.00 for first \$100,000 plus **\$3.00** for each additional \$1,000 or fraction thereof.

\$500,001 and up

\$1732.00 for the first \$500,000 plus **\$2.00** for each additional \$1,000 or fraction thereof

Plan Review Fees:

\$37 all Residential Permits

Demolition Permit:

\$150.00 standard fee or \$50.00 for buildings under 400 SF and without utility services.

Residential Swimming Pool Permit:

\$125.00 standard fee. (above ground pools only)

Other Inspections and fees:

Inspections outside of normal business hours

(min. charge – 1 hours)..... \$110.00 per hour*

Reinspection fees Assessed under Sections 108 & 109 of the International Building Code.....

\$110.00 per hour*

Inspection fees for which No fee is specifically indicated (min. charge-1 hour).....

\$110.00 per hour*

Additional plan review required by changes, additions or revisions to plans (min. charge-1 hour).....

\$110.00 per hour*

For use of outside consultants for plan checking, inspections, or both.....

Actual Cost**

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead cost.

**COMMERCIAL BUILDING PERMIT FEES
CITY OF WEST FARGO**

<u>Total Valuation</u>	<u>FEE</u>
Up to and including \$1,000	\$45.00
\$1,001 to \$25,000	\$45.00 for first \$1,000 plus \$11.00 for each additional \$1,000 or fraction thereof, up to and including \$25,000
\$25,001 to \$50,000	\$309.00 for the first \$25,000 plus \$8.00 for each Additional \$1,000 or fraction thereof, up to and Including \$50,000
\$50,001 to \$100,000	\$509.00 for the first \$50,000 plus \$6.00 for each Additional \$1,000 or fraction thereof, up to and Including \$100,000
\$100,001 to \$500,000	\$809.00 for the first \$100,000 plus \$5.00 for each Additional \$1,000 or fraction thereof
\$500,001 to \$1,000,000	\$2809.00 for the first \$500,000 plus \$4.00 for each additional \$1000 or fraction thereof up \$1,000,000.
\$1,000,001 and up	\$4809.00 for the 1 st 1,000,000 plus \$3.00 for each additional \$1000 or fraction thereof
Demolition Permit:	\$150.00/ \$50.00 for buildings under 400 SF and without utility services
Sign Permits:	\$25.00 or \$0.25 per square foot of display area ("face" area), whichever is greater
Board of Appeals:	\$150.00 filing fee
<u>Plan Review:</u>	<u>(25%) percent of the attributable building permit fee.</u> <u>Minimum fee \$45.00</u>

Other Inspections and fees:

Inspections outside of Normal business hours (Min. charge – 2 hours).....	\$110.00 per hour*
Reinspection fees assessed under Sections 108 & 109 of the International Building Code.....	\$110.00 per hour*
Inspection fees for which no fee is specifically indicated (min. charge-1 hour).....	\$110.00 per hour*
Additional plan review required by changes, additions or revisions To plans (min. charge-1 hour).....	\$110.00 per hour*
For use of outside consultants for plan checking, inspections, or Both.....	Actual Cost**

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead cost.

RESIDENTIAL BUILDING PERMIT VALUATION ESTIMATES (Minimum):

SINGLE FAMILY DWELLING, TWIN HOMES & TOWN HOMES (Includes addition)

\$95.00 PER FINISHED SQUARE FOOT

\$25.00 PER UNFINISHED SQUARE FOOT

\$45.00 PER SQUARE FOOT TO FINISH

GARAGE

\$25.00 PER SQUARE FOOT OF GARAGE (DETACHED)

\$30.00 PER SQUARE FOOT OF GARAGE (ATTACHED)

LAWN/STORAGE SHEDS

\$20.00 PER SQUARE FOOT

PATIO DECKS

\$20.00 PER SQUARE FOOT OF UNCOVERED PATIO DECK. (Addition value may be required if covered)

APARTMENT BUILDINGS

\$ PER ICC BUILDING VALUATION TABLE

We will start calculating for all permit valuations using the values listed above. This includes all contractor and home owner driven permits. This should level the field with permit fees. Remember these values are minimum and values can and will be certainly higher.

JAY SANDVIG

Building Department Administrator

March 5, 2018