



West Fargo City Commission Meeting
Monday July 16, 2018
Commission Chambers 5:30 PM

- A. Pledge of Allegiance
- B. Approve Order of Agenda
- C. Approval of Minutes – July 2, 2018 (Pg 2-3)
- D. Building Permits

Consent Agenda – Approve the Following:

- a. June 30, 2018 pledging of collateral (Pg 4)
- b. Schedule a 5:30pm Public Hearing for The Wilds 11th Addition, Subdivision and Rezoning for August 6, 2018 (Pg 52-53)
- c. Schedule a 5:30pm Public Hearing for Halverson’s Industrial Park 3rd Addition, a replat and rezoning from LI: Light Industrial to P: Public Facilities of Proposed Lot 2, Block 1 for August 6, 2018 (Pg 54-55)
- d. Schedule a 5:30pm Public Hearing for Zoning Ordinance Amendment to Section 4-421 of the A: Agricultural Zoning District Regulations for August 6, 2018 (Pg 56-57)
- e. Create Assessment District for Infrastructure Replacement District No. 3002, Authorize Engineer to prepare Engineer’s Report, Approve Engineer’s Report for Infrastructure Replacement District NO. 3002, Authorize preparation for Plans & Specs, Approve Plans & Specs for Infrastructure Replacement District No. 3002, and Authorize Ad for Bids for Infrastructure Replacement District No. 3002 (Pg 58-62)
- f. June Statement of Revenues, Expenditures and Fund Balances (Pg 228-233)

Regular Agenda

- 1. 5:30pm Public Hearing: Petition for Partial Vacation of a buffer easement in Goldenwood 1st and 4th Additions – **John Shockley (Pg 63-64)**
- 2. 5:30pm Public Hearing: Property Tax Exemption for Cargill – **Matt Marshall (Pg 65-67)**
- 3. Review Property Tax Exemption application for Cargill expansion project – **Matt Marshall (Pg 68-178)**
- 4. Second Reading and Final Plat Approval of the Tevye Addition & Rezoning from A: Agricultural to R-1A: Single Family Dwellings – **Tim Solberg (Pg 179-181)**
- 5. Second Reading of Zoning Ordinance Amendment to Sections 4-01 Planning and Zoning Commission, 4-02 Comprehensive Plan and 4-0302 Replacement of Official Zoning Map – **Tim Solberg (Pg 182-194)**
- 6. Review Henco Renaissance Zone Application – **Callie Roth (Pg 195-212)**
- 7. Review bid tab for Sanitary Sewer Improvement District No. 1319 – **Dustin Scott (Pg 213-218)**
- 8. Accept the Petition for adding improvements to Sewer, Water, Storm and Street Improvement District No. 1305 via Change Order to the General Contract, Authorize Engineer to prepare Final Change Order documents, Authorize City Staff to review and approve Final Change Order for Sewer, Water, Storm and Street Improvement District No. 1305 – **James Bullis (Pg 219-227)**
- 9. Address concerns regarding Awake LLC – **Ritchell Aboah**
- 10. Review West Fargo Fire Department Budget – **Fire Chief Dan Fuller (Pg 234-246)**
- 11. 15 minute bond presentation - **Dougherty**
- 12. Final Plat Approval of Oak Ridge 16th Addition, a replat – **Tim Solberg (Pg 5-10)**
- 13. Final Plat Approval of The Wilds 10th Addition, Subdivision and Replat – **Tim Solberg (Pg 11-19)**
- 14. Approval subject to conditions listed in staff report for a Conditional Use Permit for an accessory building greater than 1,000 square feet within the R-1E: Rural Estate Zoning District – **Tim Solberg (Pg 20-28)**
- 15. Approval subject to conditions listed in the staff report of a Conditional Use Permit for accessory building greater than 1,600 square feet within the R-R: Rural Residential Zoning District - **Tim Solberg (Pg 29-41)**
- 16. Approval of the Conditional Use Permit for a Home Occupation (Chiropractic Office) – **Tim Solberg (Pg 42-51)**
- 17. City Administrator’s Report
- 18. Correspondence
- 19. Adjourn



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

The West Fargo City Commission met on Monday, July 2, 2018, at 5:30 pm. Those present were Bernie Dardis, Eric Gjerdevig, Brad Olson, Mark Simmons, and Mike Thorstad. Commission President Bernie Dardis called the meeting to order.

The Pledge of Allegiance was recited.

Commissioner Dardis advised that Regular Agenda Item #5 would be removed from the agenda, and that the Contracts for Storm Sewer Improvement District No. 4064 & Sanitary Sewer, Water and Storm Sewer Improvement District No. 1318 would be added to the Consent Agenda.

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

Commissioner Simmons moved and Commissioner Olson seconded to approve the minutes from the June 18, 2018 Commission meeting. No opposition. Motion carried.

The Commission reviewed the Building Department Activity Report dated July 2, 2018 and Building Permits #400-445.

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

- a) June checks
- b) Gaming Site Authorization for the North Dakota Friends of NRA State Fund Committee, LLC Games to be conducted: Raffles on 7/1/18-6/30/19 at the Red River Regional Marksmanship Center, 640 16 St NE
- c) Gaming Site Authorization for Team Makers Club, Inc. Games to be conducted: Raffles, Pull Tabs, Electronic Pull Tabs, Twenty-One on 7/15/18-6/30/19 at Awake Lounge, 1410 9 St E
- d) Agreement for Provision of Environmental Health Services for the City of West Fargo by Fargo Cass Public Health
- e) Games of Chance for American Legion Department of North Dakota. Games to be conducted: Raffle on 9/11/18 at American Legion Department of North Dakota, 405 West Main Ave Suite 4a
- f) Approve Contracts for Storm Sewer Improvement District No. 4064 & Sanitary Sewer, Water and Storm Sewer Improvement District No. 1318

No opposition. Motion carried.

Director of Planning & Zoning Tim Solberg appeared before the Commission for a 5:30pm Public Hearing and First Reading for the Tevye Addition & Rezoning from A: Agricultural to R-1A: Single Family Dwellings. The Public Hearing was opened. West Fargo resident Frank Lenzmeier voiced approval for the project. Kendall Radke and Chris Hawley of Chris Hawley architects appeared before the Commission and stated the owners of the proposed property are aware of the specials to be assessed. There was no other Public Comment. The Public Hearing was closed. After discussion, Commissioner Simmons moved and Commissioner Gjerdevig seconded to place on First Reading, with the condition that the owners sign a document stating they are aware of the future assessments. No opposition. Motion carried.

Director of Planning & Zoning Tim Solberg appeared before the Commission for a 5:30pm Public Hearing and First Reading for the Zoning Ordinance Amendment to Sections 4-01 Planning & Zoning Commission, 4-02 Comprehensive Plan and 4-302 Replacement of Official Zoning Map. The Public Hearing was opened. There was no Public Comment. The Public Hearing was closed. Commissioner Olson moved and Commissioner Thorstad seconded to put on First Reading. No opposition. Motion carried.

Director of Planning & Zoning Tim Solberg appeared before the Commission for the Final Plat Approval of Halverson's Industrial Park 2nd Addition, a replat. After discussion, Commissioner Simmons moved and Commissioner Gjerdevig seconded to approve the final plat with the six conditions listed in the staff report. No opposition. Motion carried.

City of West Fargo resident Jason Brunell appeared before the Commission for a land rezoning request. After discussion, no action was requested of the Commission.

City Administrator Tina Fisk appeared before the Commission and discussed the following in regards to the Administrator's Report:

- Notices for budget meetings will be coming next week
- Staff working on employee quarterly reviews
- Strategic Planning meeting on July 11th
- Saturday, July 14
 - i. West Fargo Airport Authority
 - ii. Fly-in/lunch
 - iii. 12p-3p

There was no correspondence.

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

Bernie L. Dardis
Commission President

Tina Fisk
City Auditor

Consent Agenda Item: a



Pledging of Securities Collateral June 30, 2018

Bank Accounts	Bank Balance	FDIC Covered	Amount to be Covered by Pledging	Bank Actual Pledged	Pledged %	Source
1st International Bank						
Money Market Checking	\$250,000.00	\$250,000.00	\$0.00	\$0.00	0%	FDIC
ICS Savings	21,935,816.94	21,935,816.94	0.00	0.00	0%	FDIC
Alerus Financial						
Money Market Checking	322,017.19	250,000.00	72,017.19	79,218.91	110%	BND Pledge Pool
ICS Checking	4,449,765.85	4,449,765.85	0.00	0.00	0%	FDIC
ICS MMKT	4,524,188.62	4,524,188.62	0.00	0.00	0%	FDIC
Bell State Bank	5,246,338.17	250,000.00	4,996,338.17	6,000,000.00	120%	BND Irrevocable LOC's 6730 & 6704
Blackridge Bank	5,023,361.79	250,000.00	4,773,361.79	5,250,697.97	110%	FHLB Irrevocable LOC
Choice Financial	10,130,553.78	250,000.00	9,880,553.78	10,868,609.16	110%	BND Pledge Pool
	<u>\$51,882,042.34</u>	<u>\$32,159,771.41</u>	<u>\$19,722,270.93</u>	<u>\$22,198,526.04</u>		

Regular Agenda Item #12

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # _____

***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: July 11, 2018
3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Oak Ridge 16th Addition, a replat.
4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Lots 4-6, Block 1 of Oak Ridge 6th Addition, City of West Fargo, North Dakota.
5. ACTION BEING REQUESTED FROM CITY COMMISSION:
Final Plat Approval based on Conditions listed in the Staff Report.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A18-23		REPLAT
Oak Ridge 16 th Addition		
Lots 4-6, Block 1 of Oak Ridge 6 th Addition		
Applicant: Nate Vollmuth Owner: Osgood Investment LLC	Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Introduction:	06-12-2018	
Public Hearing:	06-12-2018 - Approval	
Final Plat Approval:	07-16-2018	

PURPOSE:

Replat three lots to adjust lot lines.

STATEMENTS OF FACT:

Existing Land Use:	Vacant
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	CO: Corridor Overlay District
Proposed Lot size(s) or range:	36,126 ft ² - 60,885 ft ²
Total area size:	3 Acres
Adjacent Zoning Districts:	North – R-1SM: Mixed One & Two Family; R-2: Limited Multiple Dwellings South & East– PUD: Planned Unit Development (Commercial) West – C: Light Commercial
Adjacent street(s):	32 nd Avenue East (Minor Arterial); 6 th Street East (Local)
Adjacent Bike/Pedestrian Facilities:	Path along 32 nd Ave E
Available Parks/Trail Facilities:	Shadow Wood and Maple Ridge at the Preserve Parks accessible within ½ mile by sidewalks and path.
Land Dedication Requirements:	Provided with previous subdivision

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application, preliminary plat, and site plan.
- The replat is necessary to make some minor lot line adjustments to accommodate development of existing lots.
- The new lots will meet the current zoning district requirements.
- The proposed replat does not affect any public easements or right of ways.

NOTICES:

Sent to: Applicable agencies and departments

Comments Received:

- None to date.

STAFF REPORT

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

- The proposed plan is consistent with City plans and Ordinances.

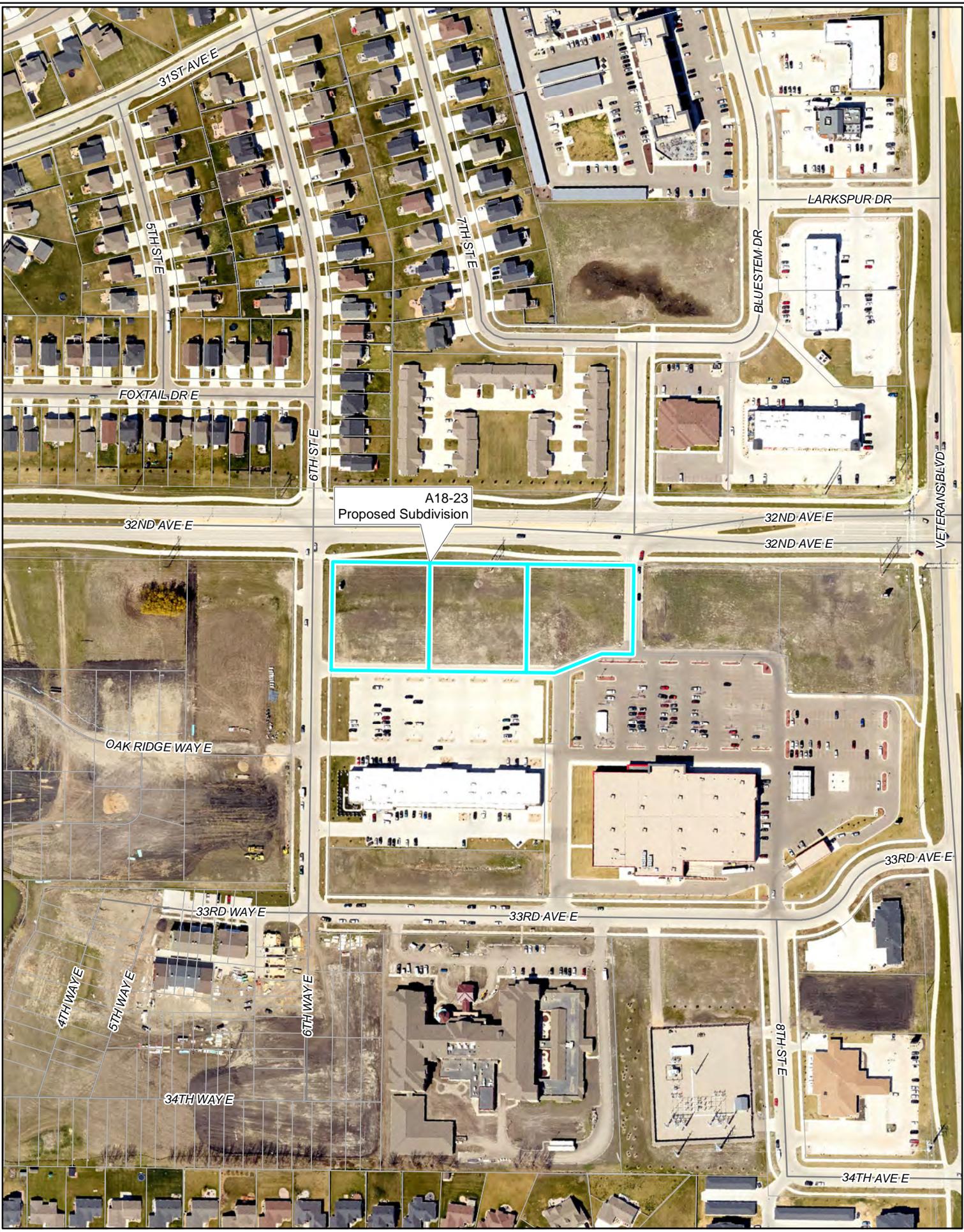
RECOMMENDATIONS:

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. An updated drainage plan is approved by the City Engineer.
2. An Attorney Title Opinion to the City of West Fargo is received.
3. Signed Final Plat is received with any necessary easements.
4. A certificate is received showing taxes are current.

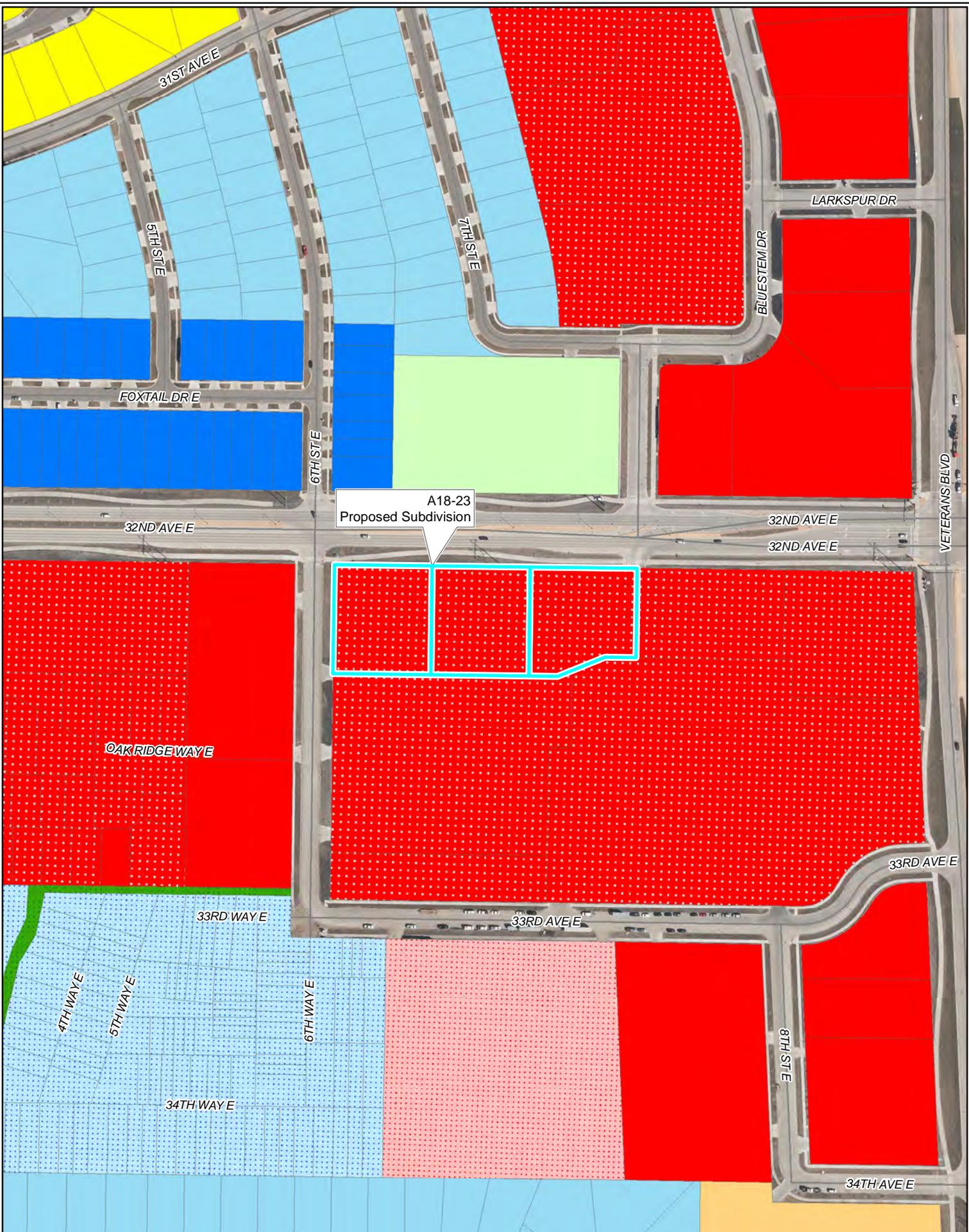
PLANNING AND ZONING RECOMMENDATION:

At their June 12, 2018 meeting, the Planning and Zoning Commission approved the replat, subject to the four conditions listed above.



A18-23
Proposed Subdivision





A18-23
Proposed Subdivision

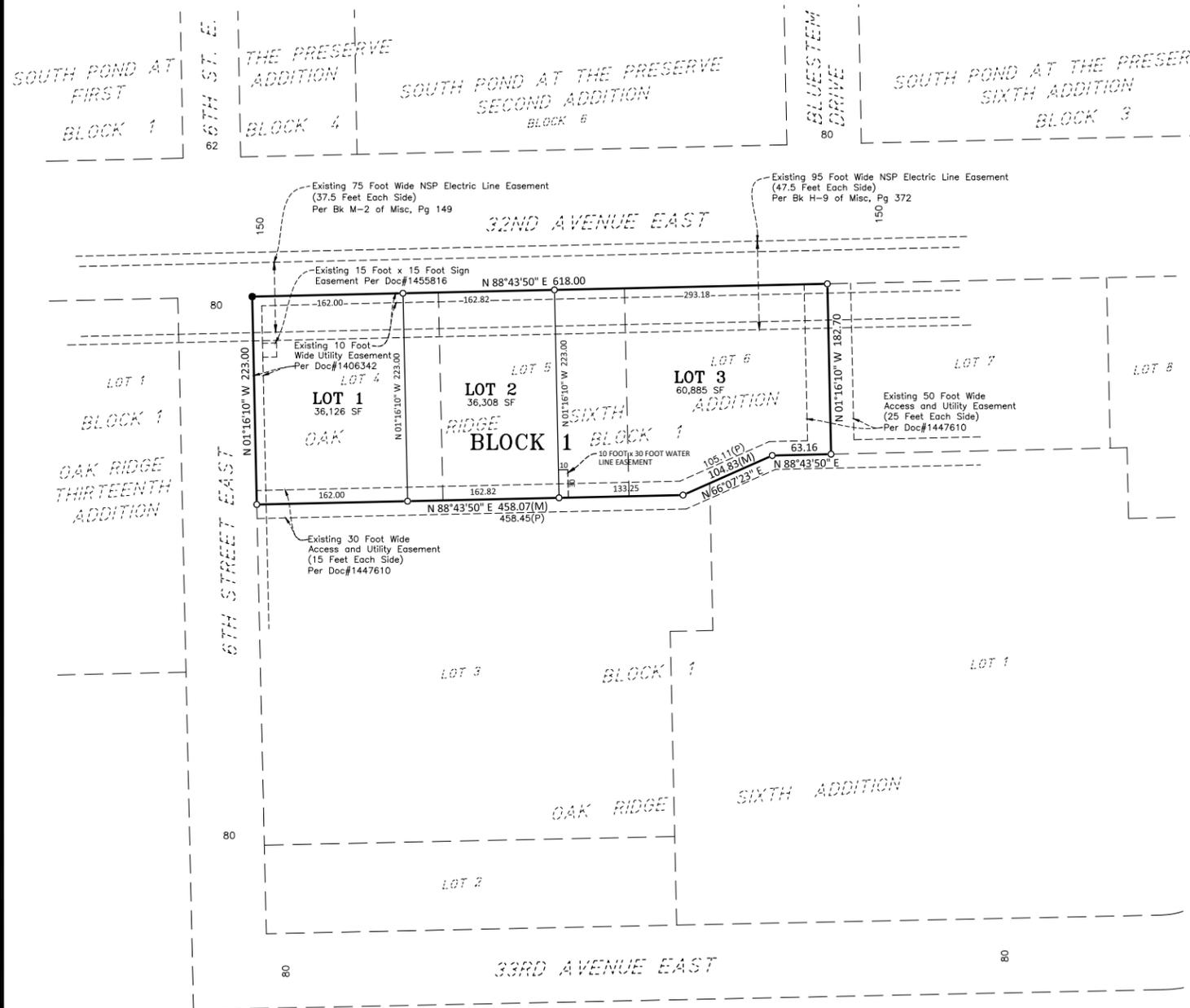


- | | | | | |
|----------------------------------|---------------------------------|-----------------------------------------|------------------------------------------|------------------------------------|
| A: Agricultural | HC: Heavy Commercial | P-PUD: PUD in Public | R-1SM: Mixed One and Two Family 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 | | | |

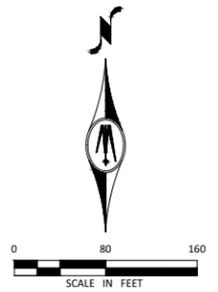


OAK RIDGE SIXTEENTH ADDITION

A REPLAT OF LOTS 4, 5 & 6, BLOCK 1, OAK RIDGE SIXTH ADDITION
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND	
○	5/8"x18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-6703
●	MONUMENT FOUND
(M)	MEASURED DISTANCE
(P)	PLATTED DISTANCE
—	SUBJECT PROPERTY LINE
- - -	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE



OWNERS DESCRIPTION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That Osgood Investments LLC a North Dakota Limited Liability Company as owner of a parcel of land located in the Northeast Quarter of Section 29, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

Lots 4, 5 and 6, Block 1 of OAK RIDGE SIXTH ADDITION to the City of West Fargo, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 3.061 acres or 133,319 square feet of land, more or less.

Said owner has caused the above described parcel of land to be surveyed and platted as "OAK RIDGE SIXTEENTH ADDITION" to the City of West Fargo, Cass County, North Dakota and do hereby dedicate to Lot 2 the 10 foot x 30 foot water line easement in Lot 3 as shown on this plat for the purpose stated.

OWNER: Osgood Investments LLC

By: Kevin Christianson, President

State of North Dakota)
County of Cass)

On this ____ day of _____, in the year 2018 before me personally appeared Kevin Christianson, President, Osgood Investments LLC, a North Dakota Limited Liability Company 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 Osgood Investments LLC.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gregg Stroeing, 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.

Gregg Stroeing, Professional Land Surveyor
North Dakota License Number LS-6703

State of North Dakota)
County of Cass)

On this ____ day of _____, in the year 2018 before me personally appeared Gregg Stroeing, 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

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

Regular Agenda Item #13

Consent Agenda

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # _____

***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: July 12, 2018

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

The Wilds 10th Addition, Subdivision and Replat.

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

Property in the SE¹/₄ NW¹/₄ and NE¹/₄ SW¹/₄ of Section 6, T138N, R49W and Replat of Lot 33 & Lot 42 of Block 3 of the Wilds 9th Addition, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

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

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A17-36	Subdivision, Rezoning and Land Use Plan Amendment
The Wilds 10 th Addition	
Parts of Government Lot 6, in the SE¼ NW¼ and NE¼ SW¼ of Section 6, T138N, R49W and Replat of Lot 33 & Lot 42 of Block 3 of the Wilds 9 th Addition, City of West Fargo, North Dakota	
Applicant: Eagle Ridge Development, Ian Bullis	Staff Contact: Larry Weil
Owner: Westport Investments, LLC	
Planning & Zoning Commission Introduction:	09-11-2017
Public Hearing:	09-11-2017 - Continued
Planning & Zoning Commission Approval:	04-09-2018
City Commission Final Plat Approval:	07-16-2018

PURPOSE:
Plat and zone land for residential development.

STATEMENTS OF FACT:	
Land Use Classification:	Not Established
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	None
Proposed Zoning District(s):	R-1SM: Mixed One & Two Family Dwellings; R-2: Limited Multiple Dwellings
Proposed Lot size(s) or range:	Varies
Total area size:	35.84 Acres
Adjacent Zoning Districts:	North – R-1: One & Two Family Dwellings South – A: Agricultural/Rural Residential in Horace East – Rural Residential in Horace West – A: Agricultural
Adjacent street(s):	59 th Avenue West (local); 60 th Avenue West (local); 61 st Avenue West (local); Deb Drive West (local); 7 th Street West (local); 8 th Street West (local); 9 th Street West (collector)
Adjacent Bike/Pedestrian Facilities:	Bike path adjacent to 9 th Street West
Available Parks/Trail Facilities:	Legacy Elementary and adjacent park property as well as trail connections to parks within The Wilds development. Crossing of 52 nd Avenue West is important as no other parks are yet constructed or in development south of 52 nd Avenue West.
Land Dedication Requirements:	Land Dedication Required – Park District is requesting consideration of fee-in-lieu to support planned park facilities that were part of Wilds 9 th Addition.

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application, preliminary plat and area plan. The area plan is proposing the majority of the area to develop as single-family residential with some R-2 residential (medium density) planned along 52nd Avenue and west of Wilds 8th Addition, as well as in the southeast corner of the proposed subdivision.
- The area being proposed for development is part of a larger tract (\pm 227 acres) which is being amended into the City's Future Land Use Plan on a subdivision by subdivision basis, as the area was annexed after the adoption of the 2008 Comprehensive Plan. The City approved an amendment to the Future Land Use Plan for The Wilds 7th Addition to accommodate the first phase of development (\pm 25 acres), The Wilds 8th for the second phase (21.98 acres) and The Wilds 9th for the third phase (56.17 acres).
- It is important for a Future Land Use Plan for the remaining development area to be established. The Plan should be consistent with the goals, objectives and policies that are within the City's Comprehensive Plan, i.e. Land Use and Community Growth Goals 3 & 4; Community Development, Design, and Housing Goals 1, 2 & 3; Community Identity Goals 1, 2 & 4; Transportation Goals 1, 2 & 3; Parks, Open Space, Bikeways and Trails Goals 1, 2 & 3; and Public Facilities Goals 1, 2 & 3; etc. The City could consider a Land Use Plan amendment based on a well-developed area plan, or the City could initiate a Land Use Plan amendment according to which future developments would be reviewed and considered. It would be appropriate to have the Land Use Plan amendment in place prior to any additional platting of the developer's property.
- As part of the approval of The Wilds 7th Addition it was determined that an overall development plan for Sections 31 (north of 52nd Avenue West) and Section 6 (south of 52nd Avenue West) was essential to ensure orderly development. The subdivision agreement provided for a complete plan to be developed.
- When the Wilds 8th Addition was considered in September 2016, the developer and Park District came to agreement with regards to park plans north of 52nd Avenue West, as well as south of 52nd Avenue West.
- The applicant is proposing single-family lot residential development with R-1SM: Mixed One and Two Family Dwellings. This zoning district requires at least 20% of the lots to be between 50-60' in width and no more than 30 percent of the lots to be between the widths of 36-40' in width and no more than two lots side by side between those widths. The Preliminary Plat submitted did not meet the R-1SM standards, so the developer was going to submit a revised plat which we have not received. The application is not considered complete at this time. The developer is also proposing one larger lot to be zoned R-2: Limited Multiple Dwelling.
- Right-of-way widths for local streets on the preliminary plat are not consistent and should be reduced to 62' unless the applicant is able to provide an amenities plan that can demonstrate how the wider streets will benefit the development.
- There is no means of east-west connection to arterial roadways in this area; therefore staff believes the connections to 64th Avenue South on the south side of the previous plat (The Wilds 9th) are important to provide access to more than just one arterial roadway. Road right of way exists in Horace to make a connection; however, this right of way is not improved and needs to be considered. The agreements for The Wilds 8th Addition and The Wilds 9th Addition provided that the developer would work with the City of Horace to establish a schedule for constructing the streets which will be coordinated with the development of the Wilds development. In the event that the City of Horace fails to make improvements to 78th Street South and 79th Street South, the developer may be responsible for the costs of developing roadways to ensure access to 64th Avenue South. 9th

STAFF REPORT

Street West will be an important major collector for this area. Horace officials would like to meet to discuss The Wilds 10th Addition, as well as drainage and future roadway connections.

- Drainage concerns have been brought up by the adjacent homes in the City of Horace, as well as Horace officials. Drainage considerations for The Wilds development south of 52nd Avenue are being considered currently by the City of West Fargo which will be coordinated with the City of Horace.
- A title opinion has been received by City staff.
- The developer has been working with the Park District on a park development plan for The Wilds development south of 52nd Avenue West. Land for a larger park was dedicated with The Wilds 9th Addition with additional land to be dedicated with a future subdivision. Cash-in-lieu funds are intended with The Wilds 10th Addition to assist with improvements to the large dedicated park.

NOTICES:

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

Comments Received:

- Property owners from adjacent residential developments in Horace have expressed concern with the R-2 Zoning, drainage, traffic, and compatibility with the adjacent large lot residential in Horace. Their comments are attached for reference.

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

- The area proposed has not been included in the existing land use plan. It is advised that either the developer submit a well-developed area plan for consideration as the Land Use Plan amendment, or the City initiate a Land Use Plan amendment to guide future developments in the area prior to future platting. The Land Use Plan amendment should be consistent with existing goals, objectives and policies of the Comprehensive Plan and provide for a development pattern with a mix of housing types. It would be appropriate to also consider compatibility with adjacent residential neighborhoods and where best to place medium density residential properties.
- The developer has revised the area plan for development since The Wilds 9th was approved which changes the residential development pattern. Following public comments, the City should consider if the changes to the area plan are appropriate, particularly with the medium density residential location. Though the R-1SM residential is considered Low Density according to the City's Land Use Plan, area residents do not believe that the density of the R-1SM is compatible with the existing residential developments.

RECOMMENDATIONS:

It is recommended that the City continue the hearing for 30 days allowing the developer to submit a revised preliminary plat which would meet the R-1Sm zoning standards, adequately address roadway connections to Horace and timing of roadway improvements, drainage issues in the area and street right-of-way widths. The additional timeframe would also provide opportunity for the City to meet with Horace officials to address issues relating to drainage, roadway connections, and other pertinent issues. Once the applicant has submitted a revised plat that is complete, the City would review the application with the following considerations:

1. The Land Use Plan is amended to provide for Low Density Residential and Medium Density

STAFF REPORT

Residential as shown in the revised Area Plan submitted with The Wilds 10th Addition application, or the Land Use Plan is amended to provide for Low Density Residential as shown in the previously submitted Area Plan for The Wilds 9th Addition.

2. The requested R-1SM zoning is viewed as compatible with the adjacent rural residential developments and consistent with City plans and ordinances (note that though R-1SM would be considered Low Density Residential as long as the density of 10 units per acre for single family detached units or 14 units per acre of single family attached units is achieved, the buffering/screening standards of the Zoning Ordinance does not provide buffering standards for R-1SM Districts abutting R-1E or R-R Districts). If the Commission does not view it to be compatible it may be appropriate to consider it to be subject to additional buffering, or for the applicant to provide a revised zoning plan that would be viewed as more appropriate.
3. A subdivision agreement is received.
4. Land dedication agreement is received.
5. A drainage plan is received and approved by the City Engineer.
6. Final Plat is received with any necessary easements.
7. A certificate is received showing taxes are current.

PLANNING AND ZONING RECOMMENDATION:

At their September 11, 2017 meeting, the Planning and Zoning Commission continued the public hearing for 30 days.

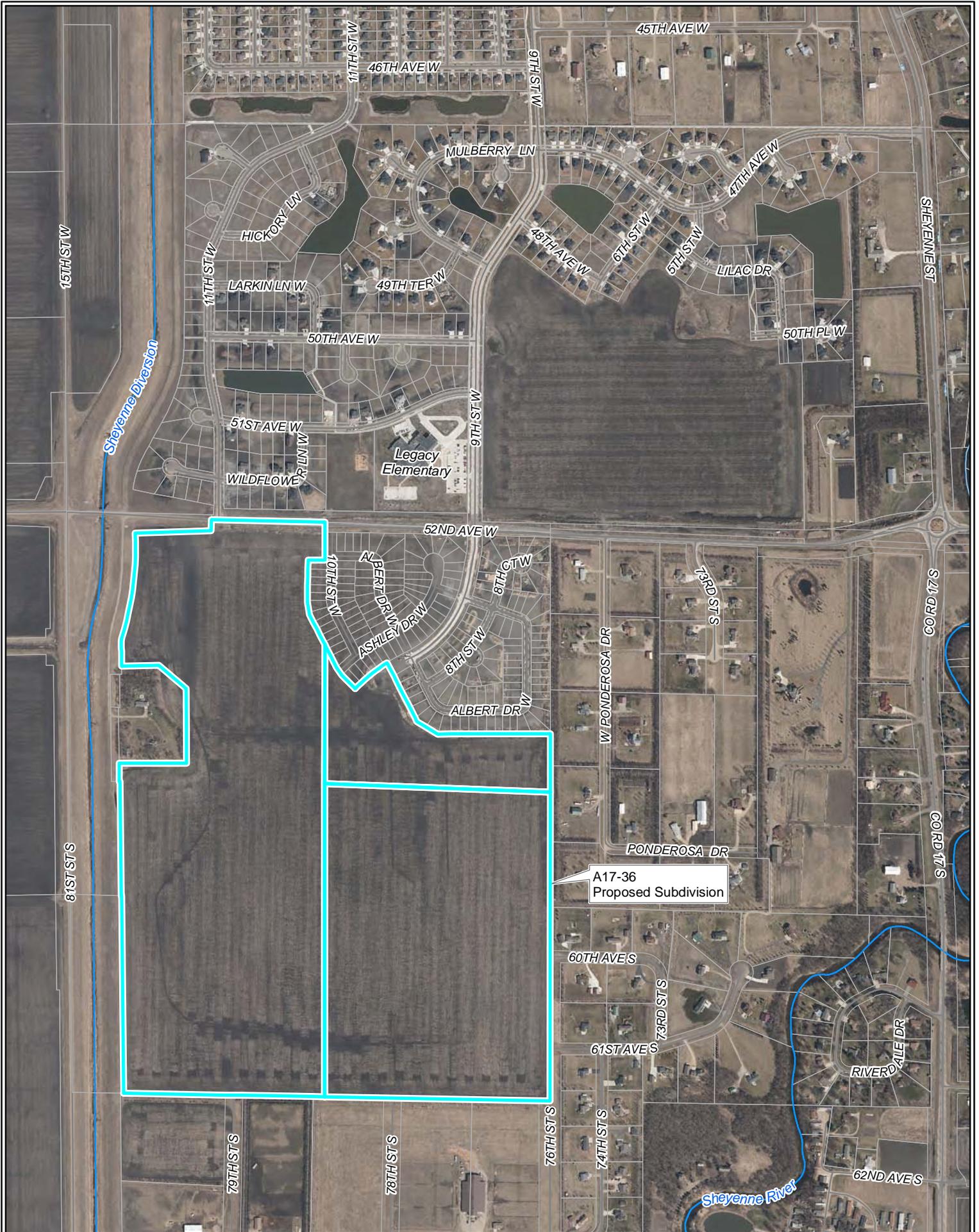
UPDATE AT APRIL 9, 2018 PLANNING AND ZONING COMMISSION:

The applicant is proposing to remove the residential lots in order to plat just the roads to provide access to more than just one arterial roadway as per agreements for The Wilds 8th and The Wilds 9th Additions. Staff is recommending approval of the plat with the following recommended conditions:

1. Land remain zoned A: Agricultural.
2. A subdivision agreement is received.
3. Land dedication agreement is received.
4. A drainage plan is received and approved by the City Engineer.
5. Final Plat is received with any necessary easements.
6. A certificate is received showing taxes are current.

PLANNING AND ZONING RECOMMENDATION:

At their April 9, 2018 meeting, the Planning and Zoning Commission approved the subdivision subject to the six conditions listed above.



A17-36
Proposed Subdivision

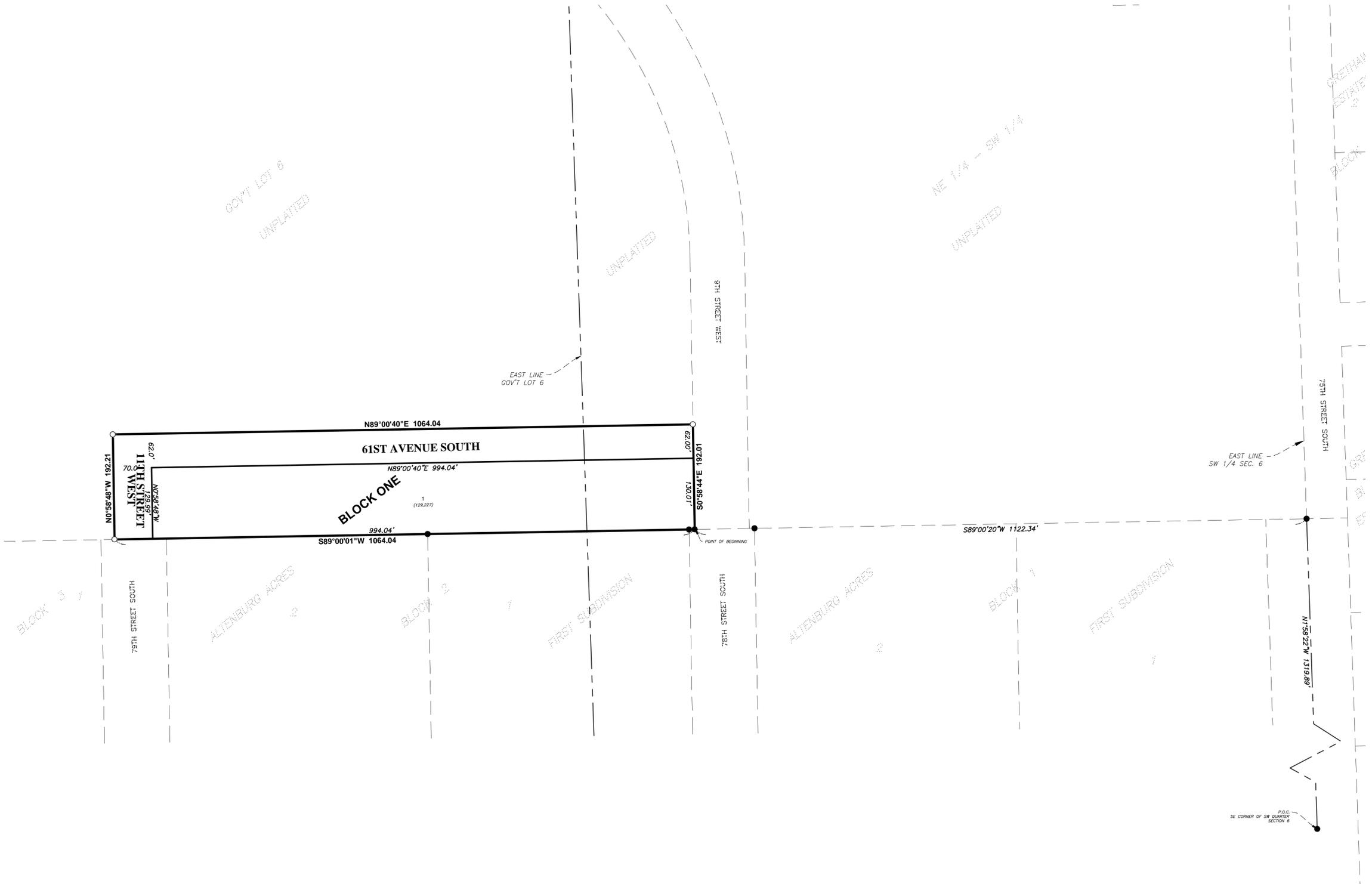
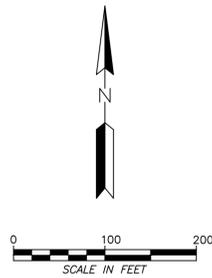


U:\Survey\Projects\6565-0000_Weatfoot Investments, LLC\0002_Weatfoot Investments\Drawings\6565-0002-461000_10th Plat-REV1.dwg Plot Date & Time: 28 June 2018 4:52 PM

THE WILDS TENTH ADDITION

TO THE CITY OF WEST FARGO

A PLAT OF THOSE PARTS OF GOVERNMENT LOT 6, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



- LEGEND**
- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP #L.S.-27292
 - FOUND IRON MONUMENT
 - PLAT BOUNDARY
 - PLAT BLOCK LINE
 - - - - EXISTING LOT LINE
 - - - - QUARTER LINE (5,980)
 - LOT AREAS IN SQ. FT.

NOTES:
BEARINGS ARE BASED ON EAST LINE OF SOUTHWEST QUARTER
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.



Responsive partner. Exceptional outcomes.

3303 Flechtner Drive Fargo, ND 58103 Ph: 701-297-9600 Fax: 701-297-9601

Regular Agenda Item #14

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # _____

***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: Lisa Sankey _____

2. PHONE NUMBER: 433-5320 DATE: July 11, 2018

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

Conditional Use Permit for accessory building greater than 1,000 square feet within the R-1E: Rural Estate Zoning District.

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

Located at 223 47th Ave E (Lot 1, Block 1 of McMahon Estates 4th Subdivision),
City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Approval subject to conditions listed in the staff report.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A18-28		CONDITIONAL USE PERMIT	
223 47 Ave E			
Lot 1, Block 1 of McMahon Estates 4 th Addition, City of West Fargo, North Dakota			
Applicant/Owner: Jesse & Terry Breidenbach		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		07-10-2018	
Public Hearing:		07-10-2018 – Approved	
City Commission:		07-16-2018	

PURPOSE:

Construct a 32.15' x 50.37' (1,619 square foot) accessory building for personal storage in a rural estate zoned district.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Single Family Dwelling
Current Zoning District(s):	R-1E: Rural Estate District
Zoning Overlay District(s):	NA
Total area size:	1.36 Acres
Adjacent Zoning Districts:	North and West: City of Fargo Jurisdiction South and East: R-1E: Rural Estate District
Adjacent street(s):	3 rd Street East (Local); 47 th Avenue East (Local)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The R-1E: Rural Estate zoning district allows for accessory structures greater than 1,000 ft² as a conditional use provided they are in character with the development pattern of the subdivision they are in.
- The applicant has provided a site plan which shows the new accessory structure will be built in the rear yard with a side yard setback of 31' 69" and rear yard setback of 30.41'.
- The applicant has indicated the structure would be built of residential materials which match the exterior color and type of the main structure on the property.
- 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.

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.
 - The property has adequate access and the improvements will not affect the current access.

STAFF REPORT

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.
 - 4-448.8 would prohibit exterior storage of equipment or materials used in the occupation.
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.
 - No concerns noted
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 land adjacent to this area is R-1E: Rural Estate District and similar style and sized accessory buildings have been previously approved within the subdivision.

NOTICES:

Sent to: Property owners within 350’.

Comments Received: None

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

- The application is providing an accessory to an existing use and therefore the application may be considered consistent with the Comprehensive Plan.

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. The accessory building is constructed of the same color and materials as the primary residential structure.
2. A Signed Conditional Use Permit Agreement is received.

PLANNING AND ZONING RECOMMENDATION:

At their July 10, 2018 meeting, the Planning and Zoning Commission approved the conditional use permit, subject to the two conditions listed above.



A18-28
Subject Property



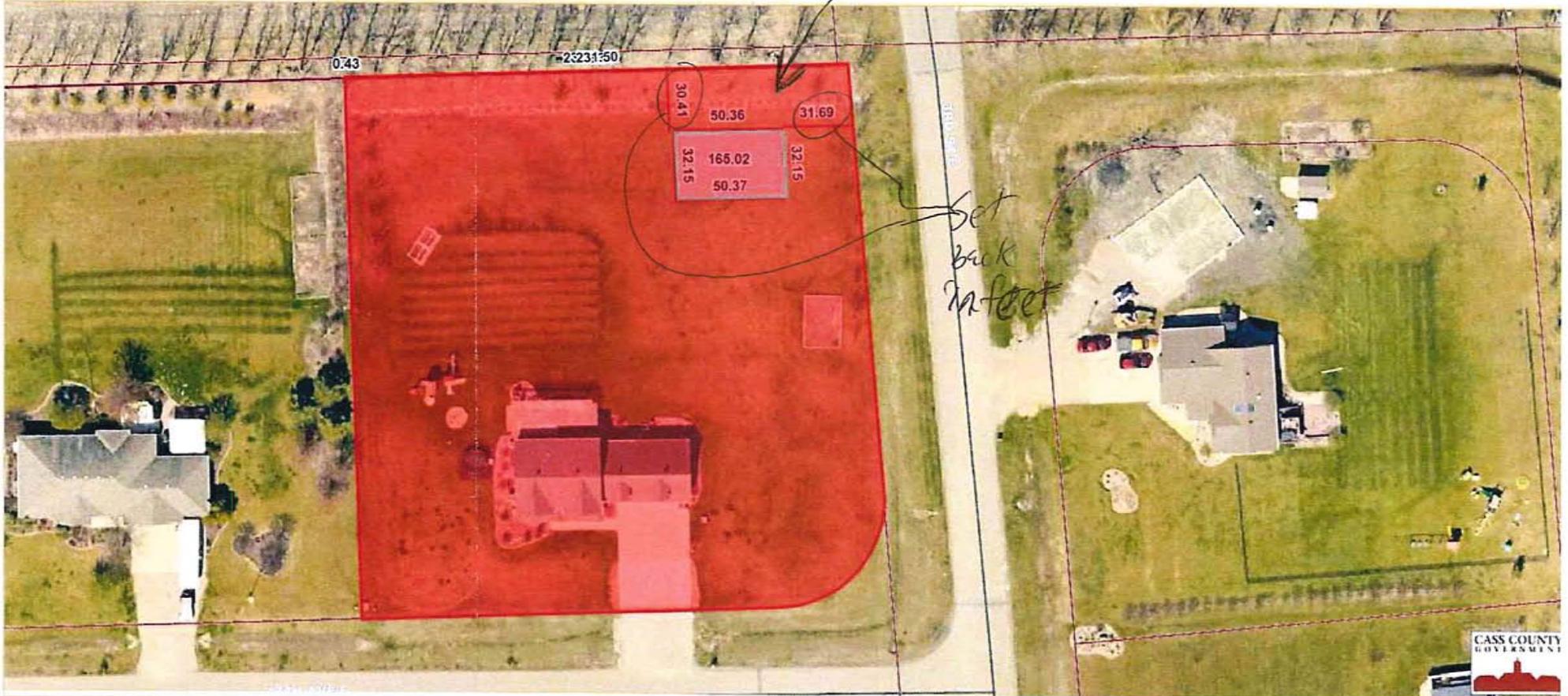
A18-28
Subject Property



<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 	<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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from ~~GIS~~ GIS Web cass County ND site - Red shaded area represents lot lines per GIS Web site
 Proposed garage foot print on property - all dimensions are in feet



PIN	ChildPIN	LMVENU	VENUESC	Name	Section	Lot	CommRes	Exempt	Recorded Acres	GIS ACRES	LGDESC	PropertyAddress	SchoolE
02131300010000	02131300010000	02	West Fargo City	JESSE & TERRY L BREIDENBACH	1	1	R			1.35213	MCAHON ESTATES 4TH LT 1 BLK	223 47 AVE E	S006

Conditional Use Permit

State of North Dakota,
County of Cass,
City of West Fargo

WHEREAS, **Jesse Breidenbach** (hereinafter referred to as the “**Applicant**”) has paid the sum of two hundred dollars (\$200.00) to the City of West Fargo, as required by the City of West Fargo Zoning Ordinance, and has complied with all the requirements of said ordinance necessary for obtaining this permit; and

WHEREAS, the **Applicant** is the legal owner of property located at 223 47th Ave Avenue East, West Fargo, ND 58078, legally described as (hereinafter referred to as the “Property”):

Lot 1, Block 1 of McMahan Estates 4th Addition

NOW, THEREFORE, by order of the West Fargo City Commission, the said applicant is hereby issued a Conditional Use Permit to:

Construct an accessory building greater than 1,000 ft² in an R-1E: Rural Estate zoning district.

on the above-described Property with the following conditions:

1. The 32.15' x 50.37' (1,619 square foot) accessory building is constructed of the same color and materials as the primary residential structure.
2. The conditional use permit may be brought for review or revocation if rights to the property are sold, conveyed, or otherwise transferred or if 4 or more complaints are received within 60 days.
5. The City of West Fargo reserves the right to inspect the property for compliance with these conditions.
6. Any and all claims that arise or may arise against Applicant, its agents, servants, or employees while engaged in the use of the Property, shall in no way be the obligation of the City of West Fargo. Furthermore, Applicant, its agents servants, employees, or assigns shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, in any way connected with the use of the Property or City actions related to the granting of this Conditional Use Permit.
7. Any improvements made to the property in connection with this Conditional Use Permit shall be at the sole expense of the Owner and shall not be the obligation of the City.
8. If Applicant fails to observe the terms and conditions of this Conditional Use Permit,

the City may revoke this Conditional Use Permit. In such an event, the City will give owner at least a ten (10) day notice of revocation of a revocation hearing for the Conditional Use Permit stating the time, place and purpose of such hearing. Upon such hearing, the City may revoke this Conditional Use Permit. If this Conditional Permit is revoked Owner shall cease and desist the conditionally permitted use from the property by the date stated by the City Commission at the hearing. Applicant shall pay as reasonable attorney's fees and court costs associated with the City's enforcement of the terms of this Conditional Use Permit.

- 9. This Conditional Use permit will not be in effect until such time as:
 - a) it is executed and recorded with Cass County; and
 - b) the City of West Fargo is provided with recording information.
- 10. The obligations herein shall run with the Property and shall bind the Applicant and the Owner and their successors and assigns.
- 11. Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section, sentence, clause, phrase, and word hereof is held by a court with jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.
- 12. The Applicant acknowledges receipt of this Conditional Use Permit and agrees to its terms and conditions.

Dated this ____ day of _____, 20__.

APPLICANT: _____

STATE OF NORTH DAKOTA)
)
 COUNTY OF CASS)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL] _____
Notary Public

Dated this ____ day of _____, 20__.

**WEST FARGO BOARD OF CITY
COMMISSIONERS:**

Bernie L. Dardis, President of the Board

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bernie L. Dardis, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Dated this _____ day of _____, 20____.

**WEST FARGO PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT:**

Tim Solberg, AICP, Director of Planning and
Zoning

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tim Solberg, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Regular Agenda Item #15

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # _____

***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: Lisa Sankey _____

2. PHONE NUMBER: 433-5320 DATE: July 11, 2018

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

Conditional Use Permit for accessory building greater than 1,600 square feet within the R-R: Rural Residential Zoning District.

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

Located at 836 42nd Ave W (Lot 4, Block 2 of Nelson Acres 3rd Addition), City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Approval subject to conditions listed in the staff report.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A18-29		CONDITIONAL USE PERMIT	
836 42 nd Avenue West			
Lot 4, Block 2 of Nelson Acres 3 rd Addition			
Applicant/Owner: Tom Erickson		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		07-10-2018	
Public Hearing:		07-10-2018 – Approved	
City Commission:		07-16-2018	

PURPOSE:

Construct a 36' x 70' (2,520 ft²) accessory building for personal storage in an R-R: Rural Residential zoning district.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Single Family Dwelling
Current Zoning District(s):	R-R: Rural Residential District
Zoning Overlay District(s):	NA
Total area size:	4.29 Acres
Adjacent Zoning Districts:	North: R-1: One & Two Family Dwelling; East & South: R-R: Rural Residential; West: R-1SM: Mixed One & Two Family Dwelling
Adjacent street(s):	9 th Street West (Collector); 40 th Avenue West (Arterial); 42 nd Avenue West (Local)
Adjacent Bike/Pedestrian Facilities:	Multi-use path along 9 th Street W to the west of the property and along 40 th Avenue West
Available Parks/Trail Facilities:	Eagle Run Park on the north side of 40 th Avenue West

DISCUSSION AND OBSERVATIONS:

- The applicant has provided a site plan which proposes a 36' x 70' (2,520 ft²) accessory structure to be built west of his home.
- The R-R zoning district allows for accessory structures greater than 1,600 ft² as a conditional use provided they are in character with the development pattern of the subdivision they are in.
- Oversized accessory buildings have been approved as a CUP within the Nelson Acres subdivisions. In 2004, the City received an application for a 9,600 square foot building which was scrutinized as not being in character with the development. The applicant revised the request to a 4,800 square foot structure which was approved. Other buildings have been held to the same standard. Staff believes that this size precedent should be considered in this instance as well.
- The applicant has stated that the structure would be built of residential materials, which match the exterior color and type of the main structure on the property.
- It is important to note and make the applicant aware of the provisions for home occupations as well as the permitted uses with the district prior to obtaining a building permit. Given the large

STAFF REPORT

size of the accessory building, staff has included the provisions to the staff report for the Commission to reference and would encourage these to be noted in the conditional use permit.

- 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.

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.
 - The property has adequate access and the improvements will not affect the current access.
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.
 - 4-448.8 would prohibit exterior storage of equipment or materials used in the occupation.
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.
 - No concerns noted
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 land adjacent to this area is R-R: Rural Residential District and similar style and sized accessory buildings have been previously approved within the subdivision. The proposed use is viewed as generally compatible with adjacent properties and other property in the district. The proposed accessory building would be in character with the purpose of the subdivision. Larger accessory buildings are allowed for rural residential equipment storage, barns for farm animals, etc.

NOTICES:

Sent to: Property owners within 350'.

Comments Received:

- None to date.

STAFF REPORT

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

- The application is providing an accessory structure and use to an existing use, and therefore the application may be considered consistent with the Comprehensive Plan.

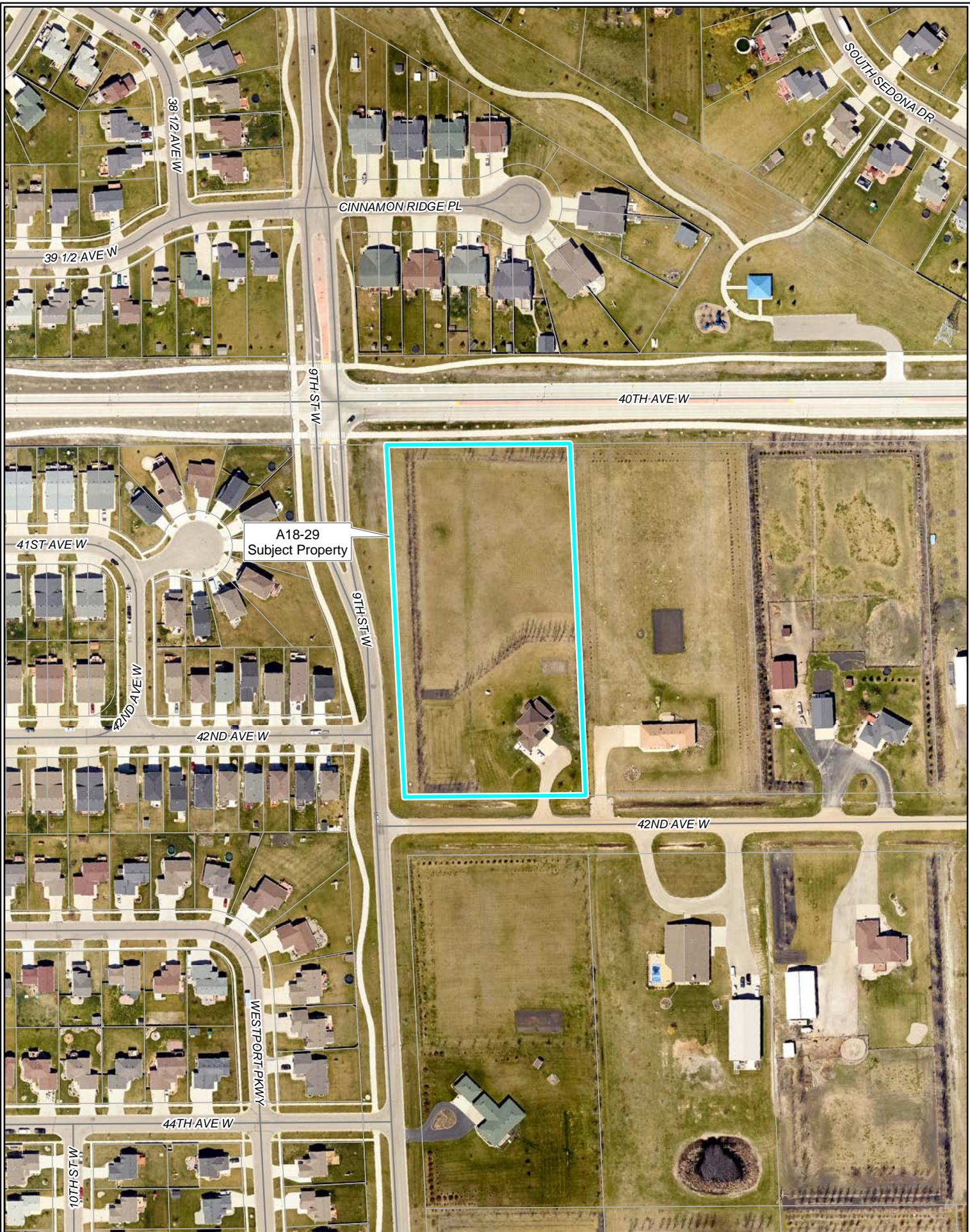
RECOMMENDATIONS:

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. The accessory building is constructed to be complimentary to the primary residential structure.
2. Use of the accessory building meet the requirements of the R-R District Standards and section 4-448: Provisions of Home Occupations.
3. A Signed Conditional Use Permit Agreement is received.

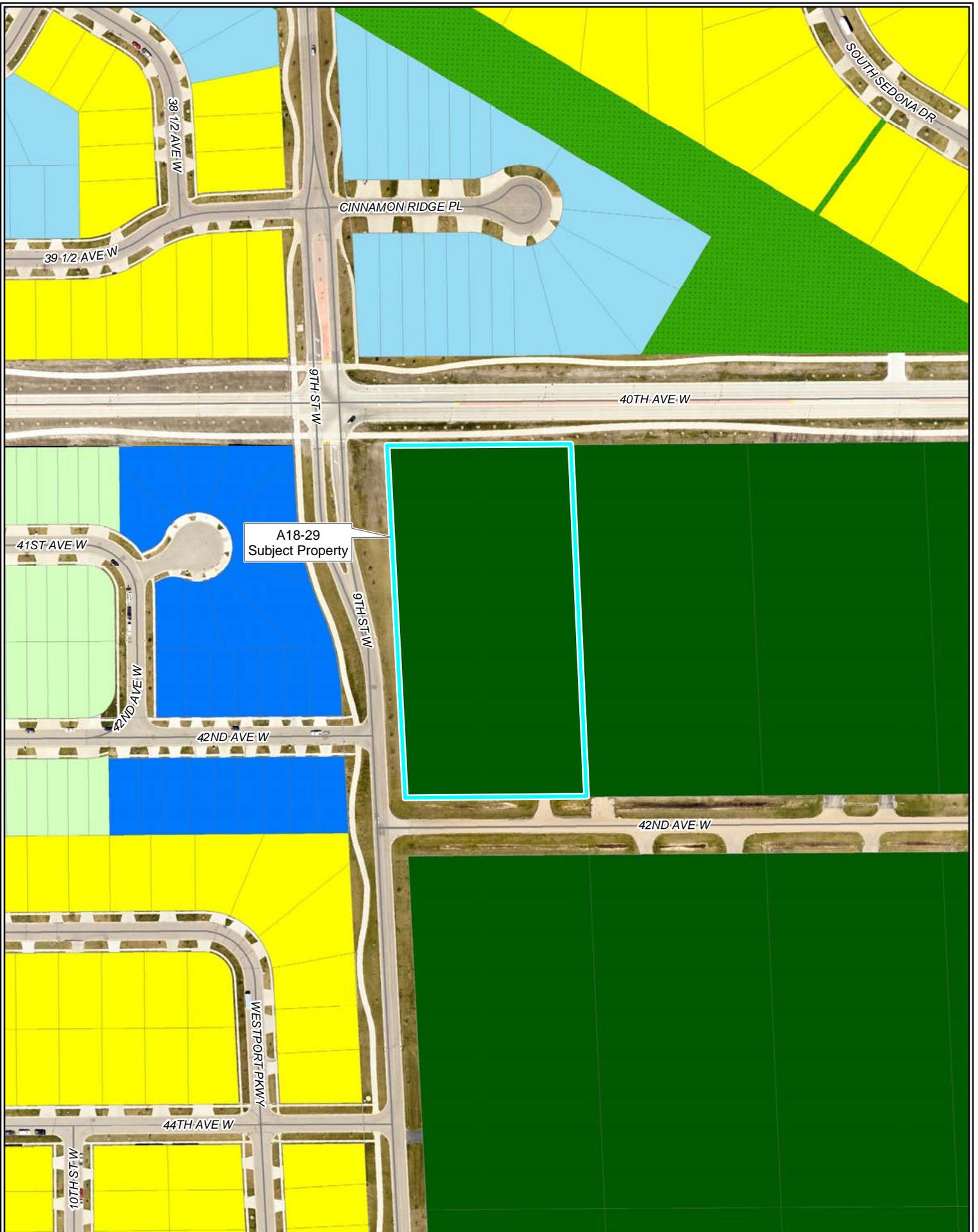
PLANNING AND ZONING RECOMMENDATION:

At their July 10, 2018 meeting, the Planning and Zoning Commission approved the conditional use permit, subject to the three conditions listed above.



A18-29
Subject Property

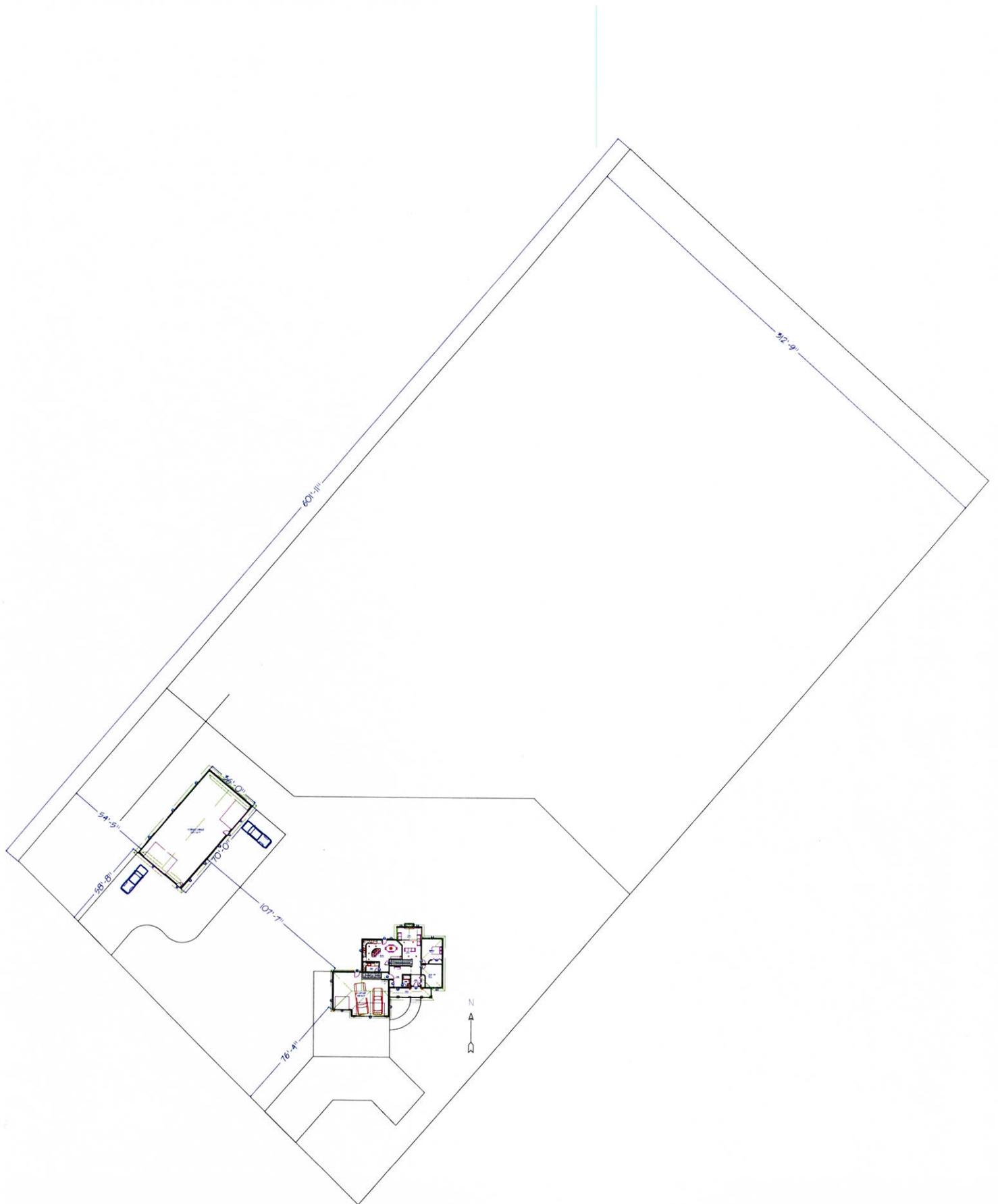


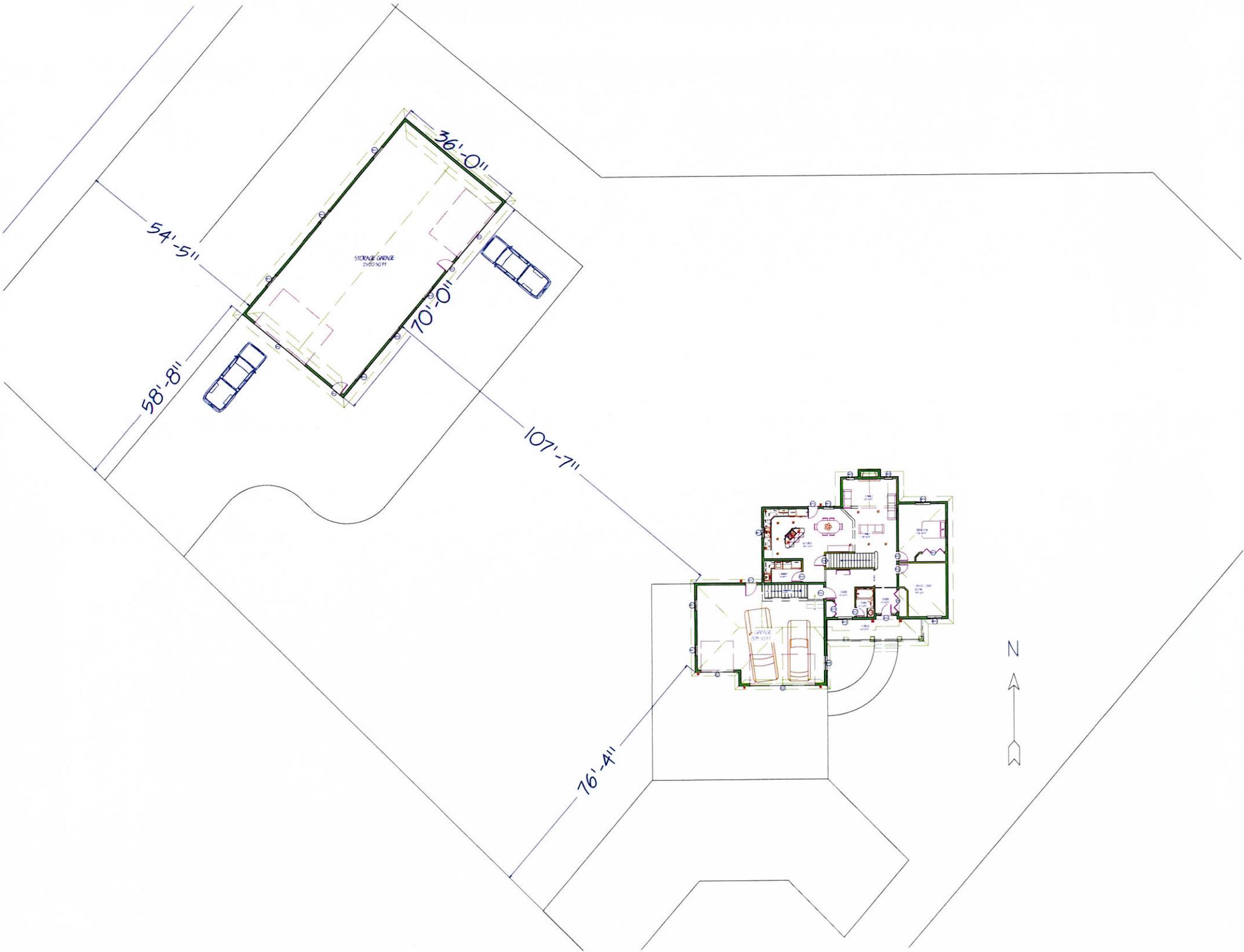


A18-29
Subject Property

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 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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54'-5"

58'-8"

36'-0"

70'-0"

107'-7"

76'-4"

STORAGE GARAGE
25'0" x 11'

CARPORT
10' x 12' 0"



shall be brought into compliance within twelve (12) months of written notification by certified mail to the property owner.

Source: Ord. 748, Sec. 16 (2005); Ord. 1049, Sec. 29 (2015)

4-448. PROVISIONS OF HOME OCCUPATIONS. Home occupations, as defined by this Ordinance, shall be subject to the following standards:

1. No person other than members of the family residing on the premises shall be engaged in such occupations.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the main floor area of the dwelling unit shall be permanently set aside to be used in the conduct of the home occupation.
3. There shall be no change to the outside appearance of the premises that would reflect the presence of a home occupation other than one sign, not to exceed one square foot, non-illuminated, and mounted flat against the wall of the principal building.
4. No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance detectable to the normal senses off the lot or in a neighboring dwelling unit. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
5. For uses within the dwelling unit, the entrance to the space devoted to such occupation shall be within the dwelling unit, or designed such that it is not noticeable from the public street.
6. All parking associated with the principal use and the home occupation shall be accommodated on site. Parking spaces exceeding the required spaces for the principal use shall be included within the lot coverage for the property. The lot coverage for the property cannot exceed that allowed by the district in which the use is located.
7. The home occupation must be conducted entirely within a building.
8. There shall be no exterior storage of equipment or materials used in the occupation.

9. Certain types of uses are not viewed as customary home occupations and are therefore prohibited within residential zoning districts. Such prohibited uses include the following:
 - a. Vehicle and large equipment repair, including any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chainsaws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts. Such uses may be considered as a conditional use in the Rural Residential District.
 - b. Dispatch centers where employees come to the site to be dispatched to other locations.
 - c. Mortuaries.
 - d. Animal care or boarding facilities including kennels, stables and all other types of animal boarding and care facilities. Such uses may be considered as a conditional use within the Rural Estate and Rural Residential District.
10. As a conditional use, the City may consider a home occupation use adding one nonresident employee, or may consider uses which have customers coming to the site. Any home occupation in existence prior to the adoption of this ordinance which would require a conditional use permit to operate, shall be required to obtain a conditional use permit once the City has received a complaint. The City may place any conditions on the home occupation as deemed necessary to insure that it will not be a detriment to the character and livability of the surrounding neighborhood.
11. Any home occupation in existence prior to the adoption of this ordinance which would not be allowed by this ordinance must either comply with the provisions of this ordinance or cease to operate on the premises within a period of twenty-four (24) months of written notification by certified mail.

Source: Ord. 748, Sec. 17 (2005)

4-449. WIRELESS TELECOMMUNICATIONS.

1. Purpose. In order to accommodate the communication needs of residents and businesses while protecting the public

Conditional Use Permit

State of North Dakota,
County of Cass,
City of West Fargo

WHEREAS, **Tom Erickson** (hereinafter referred to as the “**Applicant**”) has paid the sum of two hundred dollars (\$200.00) to the City of West Fargo, as required by the City of West Fargo Zoning Ordinance, and has complied with all the requirements of said ordinance necessary for obtaining this permit; and

WHEREAS, the **Applicant** is the legal owner of property located at 836 42nd Avenue West, West Fargo, ND 58078, legally described as (hereinafter referred to as the “**Property**”):

Lot 4, Block 2 of Nelson Acres 3rd Addition

and, WHEREAS, the **Property** is adjacent to right of way which is not improved, nor is likely to be improved due to a retention pond which is immediately east of said right of way within Fargo City Limits therefore the required side yard setback is not subject to requirements of corner lots facing a public way;

NOW, THEREFORE, by order of the West Fargo City Commission, the said applicant is hereby issued a Conditional Use Permit to:

Construct an accessory building greater than 1,600 ft² in an R-R: Rural Residential zoning district.

on the above-described Property with the following conditions:

1. The 36' x 70' (2,520 ft²) accessory building is constructed of the same color and materials as the primary residential structure.
2. Use of the accessory building meet the requirements of the R-R District Standards and section 4-448: Provisions of Home Occupations.
3. The City of West Fargo reserves the right to inspect the property for compliance with these conditions.
4. Any and all claims that arise or may arise against Applicant, its agents, servants, or employees while engaged in the use of the Property, shall in no way be the obligation of the City of West Fargo. Furthermore, Applicant, its agents servants, employees, or assigns shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, in any way connected with the use of the Property or City actions related to the granting of this Conditional Use Permit.
5. Any improvements made to the property in connection with this Conditional Use

Permit shall be at the sole expense of the Owner and shall not be the obligation of the City.

- 6. If Applicant fails to observe the terms and conditions of this Conditional Use Permit, the City may revoke this Conditional Use Permit. In such an event, the City will give owner at least a ten (10) day notice of revocation of a revocation hearing for the Conditional Use Permit stating the time, place and purpose of such hearing. Upon such hearing, the City may revoke this Conditional Use Permit. If this Conditional Permit is revoked Owner shall remove the conditionally permitted use from the property by the date stated by the City Commission at the hearing. Applicant shall pay as reasonable attorney's fees and court costs associated with the City's enforcement of the terms of this Conditional Use Permit.
- 7. This Conditional Use permit will not be in effect until such time as:
 - a) it is executed and recorded with Cass County; and
 - b) the City of West Fargo is provided with recording information.
- 8. The obligations herein shall run with the Property and shall bind the Applicant and the Owner and their successors and assigns.
- 9. Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section, sentence, clause, phrase, and word hereof is held by a court with jurisdiction to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.
- 10. The Applicant acknowledges receipt of this Conditional Use Permit and agrees to its terms and conditions.

Dated this ____ day of _____, 20__.

APPLICANT: _____

STATE OF NORTH DAKOTA)
)
 COUNTY OF CASS)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL] _____
Notary Public

Dated this ____ day of _____, 20__.

**WEST FARGO BOARD OF CITY
COMMISSIONERS:**

Bernie L. Dardis, President of the Board

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bernie L. Dardis, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Dated this ____ day of _____, 20__.

**WEST FARGO PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT:**

Tim Solberg, Director of Planning and Zoning

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tim Solberg, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Regular Agenda Item #16

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # _____

***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: Lisa Sankey
2. PHONE NUMBER: 433-5320 DATE: July 12, 2018
3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Conditional Use Permit for Home Occupation (Chiropractic Office).

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Located at 837 Albert Drive West (Lot 50, Block 1 of The Wilds 7th Addition), City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:
Approval of the Conditional Use Permit subject to recommended conditions listed in the staff report.

STAFF REPORT

A18-27		CONDITIONAL USE PERMIT	
837 Albert Drive West			
Lot 50, Block 1 of The Wilds 7 th			
Owner/Applicant: Kim Glasgow		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		07-10-2018	
Public Hearing:		07-10-2018 - Approved	
City Commission:		07-16-2018	

PURPOSE:

Allowing for a home occupation which will have customers coming to the residence.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Low Density Residential
Current Zoning District(s):	R-1: One and Two-Family Dwelling
Zoning Overlay District(s):	None
Total area size:	7,800 square feet
Adjacent Zoning Districts:	R-1: One & Two Family Dwelling Districts
Adjacent street(s):	Albert Drive West (Local)
Adjacent Bike/Pedestrian Facilities:	Adjacent sidewalks; Multiuse Path along 9 th Street West
Available Parks/Trail Facilities:	The Wilds Parks north of 52 nd Avenue West within ¼ mile accessible by sidewalks and bikepath

DISCUSSION AND OBSERVATIONS:

- The applicant is seeking to operate a chiropractic office out of her home with appointment only service to customers.
- The applicant has provided a site plan of her house showing that the use would be operated in the main level of the home in an office. A copy of the plan is attached for reference.
- Section 4-448 of the City Ordinances under supplementary district regulations lists provisions for home occupations for which the home based business would be subject to.
- Section 4-448.10 states that as a conditional use, the City may consider a home occupation use which has customers coming to the site. It further states that the City may place any conditions on the home occupation as deemed necessary to insure that it will not be a detriment to the character and livability of the surrounding neighborhood.
- Home based businesses are required to provide off-street parking for customers in addition to the two required spaces for all single family residential units.
- Currently it appears that the property can accommodate 6 on-site/off-street parking spaces including space in the garage for the residential use.
- A conditional use permit agreement for the use will be required to be signed by the applicant 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.
 - The property is adequately accessed from Albert Dr. W, a local public street.
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.
 - 4-448.6 requires all parking associated with the principal residential use and the home occupation to be accommodated on site while still maintaining the required lot coverage minimums. It appears with 3 available spaces and a garage that they will have adequate parking to accommodate the residential property and the proposed use.
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.
 - 4-448-3 would only allow one sign, not to exceed one square foot, non-illuminated, and mounted flat against the wall of the principal building. The applicant has not indicated that she will have a sign.
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 use does not appear to bring a great deal of traffic to the site. It is stated in the application that the use will be by appointment only.

NOTICES:

Sent to:	Property owners within 350' and applicable agencies and departments
----------	---------------------------------------------------------------------

Comments Received:

- A call was received with concerns about increased traffic.

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

- The application may be considered consistent with the Comprehensive Plan if it is determined not be a detriment to the character and livability of the surrounding neighborhood.

STAFF REPORT

RECOMMENDATIONS:

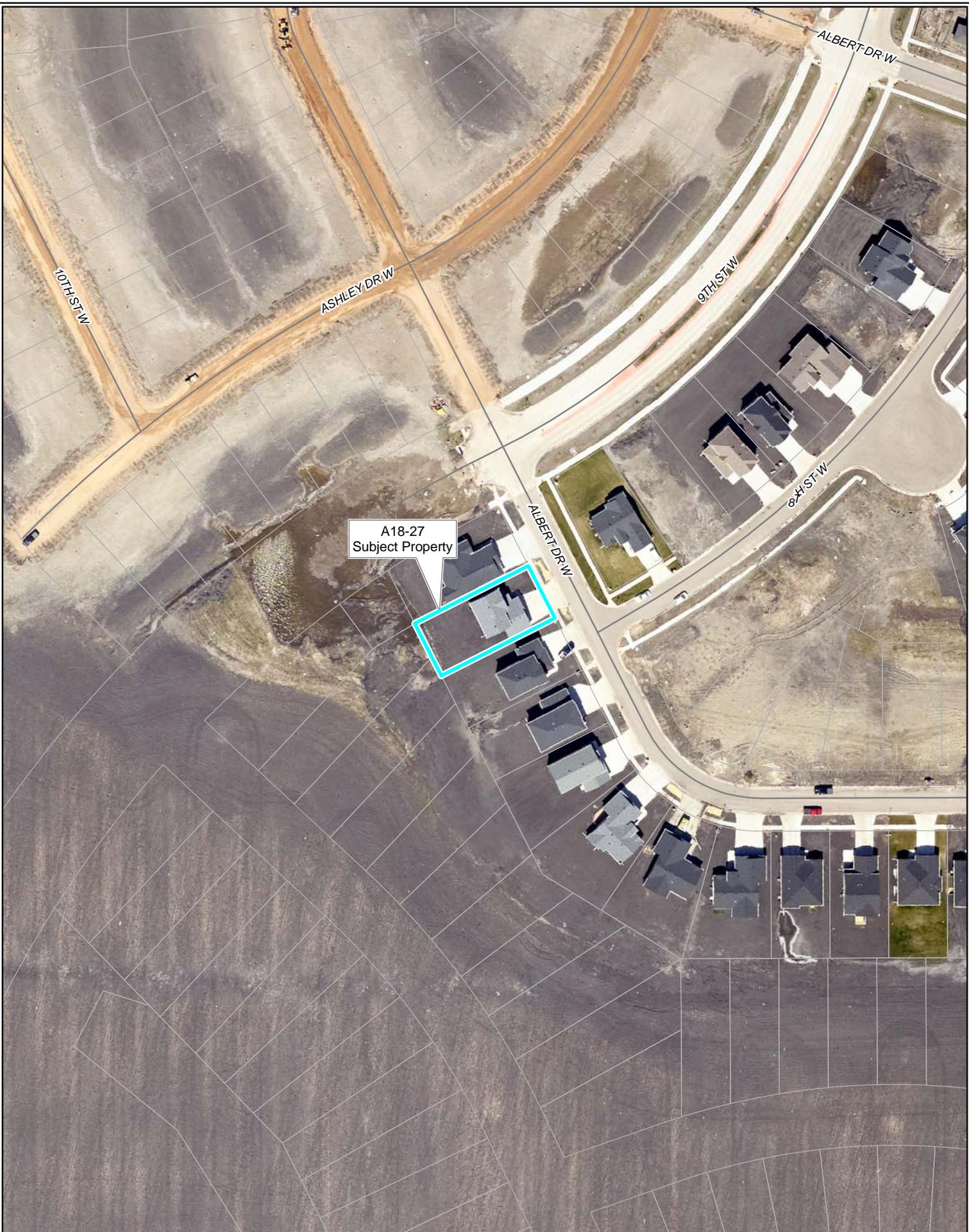
It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Applicant meet all requirements set forth in the provisions for home occupations found in Section 4-448 of the City Ordinances.
2. Adequate parking for both the home occupation and the residence be maintained.
3. A Signed Conditional Use Permit Agreement is received.

PLANNING AND ZONING RECOMMENDATION:

At their July 10, 2018 meeting, the Planning and Zoning Commission approved the conditional use permit, subject to the three conditions listed above.

A18-27
Subject Property





A18-27
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			

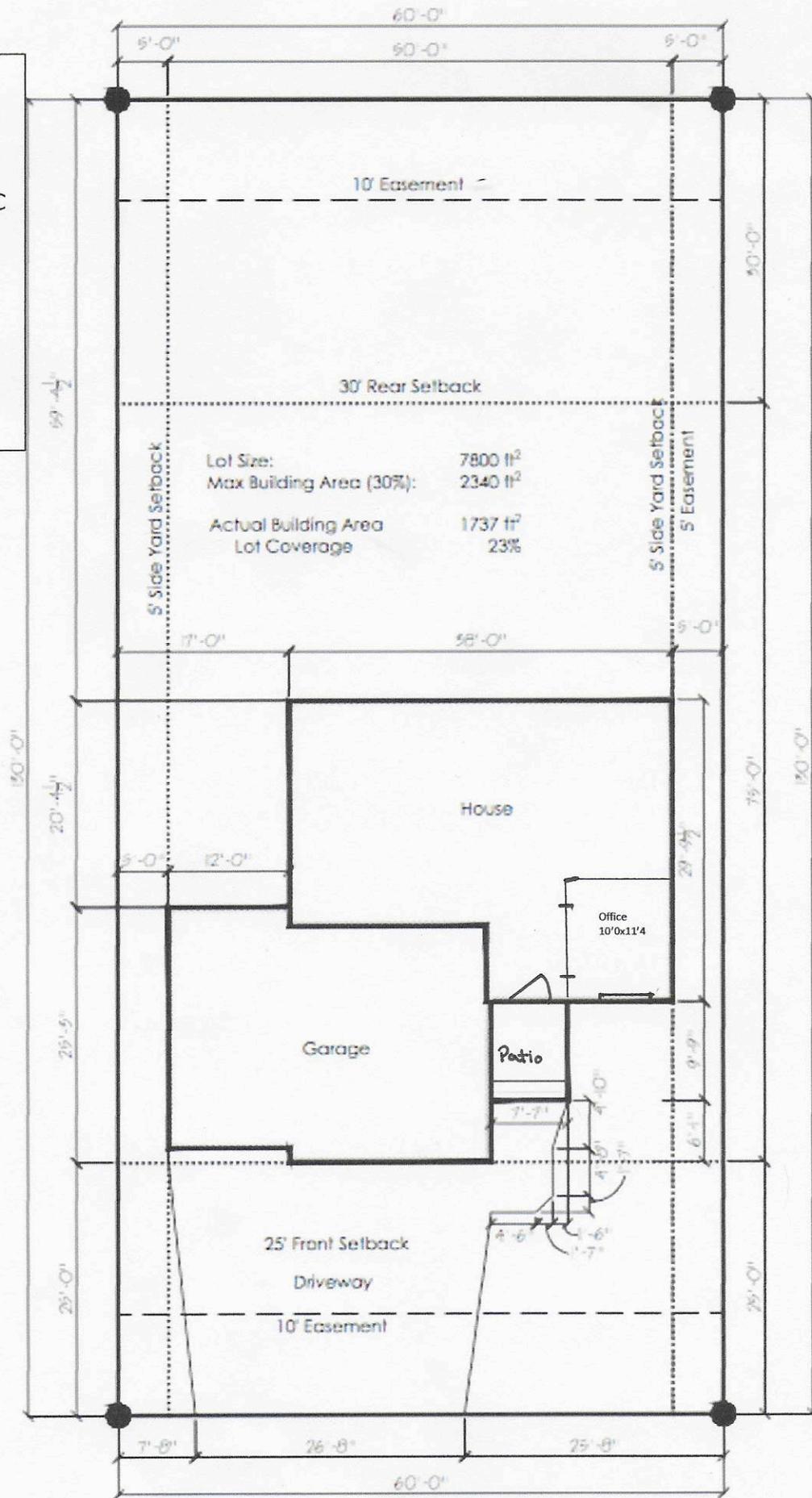


Site Plan

Kimberly Glasgow, DC
home Chiropractic
Office

6/4/2018

The Wilds 7th
Addition



837 Albert Dr. W, WFGO

Lot: 50 Block: 1
Wilds 7th

Conditional Use Permit

State of North Dakota,
County of Cass,
City of West Fargo

WHEREAS, **Kim Glasgow** (hereinafter referred to as the “**Applicant**”) has paid the sum of two hundred dollars (\$200.00) to the City of West Fargo, as required by the City of West Fargo Zoning Ordinance, and has complied with all the requirements of said ordinance necessary for obtaining this permit; and

WHEREAS, the **Applicant** is the legal owner of property located at 837 Albert Drive West, West Fargo, ND 58078, legally described as (hereinafter referred to as the “Property”):

Lot 50, Block 1 of The Wilds 7th

NOW, THEREFORE, by order of the West Fargo City Commission, the said applicant is hereby issued a Conditional Use Permit to:

Operate a home occupation (Chiropractic Office) which will have customers coming to the residence.

on the above-described Property with the following conditions:

1. Applicant meet all requirements set forth in the provisions for home occupations found in Section 4-448 of City Ordinances.
2. Adequate parking for both the home occupation and the residence be maintained.
3. The conditional use permit may be brought for review or revocation if rights to the property are sold, conveyed, or otherwise transferred or if 4 or more complaints are received within 60 days.
5. The City of West Fargo reserves the right to inspect the property for compliance with these conditions.
6. Any and all claims that arise or may arise against Applicant, its agents, servants, or employees while engaged in the use of the Property, shall in no way be the obligation of the City of West Fargo. Furthermore, Applicant, its agents servants, employees, or assigns shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys’ fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, in any way connected with the use of the Property or City actions related to the granting of this Conditional Use Permit.
7. Any improvements made to the property in connection with this Conditional Use Permit shall be at the sole expense of the Owner and shall not be the obligation of the City.

**WEST FARGO BOARD OF CITY
COMMISSIONERS:**

Bernie L. Dardis, President of the Board

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bernie L. Dardis, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Dated this ____ day of _____, 20____.

**WEST FARGO PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT:**

Tim Solberg, AICP, Director of Planning and
Zoning

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tim Solberg, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that he executed the same.

[SEAL]

Notary Public

Consent Agenda

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # b

***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: July 12, 2018

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

The Wilds 11th Addition, Subdivision and Rezoning.

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

Property located in part of Government Lots 3-5 in the NW $\frac{1}{4}$ of Section 6,
T138N, R49W, City of West Fargo, North Dakota, City of West Fargo, North
Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Schedule a public hearing on the rezoning at 5:30 pm on August 6, 2018.



www.westfargond.gov

Larry M. Weil, Community Development Director
Tim Solberg, Director of Planning and Zoning, AICP
Lisa Sankey, Assistant Planner

NOTICE OF PUBLIC HEARING

A public hearing will be held on the 6th day of August 2018, at 5:30 P.M. at the City Hall of West Fargo, North Dakota, concerning the enactment of a proposed zoning ordinance. The proposed ordinance involves the following:

Property located in part of Government Lots 3-5 in the NW $\frac{1}{4}$ of Section 6, T138N, R49W, City of West Fargo, North Dakota, City of West Fargo, North Dakota (Proposed The Wilds 11th Addition)

The ordinance is for the purpose of rezoning from an A: Agricultural District to an R-1: One & Two Family Dwellings District, R-2: Limited Multiple Dwellings District and P: Public Facilities District

A copy of the proposed ordinance is available for public inspection and copying at the office of the City Auditor between the hours of 8:00 A.M.-5:00 P.M. all days except weekends and holidays.

BY ORDER OF THE CITY COMMISSION OF THE CITY OF WEST FARGO, NORTH DAKOTA

Bernie L. Dardis
President of the Board of City
Commissioners of the City of
West Fargo, North Dakota

(Please Publish July 23 and 30, 2018)

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # C

***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: July 11, 2018

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

Halverson's Industrial Park 3rd Addition, a replat and rezoning from LI: Light Industrial to P: Public Facilities of Proposed Lot 2, Block 1.

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

Lots 8-14, Block 2; Lots 7-14, Block 3, Halverson's Industrial Park Addition; Lot 2, Block 1, Halverson's Industrial Park 2nd Addition, And Auditor's Lot 4 In SW¹/₄ of Section 6, T139N, R49W, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Schedule a public hearing on the rezoning at 5:30 pm on August 6, 2018.



www.westfargond.gov

Larry M. Weil, Community Development Director
Tim Solberg, Director of Planning and Zoning, AICP
Lisa Sankey, Assistant Planner

NOTICE OF PUBLIC HEARING

A public hearing will be held on the 6th day of August 2018, at 5:30 P.M. at the City Hall of West Fargo, North Dakota, concerning the enactment of a proposed zoning ordinance. The proposed ordinance involves the following:

Lots 8-14, Block 2; Lots 7-14, Block 3, Halverson's Industrial Park Addition; Lot 2, Block 1, Halverson's Industrial Park 2nd Addition, And Auditor's Lot 4 In SW¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota (Proposed Lot 2, Block 1 of Halverson's Industrial Park 3rd Addition)

The ordinance is for the purpose of rezoning from a LI: Light Industrial District to a P: Public Facilities District.

A copy of the proposed ordinance is available for public inspection and copying at the office of the City Auditor between the hours of 8:00 A.M.-5:00 P.M. all days except weekends and holidays.

BY ORDER OF THE CITY COMMISSION OF THE CITY OF WEST FARGO, NORTH DAKOTA

Bernie L. Dardis
President of the Board of City
Commissioners of the City of
West Fargo, North Dakota

(Please Publish July 23 and 30, 2018)

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # d

***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: July 11, 2018
3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Zoning Ordinance Amendment to Section 4-421 of the A: Agricultural Zoning District Regulations.
4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
N/A.
5. ACTION BEING REQUESTED FROM CITY COMMISSION:
Schedule a Public Hearing on the Zoning Ordinance Amendment at 5:30 pm on August 6, 2018.



www.westfargond.gov

*Larry M. Weil, Community Development Director
Tim Solberg, Director of Planning and Zoning, AICP
Lisa Sankey, Assistant Planner*

NOTICE OF PUBLIC HEARING

A public hearing will be held on the 6th day of August 2018, at 5:30 P.M. at the City Hall of West Fargo, North Dakota, concerning the enactment of a proposed zoning ordinance. The proposed ordinance involves the following:

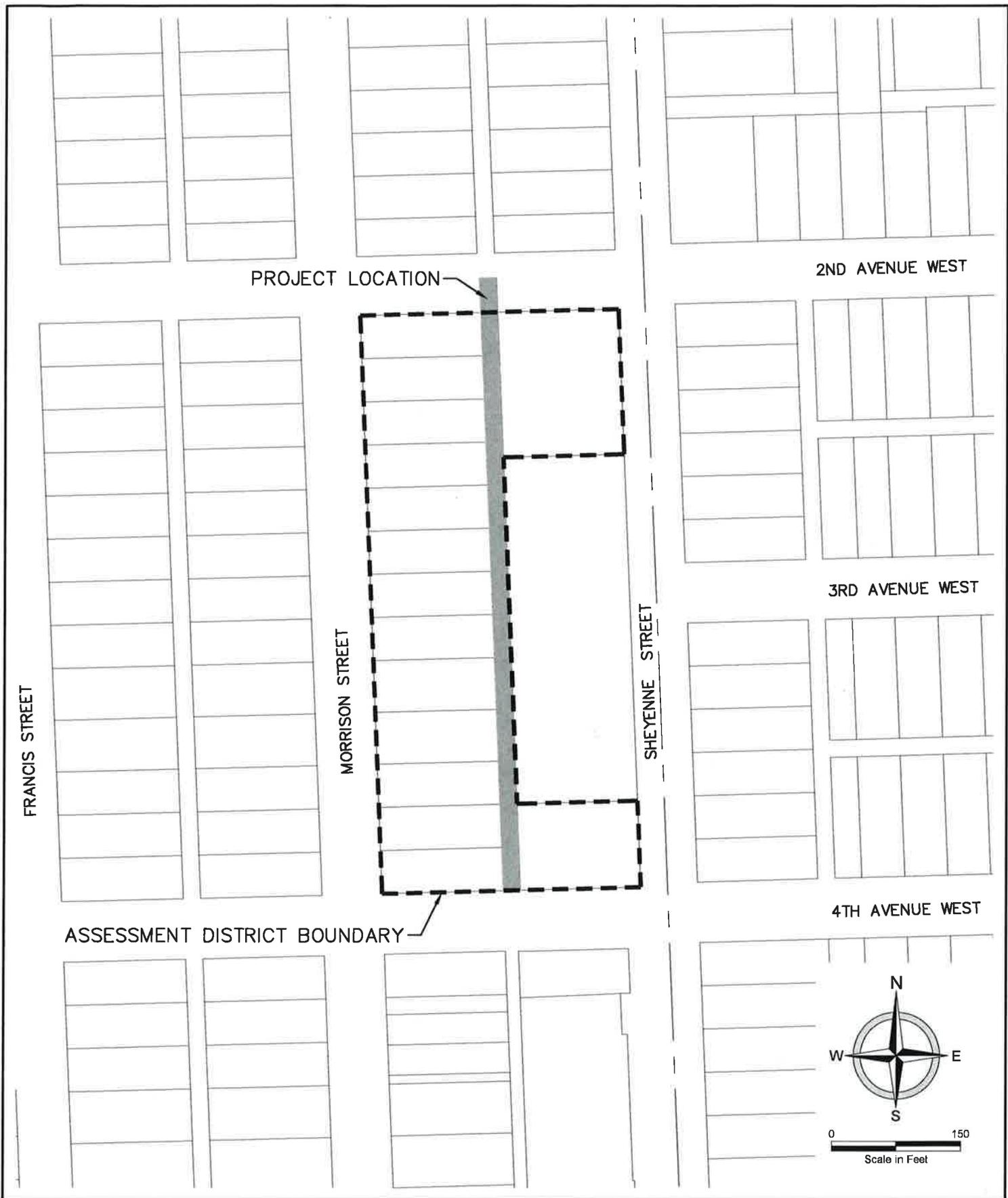
Zoning Ordinance Amendment to Section 4-421 of the A: Agricultural Zoning District Regulations

A copy of the proposed ordinance is available for public inspection and copying at the office of the City Auditor between the hours of 8:00 A.M.-5:00 P.M. all days except weekends and holidays.

BY ORDER OF THE CITY COMMISSION OF THE CITY OF WEST FARGO, NORTH DAKOTA

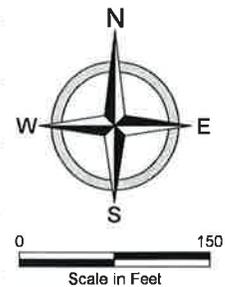
Bernie L. Dardis
President of the Board of City
Commissioners of the City of
West Fargo, North Dakota

(Please Publish July 23 and 30, 2018)



INFRASTRUCTURE REPLACEMENT DISTRICT NO. 3002
 PIONEER PLACE ALLEY UTILITY IMPROVEMENTS
 WEST FARGO, NORTH DAKOTA

PROJECT No.	20289
DATE:	07.03.18
REVISED:	-
DRAFTER:	KHS
REVIEWER:	MWW



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 replace the sanitary sewer and storm sewer in the alley between Sheyenne Street and Morrison Street for the block north of 4th Avenue. The need for the proposed project is warranted by the aging infrastructure passing its service life. The timing is due to the improvements being completed along Sheyenne Street just north of 4th Avenue West including paving of the alley. Current and projected needs within this corridor include increasing capacity, adjusting storm sewer drainage, and improving drainage to help with the improvements being completed along Sheyenne Street just north of 4th Avenue West.

Infrastructure Replacement District No. 3002 will involve the construction of improvements consisting of removal of asphalt streets, curb and gutter, concrete driveways, concrete sidewalks; replacement of sanitary sewer and storm sewer; subgrade preparation to allow for future surface improvements 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 16th day of July, 2018.

Dustin Scott
Moore Engineering, Inc.
West Fargo ND



Engineer for the City of West Fargo, ND

**Infrastructure Replacement District No. 3002
Pioneer Place Alley Utility Improvements
West Fargo, North Dakota**

Engineer's Preliminary 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. Asphalt - Remove	SY	1,200	\$8.00	\$9,600.00
2. Concrete Driveway - Remove	SY	40	\$5.00	\$200.00
3. Concrete Sidewalk - Remove	SY	30	\$5.00	\$150.00
4. Curb and Gutter - Remove	LF	1,500	\$8.00	\$12,000.00
5. Topsoil Stripping	SY	1,500	\$2.00	\$3,000.00
6. Dry Utility Adjustments	ALL	1	\$20,000.00	\$20,000.00
7. Sanitary Sewer Manhole - Remove	EA	3	\$750.00	\$2,250.00
8. Sanitary Sewer Main - Remove	LF	700	\$4.00	\$2,800.00
9. Storm Sewer Structure - Remove	EA	2	\$400.00	\$800.00
10. Storm Sewer Main - Remove	LF	20	\$10.00	\$200.00
11. Sanitary Sewer Main - 8" PVC	LF	750	\$75.00	\$56,250.00
12. Sanitary Sewer Service Connection	EA	15	\$750.00	\$11,250.00
13. Sanitary Sewer Service - 6" PVC	LF	150	\$80.00	\$12,000.00
14. Sanitary Sewer Manhole - 48"	EA	2	\$7,000.00	\$14,000.00
15. Storm Sewer - 12" HDPE	LF	200	\$60.00	\$12,000.00
16. Storm Sewer Catch Basin - 2'x3'	EA	4	\$2,750.00	\$11,000.00
17. Subgrade Preparation	SY	1,750	\$2.50	\$4,375.00
			Total Construction - Base Bid	\$171,875.00

INDIVIDUAL SANITARY SERVICE REPLACEMENTS

1. Service Replacement - 205 Morrison Street	LS	1	\$5,000.00	\$5,000.00
2. Service Replacement - 209 Morrison Street	LS	1	\$3,500.00	\$3,500.00
3. Service Replacement - 213 Morrison Street	LS	1	\$3,000.00	\$3,000.00
4. Service Replacement - 219 Morrison Street	LS	1	\$5,000.00	\$5,000.00
5. Service Replacement - 221 Morrison Street	LS	1	\$3,000.00	\$3,000.00
6. Service Replacement - 225 Morrison Street	LS	1	\$2,500.00	\$2,500.00
7. Service Replacement - 301 Morrison Street	LS	1	\$5,000.00	\$5,000.00
8. Service Replacement - 307 Morrison Street	LS	1	\$2,500.00	\$2,500.00
9. Service Replacement - 313 Morrison Street	LS	1	\$2,500.00	\$2,500.00
10. Service Replacement - 317 Morrison Street	LS	1	\$2,500.00	\$2,500.00
11. Service Replacement - 321 Morrison Street	LS	1	\$5,000.00	\$5,000.00
12. Service Replacement - 322 4th Ave W	LS	1	\$5,000.00	\$5,000.00
13. Service Replacement - 210 Sheyenne St	LS	1	\$1,250.00	\$1,250.00
14. Service Replacement - 322 Sheyenne St	LS	1	\$500.00	\$500.00
			Total Construction - Individual Service Installations	\$46,250.00
			Construction Subtotal	\$218,125.00
			Contingencies (~20%)	\$44,290.50

**Infrastructure Replacement District No. 3002
Pioneer Place Alley Utility Improvements
West Fargo, North Dakota**

Engineer's Preliminary Opinion of Probable Cost

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<u><i>TOTAL</i></u>
			Total Construction	\$262,415.50
			Engineering (11%)	\$28,792.00
			Legal and Administration (7%)	\$18,322.50
			Bond Discount (4%)	\$10,470.00
			Land Acquisition	\$15,000.00
			TOTAL PROJECT COST	\$335,000.00
			<u>Proposed Funding Breakdown</u>	
			Assessment District	\$70,000.00
			City Contribution to Development P3 Agreement	\$265,000.00
			Total	\$335,000.00

Regular Agenda Item #1

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION

WHEREAS, there has heretofore been filed with the City Commission of the City of West Fargo, North Dakota, a Petition for Partial Vacation of the buffer easement as shown on the plats of Goldenwood First Addition and Goldenwood Fourth Additions and more particularly described as follows:

The North 30 feet of the 60-foot Buffer Easement in Lot 1, Block 2, Goldenwood First Addition and Lots 2, 3, 4, and 5, Block 1, Goldenwood Fourth Addition to the City of West Fargo, according to the recorded plats thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

and

WHEREAS, said Petition is found to be in proper form and determined to have contained the requisite signatures; and

WHEREAS, the City Commission of the City of West Fargo, North Dakota, has heretofore deemed it expedient to consider said Petition, and notice of the fact that the City Commission would meet to hear said Petition was duly published in *The Forum* as required by law; and

WHEREAS, no one appeared at said hearing, (held on July 16, 2018) in person or otherwise, to protest or resist said Petition; and

WHEREAS, the City Commission of the City of West Fargo, North Dakota, has considered all the evidence and reports submitted to it concerning said Petition.

NOW, THEREFORE, BE IT RESOLVED:

1. That the North 30 feet of the above-described 60-foot buffer easement be and the same is hereby declared vacated.
2. That a notice of passage of this resolution declaring said vacation be published in *The Forum* pursuant to state law.
3. That this resolution, duly certified by the City Auditor, shall be filed for record and duly recorded in the office of the County Recorder in and for Cass County, North Dakota.
4. That any person aggrieved by the decision of the governing body granting the vacation may, within fifteen (15) days after the publication of the resolution, appeal to the District Court of Cass County in accordance with the procedure provided in Section 28-34-01 of the North Dakota Century Code.

Dated July 16, 2018.

APPROVED:

President of the Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon roll call vote, the following voted in favor thereof: _____ . The following were absent and not voting: _____. The following voted against the same: _____. The majority having voted aye, the resolution was declared duly passed and adopted.

Regular Agenda Item #2



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 *

7/12/2018

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

Cargill is filing a property tax exemption for new or expanding business

Site Address or Legal Description (if applicable)

250 7th Avenue NE West Fargo, ND 58078

Action Being Requested from City Commission *

Public Hearing for a property tax exemption for Cargill.

Upload Additional Documentation (Optional):

Cargill Legal Proof.pdf

23.11KB

Client:

CITY OF WEST FARGO

Account # 19435 Ad # 2642127

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: 06/18/2018

End Date: 06/27/2018

Nb. of Inserts: 11

Dimensions: 1 col. x 26.00 6.5 PT LINES

Publications: West Fargo Pioneer

Total Price: \$50.45

Paid Amount: \$0.00

Balance: \$50.45

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 July 16, 2018, at City Hall to consider a New and Expanding Business project located at 250 7th Ave NE, City of West Fargo, North Dakota. Acre 18.80 parcel 02-3050-04366-012, acre 10.60 parcel 02-3050-04366-040, and acre 41.76 parcel 02-3050-04366-050 located in NW¼ of Section 5, T139N, R49W, 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
(June 18, 25, 2018) 2642127

Client:

CITY OF WEST FARGO

Account # 19435 Ad # 2642127

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: 06/18/2018

End Date: 06/27/2018

Nb. of Inserts: 11

Dimensions: 1 col. x 26.00 6.5 PT LINES

Publications: inforum.com

The Forum-Fargo

Total Price: \$50.45

Paid Amount: \$0.00

Balance: \$50.45

Page 2 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 July 16, 2018, at City Hall to consider a New and Expanding Business project located at 250 7th Ave NE, City of West Fargo, North Dakota. Acre 18.80 parcel 02-3050-04366-012, acre 10.60 parcel 02-3050-04366-040, and acre 41.76 parcel 02-3050-04366-050 located in NW¼ of Section 5, T139N, R49W, 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
(June 18, 25, 2018) 2642127



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 *

7/12/2018

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

Property Tax Exemption for New or Expanding Business-Cargill

Site Address or Legal Description (if applicable)

250 7th Avenue NE West Fargo, ND 58078

Action Being Requested from City Commission *

Consideration of the Property Tax Exemption application for Cargill's expansion project.

Upload Additional Documentation (Optional):

Cargill Application.pdf	11.11MB
Cargill Impact Analysis in West Fargo.pdf	944.23KB

STAFF REPORT

Project Name: Cargill Incorporated

Project Location: 250 7th Ave NE

Contact Name: Dean Jacobs/Lesley Miller

Contact Phone: 952-742-6444/415.517.3683

Email: lesmiller@deloitte.com>

Purpose: Plant Expansion

Background:

Cargill proposes investing \$45M - \$55M at the West Fargo facility. The project is projected to result in the creation of 120 construction jobs at peak. While no new full-time jobs at the facility are currently anticipated as the result of this project, the expansion and upgrades may facilitate future headcount increases, including adding a potential new packaging facility.

Timeline:

Summer 2018

Assessment Department	YES	NO
Property Taxes Current <i>Nick Lee</i>	<input checked="" type="checkbox"/>	
Additional Notes: <i>02-3050-04366-012/050</i>		
Planning Department	YES	NO
Property in Corridor Overlay District <i>Project Property</i>		<input checked="" type="checkbox"/>
Property in Renaissance Zone		<input checked="" type="checkbox"/>
Property in Main Ave Corridor		<input checked="" type="checkbox"/>
Main Ave Corridor Conditions Met <i>N/A</i>		
Zoning Appropriate for Proposed Project	<input checked="" type="checkbox"/>	
Sufficient/Appropriate Parking Included <i>No additional employees</i>	<input checked="" type="checkbox"/>	
Landscape Submitted/Reviewed		<input checked="" type="checkbox"/>
Additional Notes: <i>Further review at time of permitting during trail</i>		
Economic Development Department	YES	NO
Project Located in Existing Incentive Program		<input checked="" type="checkbox"/>
Project Eligible for Local Incentives	<input checked="" type="checkbox"/>	
Project Eligible for State Incentives	<input checked="" type="checkbox"/>	
Project Operator Received Tax Incentives within Past 5 years	<input checked="" type="checkbox"/>	
City Granted Tax Incentive on Similar Project within Past 5 years	<input checked="" type="checkbox"/>	
Is there Precedent for Proposed Tax Incentive	<input checked="" type="checkbox"/>	
Does City Recommend Approval of Application	<input checked="" type="checkbox"/>	
Score:	<i>95</i>	
Reasons: <i>TO keep Plant up to Date</i>		
Additional Notes:		

2013
2013

**Application For Property Tax Incentives For
New or Expanding Businesses**

N.D.C.C. Chapter 40-57.1

Project Operator's Application To West Fargo
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

This application is a public record

Identification Of Project Operator

1. Name of project operator of new or expanding business	<u>Cargill Incorporated</u>	
2. Address of project	<u>250 7th Ave NE</u>	
	City <u>West Fargo</u> County <u>Cass</u>	
3. Mailing address of project operator	<u>PO Box 5626</u>	
	City <u>Minneapolis</u> State <u>MN</u> Zip <u>55440</u>	
4. Type of ownership of project		
<input type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input type="checkbox"/> Limited liability company
5. Federal Identification No. or Social Security No.	<u>41-0177680</u>	
6. North Dakota Sales and Use Tax Permit No.	<u>08714800</u>	
7. If a corporation, specify the state and date of incorporation	<u>Delaware</u>	
8. Name and title of individual to contact	<u>Dean Jacobs, Property Tax Advisor</u>	
Mailing address	<u>PO Box 5636</u>	
City, State, Zip	<u>Minneapolis, MN 55440</u> Phone No. <u>952-742-6444</u>	

Project Operator's Application For Tax Incentives

9. Indicate the tax incentives applied for and terms. Be specific.	
<input checked="" type="checkbox"/> Property Tax Exemption	<input type="checkbox"/> Payments In Lieu of Taxes
<u>5/5</u> Number of years	_____ Beginning year _____ Ending year
100%/stepped* Percent of exemption	_____ Amount of annual payments (attach schedule if payments will vary)
10. Which of the following would better describe the project for which this application is being made:	
<input type="checkbox"/> New business project	<input checked="" type="checkbox"/> Expansion of a existing business project

Description of Project Property

11. Legal description of project real property
 See Attachment A

12. Will the project property be owned or leased by the project operator? Owned Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?
 Yes No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? New construction Existing facility

If existing facility, when was it constructed? Construction completed October 1980

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application August 2018

b. Description of project to be constructed including size, type and quality of construction
See Attachment B

c. Projected number of construction employees during the project construction 120 contractors/day at Peak

14. Approximate date of commencement of this project's operations May 2020

15. Estimated market value of the property used for this project:

a. Land \$ _____

b. Existing buildings and structures for which an exemption is claimed..... \$ _____

c. Newly constructed buildings and structures when completed \$ 5,160,000

d. Total \$ 5,160,000

e. Machinery and equipment \$ 9,640,000

*Estimated market value for real property further detailed in Attachment B. Actual costs may vary with valuation to be completed by local assessor -- Cargill retains right to potentially protest valuation/classification of assets.

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) 

b. Eligible existing buildings and structures \$ -

c. Newly constructed buildings and structures when completed \$ 258,000

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 258,000

e. Enter the consolidated mill rate for the appropriate taxing district 284.33

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ 73,357.00

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: Ag processing Manufacturing Retailing
 Wholesaling Warehousing Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).
 See Attachment C
-
-
-

19. Indicate the type of machinery and equipment that will be installed
 Project includes a new 4,160 sq. ft. refinery building and bridges. New assets include, but are not limited to, centrifuges, filters, pumps, process tanks, storage tanks, vessels, head exchangers and cooling towers.
-
-

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only				
	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	_____	_____	_____	_____	_____
Annual expense	_____	_____	_____	_____	_____
Net income	_____	_____	_____	_____	_____

21. Projected annual average number of persons to be employed by the project itself at the project location for each year for the first five years and the estimated annual payroll.

Year	Company-wide (before project)	New/ Expansion Project only	New/ Expansion Project only	New/ Expansion Project only	New/ Expansion Project only	New/ Expansion Project only
		Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees *	(1) 95	94	91	86	84	84
	(2) _____	_____	_____	_____	_____	_____
Estimated payroll	(1) 6.3M	6.3M	6.1M	6.0M	6.0M	6.1M
	(2) _____	_____	_____	_____	_____	_____

(1) - full time *There may be a potential reduction of headcount due to consolidation of roles at the facility over the next several years, which is anticipated to be achieved through natural attrition of Cargill's current workforce.
 (2) - part time

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? Yes No
23. Has the project operator conducted this business at this or any other location either in or outside of the state?
 Yes No
24. Has the project operator or any officers of the project received any prior property tax incentives? Yes No
 If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
A tax incentive was in place for years 2006-2010 for a 2-phase expansion at the facility. An additional tax incentive was granted in 2011 for the construction of 2 steel framed buildings and new processing equipment

Business Competition

25. Is any similar business being conducted by other operators in the municipality? Yes No
- If YES, give name and location of competing business or businesses
- _____
- _____
- _____

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? Yes No
27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? Yes No
- If the answer to 26 or 27 is Yes, list and explain
- _____
- _____

Use Only When Reapplying

28. The project operator is reapplying for property tax incentives for the following reason(s):
- To present additional facts or circumstances which were not presented at the time of the original application
 - To request continuation of the present property tax incentives because the project has:
 - moved to a new location
 - had a change in project operation or additional capital investment of more than twenty percent
 - had a change in project operators
 - To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, KOJO AMOO-GOTTFRIED, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

K Amoo-Gott

Signature

V. P - COMMERCIAL LEADER

Title

4/26/18

Date

PRIVACY ACT NOTIFICATION

In compliance with the Privacy Act of 1974, disclosure of a social security number or Federal Employer Identification Number (FEIN) on this form is required under N.D.C.C. §§ 40-57.1-03, 40-57.1-07, and 57-01-15, and will be used for tax reporting, identification, and administration of North Dakota tax laws. Disclosure is mandatory. Failure to provide the social security number or FEIN may delay or prevent the processing of this form.

Certification of Governing Body (To be completed by the Auditor of the City or County)

The municipality shall, after granting any property tax incentives, certify the findings to the State Tax Commissioner and Director of Tax Equalization by submitting a copy of the project operator's application with the attachments. The governing body, on the ____ day of _____, 20____, granted the following:

<input type="checkbox"/> Property Tax Exemption	<input type="checkbox"/> Payments in lieu of taxes
____ Number of years	____ Beginning year ____ Ending year
____ Percent of exemption	____ Amount of annual payments (Attach schedule if payments will vary)

Auditor

Attachment A: Legal Description of Project Property

Cargill owns two parcels located at 250 7 Avenue NW, West Fargo: 02-3050-04366-040 and 02-3050-04366-050. The project will occur on parcel 02-3050-04366-050. Additional legal descriptions may be available.

- **02-3050-04366-050:** 5-139-49 PT OF NW1/4 AC 41.76 UNPLATTED RIVERSIDE THAT PT OF NW 1/4 OF SEC 5:COM AT THE SE COR OF NW 1/4 THENCE N 89DEG59'56"" W ALG THE S LN OF SD NW 1/4 FOR A DIST OF 152.7' TO A PT ON THE W R/W OF THE BN INC BY-PASS TRACK THE PT OF BEG SD R/W BEING 50' W OF & PARA TO SD BY-PASS TRACK THENCE CONT N 89DEG59'56"" W ALG THE S LN OF SD NW 1/4 *
ADDITIONAL LEGAL DESCRIPTION EXISTS

Attachment B: Project Description

Cargill operates a multi-seed processing facility at 250 7th Ave NE in West Fargo. This facility processes various types of sunflowers, canola, and flax into high value products.

This facility has a strong record of productivity and earnings for Cargill. However, it has a refinery with assets that are reaching the end of their useful life. With no internal backup, the reliability of the West Fargo asset is imperative to provide the supply assurance that customers require. By reequipping and expanding the refinery, the asset health and reliability of the West Fargo facility will improve, allowing this facility to stay viable and increase the likelihood of future investment and expansion.

Cargill proposes investing \$45M - \$55M at the West Fargo facility as detailed in the table below. The project is projected to result in the creation of 120 construction jobs at peak. While no new full-time jobs at the facility are currently anticipated as the result of this project, the expansion and upgrades may facilitate future headcount increases, including adding a potential new packaging facility.

Table 1: Estimated Project Costs (\$ in thousands)*

	Investment	Est. Market Value
Real Property	10,320 - 12,900	5,160
M&E	19,260 - 24,600	NA
Other Project Costs	14,560 - 18,200	NA
	44,560 - 55,700	5,160

*Estimated market value for real property. Actual costs may vary with valuation to be completed by local assessor--Cargill retains right to potentially protest valuation/classification of assets.

Attachment C: Project Activities

Cargill operates a multi-seed processing facility at 250 7th Ave NE in West Fargo. This facility processes various types of sunflowers, canola, and flax into high value products.

Facility History

- 1979: Construction began on the facility, which was the first large scale sunflower processing plant in the United States
- 1980: Operations began
- 1982: Flax seed processing was added
- 1986: Canola processing was added (ended 2006)
- 1991: Started refining, bleaching and winterizing processes
- 2005: Added deodorization to produce food grade salad oils
- 2013: Eastwood expansion significant increased crush capacity and allowed for new preparation and extraction processes

Products produced at the facility:

- Seeds: Sunflower (Mid- and Hi-Oleic), flax and canola
- Protein Meal: Sunflower, linseed and canola
- Oil: Crude, refined, bleached, de-waxed, deodorized and food grade salad oils

Facility operations:

- Seed receiving via truck and rail
- Seed drying and storage
- Seed preparation
 - Dehulling
 - Conditioning
 - Flaking
 - Mechanical separation

PAYMENT IN LIEU OF PROPERTY TAX
PAYMENT SCHEDULE

Pursuant to NDCC Chapter 40-57.1

PROJECT OPERATOR: Cargill

ASSUMPTIONS:

Improvements Value: \$5,160,000

Number of Years: 10

ANTICIPATED PAYMENT SCHEDULE:

	YEAR	PILOT	% Exempt
1	2020	\$ 100	100%
2	2021	\$ 100	100%
3	2022	\$ 100	100%
4	2023	\$ 100	100%
5	2024	\$ 100	100%
6	2025	\$ 7,336	90%
7	2026	\$ 22,007	70%
8	2027	\$ 36,679	50%
9	2028	\$ 51,350	30%
10	2029	\$ 66,021	10%

Prepared by Nick R. Lee, City Assessor

Date: 1/5/2015

Project Name: Cargill
 Location: 250 7th Ave NE (02-3050-04366-050)
 Purpose: Factory Expansion

	Land Value	Orig Bldg	New Bldg	Totals
True & Full	\$ 766,400	\$ 14,481,100	\$ 5,160,000	\$ 20,407,500
Taxable	\$ 38,320	\$ 724,055	\$ 258,000	\$ 1,020,375
Tax Estimate	\$ 10,896	\$ 205,871	\$ 73,357	\$ 290,123

Payments	Land Tax	Orig Bldg Tax	New Bldg Tax	Total Paid	Total Savings
Year 1	\$ 10,896	\$ 205,871	\$ 100	\$ 216,866	\$ 73,257
Year 2	\$ 10,896	\$ 205,871	\$ 100	\$ 216,866	\$ 73,257
Year 3	\$ 10,896	\$ 205,871	\$ 100	\$ 216,866	\$ 73,257
Year 4	\$ 10,896	\$ 205,871	\$ 100	\$ 216,866	\$ 73,257
Year 5	\$ 10,896	\$ 205,871	\$ 100	\$ 216,866	\$ 73,257
Year 6	\$ 10,896	\$ 205,871	\$ 7,336	\$ 224,102	\$ 66,021
Year 7	\$ 10,896	\$ 205,871	\$ 22,007	\$ 238,773	\$ 51,350
Year 8	\$ 10,896	\$ 205,871	\$ 36,679	\$ 253,445	\$ 36,679
Year 9	\$ 10,896	\$ 205,871	\$ 51,350	\$ 268,116	\$ 22,007
Year 10	\$ 10,896	\$ 205,871	\$ 66,021	\$ 282,788	\$ 7,336
	\$ 108,955	\$ 2,058,706	\$ 183,893	\$ 2,351,554	\$ 549,679

Prepared by Nick R. Lee, City Assessor
 Date: 4/27/18

CITY OF WEST FARGO ECONOMIC DEVELOPMENT POLICY (6/2012) PROPOSED

General Evaluation Objectives

The City of West Fargo will use as a guideline the general review criteria below in evaluating the applications for assistance. These are broad areas of consideration which serve as part of the underlying City economic development policy. More specific detailed policies and guidelines may apply differently to each individual incentive option. Each incentive option will be administered according to the appropriate state law in conjunction with the specific policy or guideline adopted by the West Fargo Board of City Commissioners.

Economic impact to the City of West Fargo

The economic impact to the City to be considered will be determined by increased construction activity and the purchase of local equipment, goods and services. Also, consideration will be given in terms of size of the payroll and the value of the real property which ultimately serves to increase the tax base of the city.

Diversification of the economic base

The City is concerned about attracting companies that would provide diversification from the existing industrial base in order to bring about a more stable economic environment.

Number and type of jobs to be created

The City is interested in knowing the projection for job creation over the term of the assistance. Consideration will be given to salary, benefits and type of jobs being created.

Local Competition

It is the intention of the city not to give an unfair advantage over other local existing companies through the use of these incentives.

Quality and growth potential of the client

Consideration will be given to the company's reputation in terms of their track record, credit history, stability and overall industry standing. The City will also be interested in the company's past history of growth, potential for future growth, and general outlook for growth of the industry as a whole.

Kinds of business targeted for possible incentives

The City will typically assist only primary sector businesses. Primary sector businesses are those in which at least 70% of their business comes from outside the West Fargo trade area; their end product is completed by another firm; those engaged in manufacturing, remanufacturing or processing of a raw product or material; those providing packaging and distribution of end products.

CITY OF WEST FARGO ECONOMIC DEVELOPMENT POLICY (6/2012) PROPOSED

General Evaluation Objectives

Service industries that are involved in data processing, data communications, telecommunication services, computer software development, technology support, research facilities, research and development of new technologies, or information processing.

The City is sensitive to concerns of providing assistance if jobs are simply being relocated within the city.

Kinds of businesses typically not eligible for incentives

Retail or any business selling directly to the consumer; hotels; restaurants; taverns; attorneys; physicians; dentists; CPA's; real estate developers; general warehouse facilities.

Evaluation point system

A point system will be used as a guide to evaluate projects for possible incentives. Although the point system will not be the final determining factor regarding eligibility for incentives, it will be used as a tool to quantify certain criteria. The will present to the committee and project operators the importance of each eligibility requirement as they relate to the entire evaluation process. The higher the point total, the greater the possibility of approval by the committee with 100 points as the goal.

100 and above....eligible

90-100....strong consideration

80-90.....moderate consideration

Below 80...ineligible

Project Type:

<u>Points</u>	<u>Project Description</u>
+40	Manufacturing
+30	Support Services
+15	Distribution
+25	Primary Sector Distribution
+40	Primary Sector Service Industry
+40	Technology Research

CITY OF WEST FARGO ECONOMIC DEVELOPMENT POLICY (5/2018)

General Evaluation Objectives

-40	Common Service Industry
-40	Warehousing
-40	Retail
-40	Lodging/Restaurants/Taverns

Jobs Created

+10	10-20 Jobs
+15	20-50 Jobs
+25	50-100 Jobs
+40	100+ Jobs

Wages

+10	\$12.00-\$14.00
+20	\$14.01-\$17.00
+30	\$17.01-\$20.00
+40	\$20.01-\$25.00
+50	\$25.00+

*Weighted average will be used according to the # of jobs created in each range

Local Competition (% of gross income with any local competition)

+30	0%-9%
+25	10%-20%
+15	20%-30%
+10	30%-40%
+0	40%-50%
-10	50%+

CITY OF WEST FARGO ECONOMIC DEVELOPMENT POLICY (6/2012) PROPOSED

General Evaluation Objectives

Value of proposed buildings

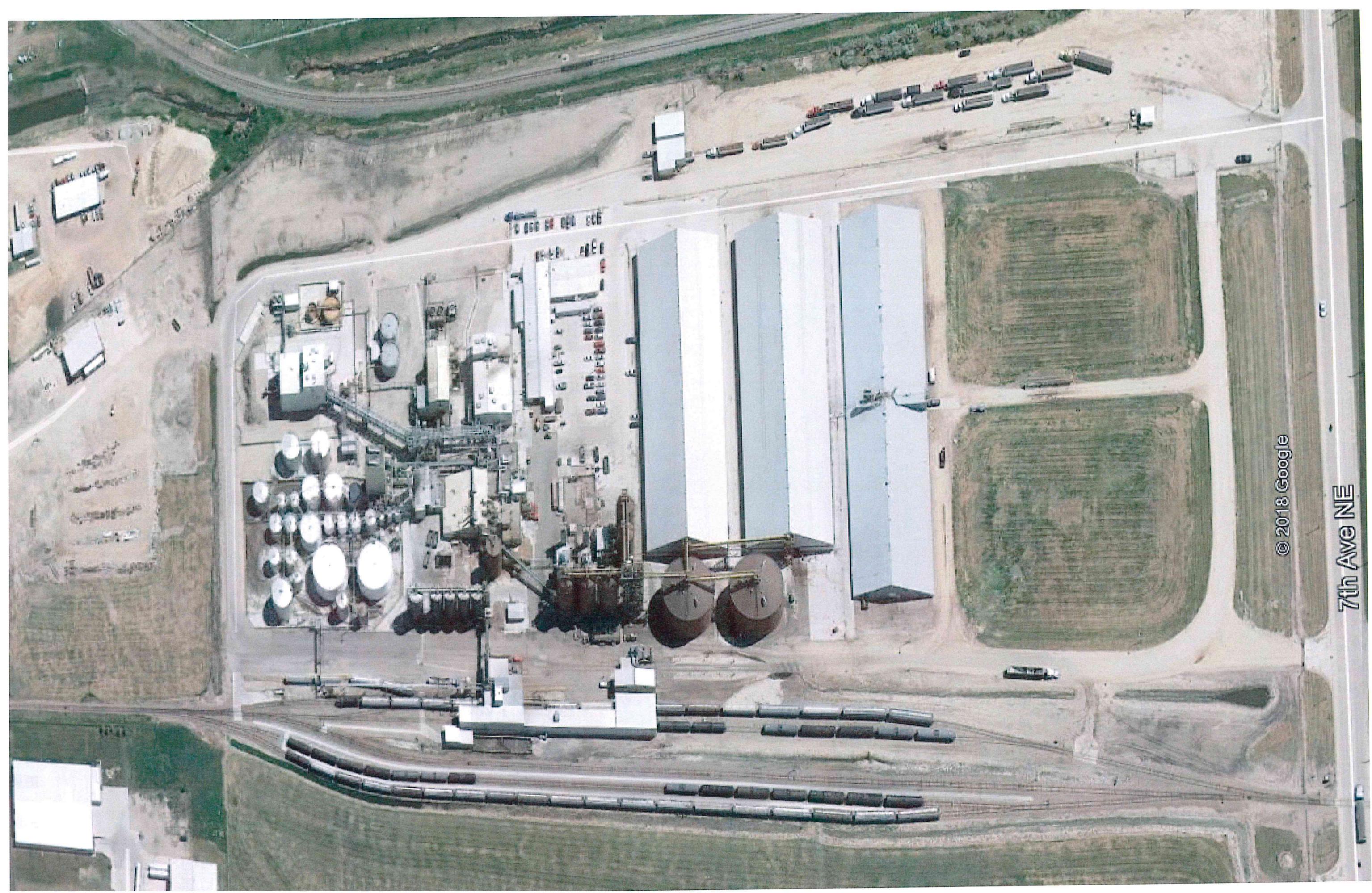
+0	Up to \$99,000
+5	\$100,000-\$499,999
+10	\$500,000-\$999,999
+15	\$1,000,000-\$4,999,999
+20	\$5,000,000-\$9,999,999
+30	\$10,000,000+

Start-ups

+15	New start-up project
-----	----------------------

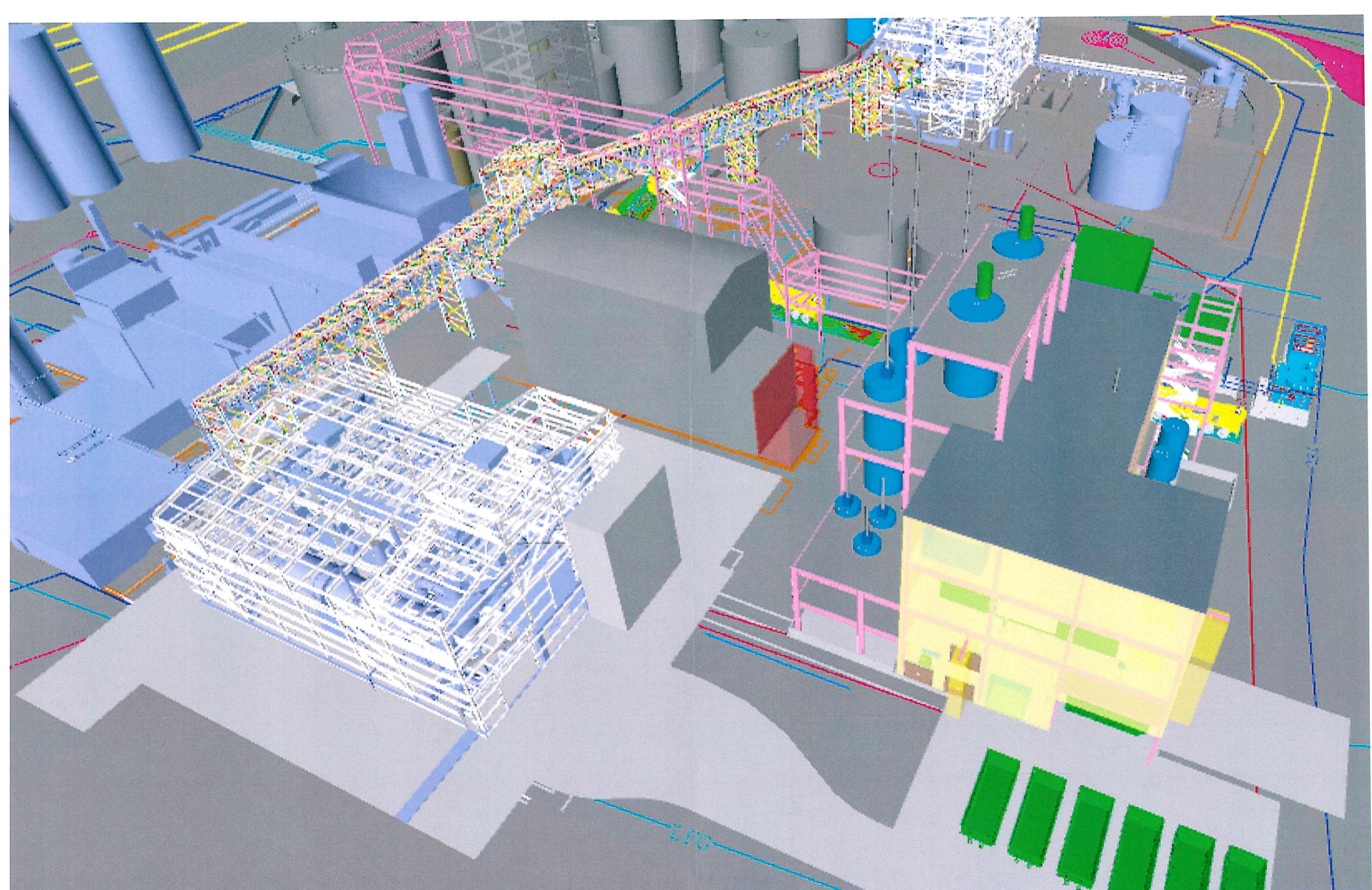
The committee may add or subtract additional points for other items.

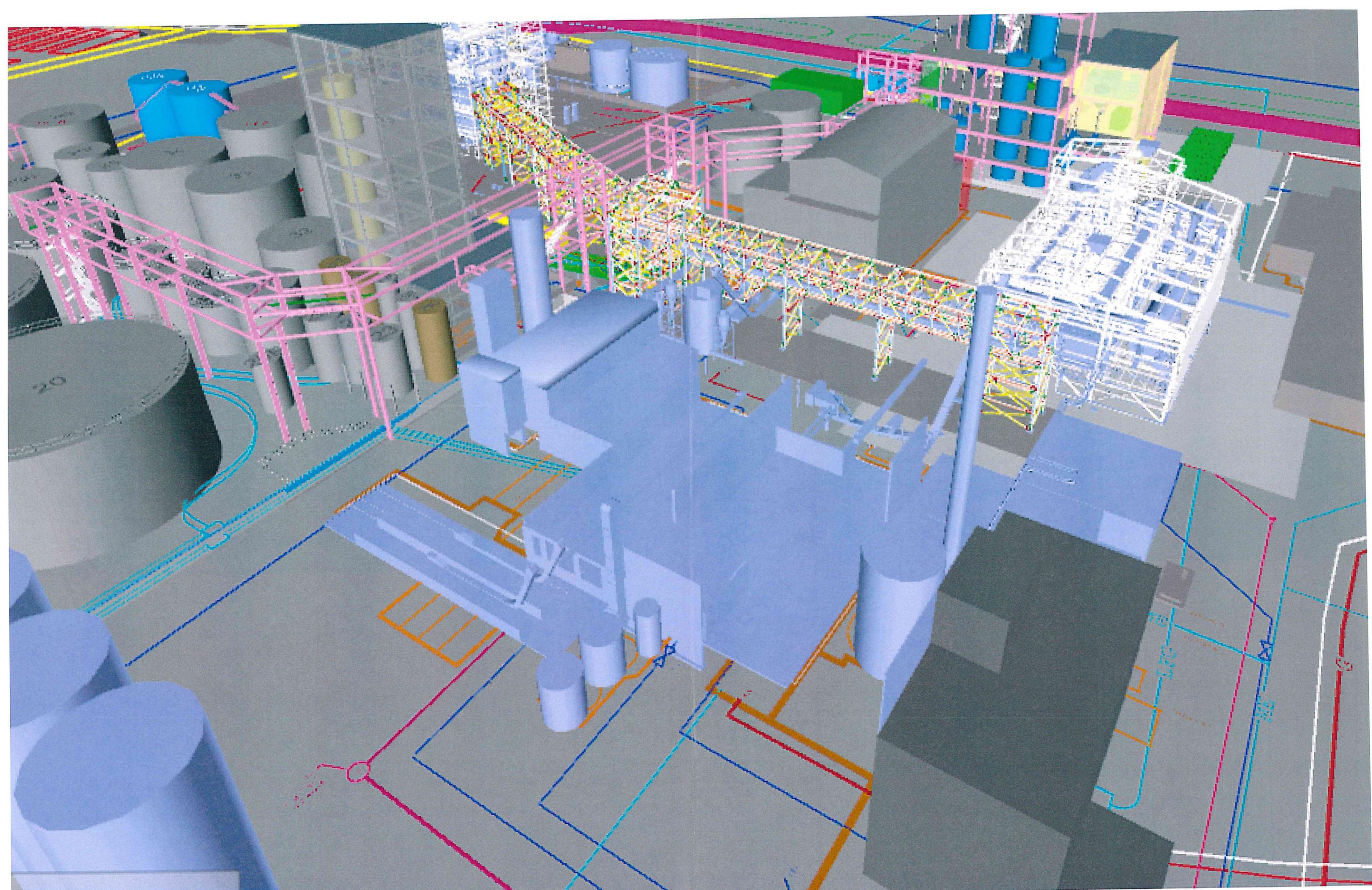
Exemption Evaluation Calculator	Points	Value
Company name		
Company Description	+40	
# of Jobs		
Wages		
% GI with local competition	+30	
Value of proposed buildings	+20	
Start up (y-n)	N	
Optional points +/-	+5	
TOTAL SCORE	95	
RECOMMENDATION	Approval	
- Based on Investment into the plant which will keep operations viable and allow for potential job creating investment in the future.		



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7th Ave NE





A REPORT OF THE ECONOMIC IMPACT OF PROJECT THUNDERBOLT IN WEST FARGO, ND

April 30, 2018

Prepared by



PURPOSE & LIMITATIONS

This report has been prepared to assist representatives of the City of West Fargo in making an evaluation of the economic impact of an expansion in North Dakota and does not purport to contain all of the information that may be needed to conclude such evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations and businesses of the subject firm. All statements other than statements of historical fact are, or may be deemed to be, forward-looking statements. Forward-looking statements are statements of future expectations that are based on management's current expectations and assumptions and involve known and unknown risks and uncertainties that could cause actual results, performance or events to differ materially from those expressed or implied in this report. There are a number of factors that could affect the future operations of the subject firm and could cause those results to differ materially from those expressed in this report. The contents of this report are expressly qualified in their entirety by the cautionary statements set forth herein. Recipients of the report should not place undue reliance on forward-looking statements. The subject firm undertakes no obligation to update or revise this report as a result of new information, future events or other information. In light of these risks, results could differ materially from those stated, implied or inferred in this report. The subject firm and its officers, employees and representatives make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information or any other written or oral communications transmitted or made available regarding the information in this report.

CONTENTS

Executive Summary..... 4

Economic Impact

- Introduction..... 6
- Description of the Project..... 6
- Existing & Expanded Operations..... 6
- Economic Impact Overview..... 7
- New Investments & Tax Abatement..... 8
- Temporary Construction Impact..... 10

Fiscal Impact

- Fiscal Impact Overview..... 11
 - City of West Fargo..... 12
 - Cass County..... 14
 - West Fargo School District #6..... 15
 - Other Districts..... 16

Public Support

- Summary of Property Taxes Abated..... 18

Methodology

- Overview of Methodology 19
- About Impact DataSource..... 20

Appendix A

- Data and Rates..... 21

Appendix B

- Economic Impact Calculations..... 31

Appendix C

- Fiscal Impact Calculations
 - City of West Fargo..... 39
 - Cass County..... 47
 - West Fargo School District #6..... 53

Appendix D

- Existing Operations Impact..... 64

Study Highlights

- An existing oilseed processing company proposes investing \$45-55M in its West Fargo facility over a 21-month period through a combination of new real property investments, machinery and equipment purchases, and other project costs.
- Although no new full-time jobs at the facility are currently anticipated as the result of this project, the expansion and upgrades may facilitate future headcount increases, including adding a potential new packaging facility.
- The company currently employs 95 workers earning \$66,300 per year on average.*
- The facility supports local suppliers in the county and other businesses in which the workers make purchases. After the renovation and expansion, the company's operations in West Fargo would be responsible for \$537.9 million in sales each year and increase the size of the economy by \$147.7 million per year.
- All of this economic activity, both the value of the existing business and potential of the expansion, has the potential to generate additional tax revenues for the City of West Fargo and other local jurisdictions for years into the future. Over the next 15 years the City of West Fargo is estimated to receive \$3.8 million in additional tax revenue while other local jurisdictions are estimated to receive \$6.7 million in additional net benefits.
- On average, the company may generate \$447,700 in tax revenue per year for local governments.

Table 1. Economic Impact During the First Year of Expanded Operations

	Existing Activity	Expansion Activity	Total
Economic Output (millions):			
Direct	\$187.0	\$9.0	\$196.0
Indirect & Induced	\$326.2	\$15.7	\$341.9
<u>Total Economic Output</u>	<u>\$513.2</u>	<u>\$24.7</u>	<u>\$537.9</u>
Value Added (millions):			
<u>Total Value Added</u>	<u>\$140.9</u>	<u>\$6.8</u>	<u>\$147.7</u>
Jobs:			
Direct	95.0	0.0	95.0
Indirect & Induced	486.2	0.0	486.2
<u>Total Jobs</u>	<u>581.2</u>	<u>0.0</u>	<u>581.2</u>
Household Earnings:			
Direct	\$6,300,000	\$0	\$6,300,000
Indirect & Induced	\$18,654,930	\$0	\$18,654,930
<u>Total Household Earnings</u>	<u>\$24,954,930</u>	<u>\$0</u>	<u>\$24,954,930</u>
Initial Value of Company's Property on Tax Rolls:			
<u>True and Full Value</u>	<u>\$11,680,600</u>	<u>\$5,160,000</u>	<u>\$16,840,600</u>
<u>Taxable Value</u>	<u>\$584,030</u>	<u>\$258,000</u>	<u>\$842,030</u>

* Average includes overtime wages and bonuses.

The table below illustrates the company's fiscal impact - the net benefits for local taxing districts - over the next 15 years - including both the existing and expanded operations.

Table 2. Fiscal Impact of Existing and Expanded Operations Over the Next 15 Years

	Fiscal Net Benefits		
	Existing Operations	Expansion	Existing & Expanded Ops
City of West Fargo	\$3,322,412	\$467,675	\$3,790,087
Cass County	\$692,716	\$165,524	\$858,240
West Fargo School District #6	\$1,305,611	\$298,756	\$1,604,367
SW Cass Water Resource District	\$282,998	\$64,757	\$347,755
Weed, Vector, Soil, & Other	\$93,424	\$21,378	\$114,802
Total	\$5,697,162	\$1,018,090	\$6,715,251

It is important to note that the fiscal net benefits attributable to the expansion account for a proposed tax abatement - the taxes foregone by the proposed tax abatement have already been deducted from each jurisdiction's fiscal net benefits. More details on the property tax abatement are included later in the report.

The economic impact of the retention and expansion was calculated in two parts. First the value of the existing business activity was determined based on the company's current presence in the city. Next the impact of the expansion was estimated based on the company's plans to upgrade and expand its facility. Overall, the impacts were measured in employment, household earnings (or compensation to employees), economic output, and value added. The total economic impact of the company goes beyond just the workers it employs, the salaries it pays, and its sales. The company's direct economic activity ripples through the economy supporting additional economic impacts in the form of indirect and induced jobs, household earnings, and economic output. The economic impact estimates were calculated using the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis.

Indirect and induced impacts represent the spin-off economic activity resulting from the business-to-business expenditures initiated by the company and the consumer-to-business expenditures initiated by workers spending a portion of their earnings on goods and services in the economy. Economic output is gross output and is the sum of the intermediate inputs and final use. This is a duplicative total in that goods and services will be counted multiple times if they are used in the production of other goods and services. Economic output can be thought of as the value of goods and services sold in the economy or revenues for businesses in the economy. Value added is defined as the value of gross output less intermediate inputs. Household earnings or earnings consist of wages and salaries, employer provided benefits, and proprietors' income. Employment consists of a count of jobs that include both full-time and part-time workers.

The fiscal impact of the retention and expansion was calculated based on the economic impacts derived in the analysis and described in the Fiscal Impact section of this report.

Temporary Economic Impact During Construction

The company's capital investment is planned to occur over a 21-month construction period. The \$45-55M expenditure will support temporary economic impacts during this construction period in the form of employment, household earnings, economic output, and value added for the state economy. Details on the temporary economic impact from construction are included later in the Economic Impact section of this report.

A full, detailed analysis of the economic and fiscal impact of the facility is provided below.

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, an Austin, TX economic consulting, research and analysis firm. The report estimates the economic impact of the retention and expansion of a manufacturer in West Fargo, ND. This report estimates the existing impact of the local facility and quantifies the potential benefits resulting from new construction activity, equipment purchases, additional product purchases, and additional work activity outsourced to local companies. This report estimates the major revenues for the City of West Fargo and other local taxing districts during construction and subsequent 15 years, inclusive of a proposed property tax exemption.

Description of the Project

Project Thunderbolt represents a company that operates a multi-seed processing facility in West Fargo, ND. The facility processes various sunflowers, canola, and flax into high-value products. The facility has a refinery with assets that are reaching the end of their useful life. With no internal backup, the reliability of the West Fargo asset is imperative to prove the supply assurance that customers require. By reequipping and expanding the refinery, the asset health and reliability of the facility will improve, allow this facility to stay viable and increase the likelihood of future investment and expansion. The company proposes investing \$45-55M at the West Fargo facility as detailed later in this analysis. There may be a potential reductions of headcount due to consolidation of roles at the facility over the next several years, which is anticipated to be achieved through natural attrition of the company's current workforce.

Existing & Expanded Operations

The economic impact of the retention and expansion was calculated in two parts. First the value of the existing business activity was determined based on the company's current presence in the city. Next the impact of the expansion was estimated based on the company's plans to upgrade and expand its facility. Overall, the impacts were measured in employment, household earnings (or compensation to employees), economic output, and value added. The total economic impact of the company goes beyond just the workers it employs, the salaries it pays, and its sales. The company's direct economic activity ripples through the economy supporting additional economic impacts in the form of indirect and induced jobs, household earnings, and economic output. The economic impact estimates were calculated using the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis.

Existing Operations

The company currently employs 95 workers at its West Fargo oilseed processing facility. The company's workers earn approximately \$66,300 per year on average including overtime wages and bonuses. In 2017, the company maintained land and buildings with a market value of \$11.68 million and paid more than \$170,000 in local property taxes.

Expanded Operations

The company proposes investing \$45-55M in the West Fargo facility over a 21-month period through a combination of new real property investments, machinery and equipment purchases, and other project costs. Although no new full-time jobs at the facility are currently anticipated as the result of this project, the expansion and upgrades may facilitate future headcount increases, including adding a potential new packaging facility.

The economic impact of the (1) existing operations, (2) expanded operations, and (3) combined value of the expanded facility is detailed on the next page.

Indirect and induced impacts represent the spin-off economic activity resulting from the business-to-business expenditures initiated by the company and the consumer-to-business expenditures initiated by workers spending a portion of their earnings on goods and services in the economy. **Economic output** is gross output and is the sum of the intermediate inputs and final use. This is a duplicative total in that goods and services will be counted multiple times if they are used in the production of other goods and services. Economic output can be thought of as the value of goods and services sold in the economy or revenues for businesses in the economy. **Value added** is defined as the value of gross output less intermediate inputs. **Household earnings** or earnings consist of wages and salaries, employer provided benefits, and proprietors' income. **Employment** consists of a count of jobs that include both full-time and part-time workers.

Economic Impact Overview

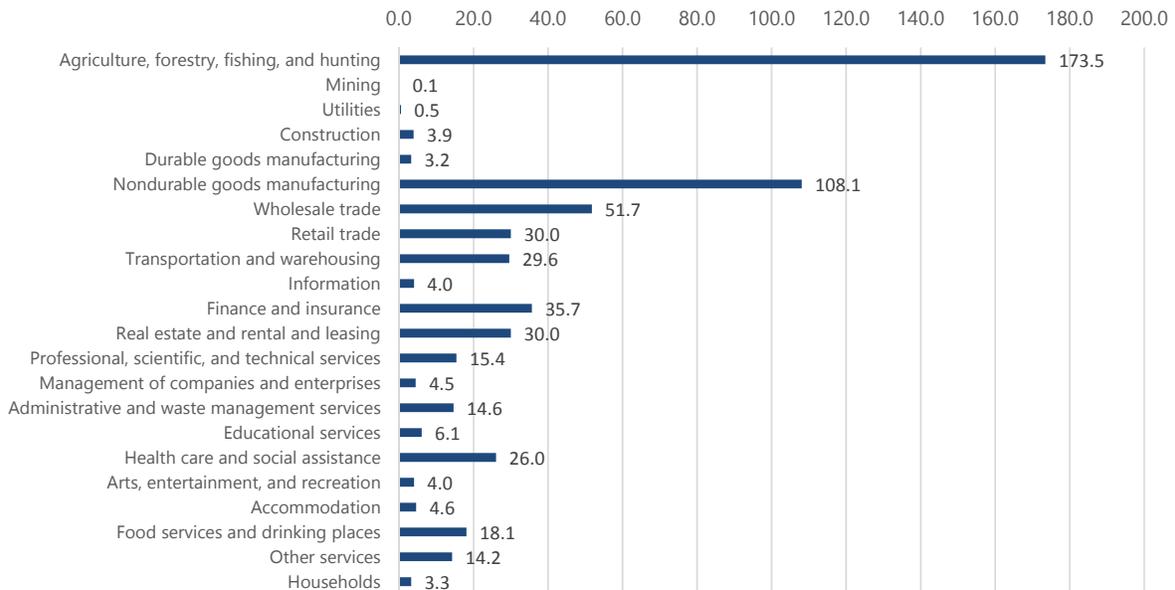
Through its operations in West Fargo, the company supports hundreds of spin-off jobs and a significant amount of economic activity in the county. Based on the BEA's RIMS II model configured for Cass County, the company's 95 direct jobs support 486 indirect and induced jobs in county. In total, the company's presence is responsible for 581 jobs in the county. The company's activity supports \$513.2 million in sales and purchases in the county economy and contributes \$140.9 million to the gross area product of the local economy. After the new investments upgrade and expand the facility, the company is expected to increase its sales and resulting economic activity in the county.

Table 3. Economic Impact During the First Year of Expanded Operations

	Existing Activity	Expansion Activity	Total
Economic Output (millions):			
Direct	\$187.0	\$9.0	\$196.0
Indirect & Induced	\$326.2	\$15.7	\$341.9
Total Economic Output	\$513.2	\$24.7	\$537.9
Value Added (millions):			
Total Value Added	\$140.9	\$6.8	\$147.7
Jobs:			
Direct	95.0	0.0	95.0
Indirect & Induced	486.2	0.0	486.2
Total Jobs	581.2	0.0	581.2
Household Earnings:			
Direct	\$6,300,000	\$0	\$6,300,000
Indirect & Induced	\$18,654,930	\$0	\$18,654,930
Total Household Earnings	\$24,954,930	\$0	\$24,954,930
Initial Value of Company's Property on Tax Rolls:			
True and Full Value	\$11,680,600	\$5,160,000	\$16,840,600
Taxable Value	\$584,030	\$258,000	\$842,030

Overall, the oilseed manufacturer positively affects businesses in a variety of industry sectors. The employment chart below shows that in addition the manufacturing industry, the agriculture and whole sale industries are significantly impacted by the company.

Figure 1. Total Employment by Industry Sector



The economic impacts described above were projected over the next 15 years in order to estimate the fiscal net benefits - the revenues and costs for local taxing jurisdictions. The table below illustrates this fiscal impact, again separating the impact from existing and expanded operations.

Table 4. Fiscal Impact of Existing and Expanded Operations Over the Next 15 Years

	Fiscal Net Benefits		
	Existing Operations	Expansion	Existing & Expanded Ops
City of West Fargo	\$3,322,412	\$467,675	\$3,790,087
Cass County	\$692,716	\$165,524	\$858,240
West Fargo School District #6	\$1,305,611	\$298,756	\$1,604,367
SW Cass Water Resource District	\$282,998	\$64,757	\$347,755
Weed, Vector, Soil, & Other	\$93,424	\$21,378	\$114,802
Total	\$5,697,162	\$1,018,090	\$6,715,251

It is important to note that the fiscal net benefits attributable to the expansion account for a proposed tax abatement - the taxes foregone by the proposed tax abatement have already been deducted from each jurisdiction's fiscal net benefits.

The new investments and proposed tax abatement is discussed in detail next.

New Investments & Tax Abatement

As mentioned above, the company proposes investing \$45-55M in the West Fargo facility over a 21-month period through a combination of new real property investments, machinery and equipment purchases, and other project costs.

Table 5. Proposed Capital Expenditure Plan

	Range	
	Low	High
Real Property	\$10.32M	\$12.90M
Machinery and Equipment	\$19.68M	\$24.60M
Other Project Costs	\$14.56M	\$18.20M
Total	\$44.56M	\$55.70M

Impact DataSource relied on the low-end of the range to estimate the impacts in this analysis. Based upon the property tax exemption application, Impact DataSource assumes 50% of the real property investment of \$10.32M will result in an estimated \$5.16M of market value of the new property additions, resulting in a net new taxable value of \$258,000.*

As a primary-sector business and in connection with the new investments, the company is requesting a property tax exemption on the real property investments for a period of 10 years. The value of taxes abated is estimated to be \$611,481 over the next 10 years. The next page provides additional detail on the proposed abatement.

The tax abatement calculations rely on several assumptions. First, the taxable value of the new real property will be \$258,000. Next, it is assumed that the taxable value will increase at 2% per year over time. Finally, the calculations rely on the current total mill rate of 284.33 to estimate the taxes due.

* Actual costs may vary with valuation to be completed by local assessor – Project Thunderbolt retains right to potentially protest valuation/ classification of assets.

Table 6: Property Tax Abatement Analysis

Year	Taxable Value of New Property	Proposed Tax Abatement Schedule	Tax to be Collected on New Property	Property Taxes Abated	Net Tax to be Collected on New Property
1	\$258,000	100%	\$73,357	(\$73,357)	\$0
2	\$263,160	100%	\$74,824	(\$74,824)	\$0
3	\$268,423	100%	\$76,321	(\$76,321)	\$0
4	\$273,792	100%	\$77,847	(\$77,847)	\$0
5	\$279,267	100%	\$79,404	(\$79,404)	\$0
6	\$284,853	75%	\$80,992	(\$60,744)	\$20,248
7	\$290,550	75%	\$82,612	(\$61,959)	\$20,653
8	\$296,361	50%	\$84,264	(\$42,132)	\$42,132
9	\$302,288	50%	\$85,950	(\$42,975)	\$42,975
10	\$308,334	25%	\$87,669	(\$21,917)	\$65,751
11	\$314,501	0%	\$89,422	\$0	\$89,422
12	\$320,791	0%	\$91,210	\$0	\$91,210
13	\$327,206	0%	\$93,035	\$0	\$93,035
14	\$333,751	0%	\$94,895	\$0	\$94,895
15	\$340,426	0%	\$96,793	\$0	\$96,793
Total			\$1,268,596	(\$611,481)	\$657,115

The calculations assume all local taxing jurisdictions will participate in the abatement. The fiscal net benefits estimated in this report account for the above tax abatement. This means that the taxes foregone by the proposed tax abatement have already been deducted from each jurisdiction's fiscal net benefits.

Temporary Construction Impact

The Project will include an initial period of construction lasting 21 months where approximately \$44.56- \$55.70 million will be invested to construct new buildings, purchase new machinery and equipment, and cover other project costs. It is assumed that 54.0% of the building construction expenditure will be spent on materials and 46.0% will be spent on labor. The temporary construction activity will support temporary economic impacts in the community in the form of temporary construction employment and sales for local construction firms.

Table 7. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

	Amount
Total Construction Expenditure (Real Property & Other Project Costs)	\$24,880,000
<i>Materials</i>	<i>\$13,435,200</i>
<i>Labor</i>	<i>\$11,444,800</i>
Temporary Construction Workers Supported (Average Earnings = \$65,640)	174.4

The following table presents the temporary economic impacts resulting from the construction.

Table 8. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	174.4	134.9	309.3
Salaries to be paid to direct, indirect, and induced workers	\$11,444,800	\$5,558,739	\$17,003,539
Revenues or sales for businesses related to construction	\$14,803,600	\$10,466,145	\$25,269,745

* A job year is defined as full employment for one person for 2080 hours in a 12-month span.

Taxable sales related to construction activity are presented in the following table. The sales tax revenue generated from construction-period taxable spending is included in the fiscal impact for affected districts during the initial period of construction.

Table 9. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	\$13,435,200
Percent of Materials subject to local tax	50.0%
<u>Subtotal Taxable Materials</u>	<u>\$6,717,600</u>
Expenditure for Labor / Paid to construction workers	\$11,444,800
Percent of gross earnings spent on taxable goods and services	24.0%
Percent of taxable spending done locally	65.0%
<u>Subtotal Taxable Construction Worker Spending</u>	<u>\$1,785,389</u>
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	\$19,680,000
Percent of FF&E subject to local tax	20.0%
<u>Subtotal Taxable FF&E Purchases</u>	<u>\$3,936,000</u>
<u>Total Construction-Related Taxable Spending</u>	<u>\$12,438,989</u>

Fiscal Impact Overview

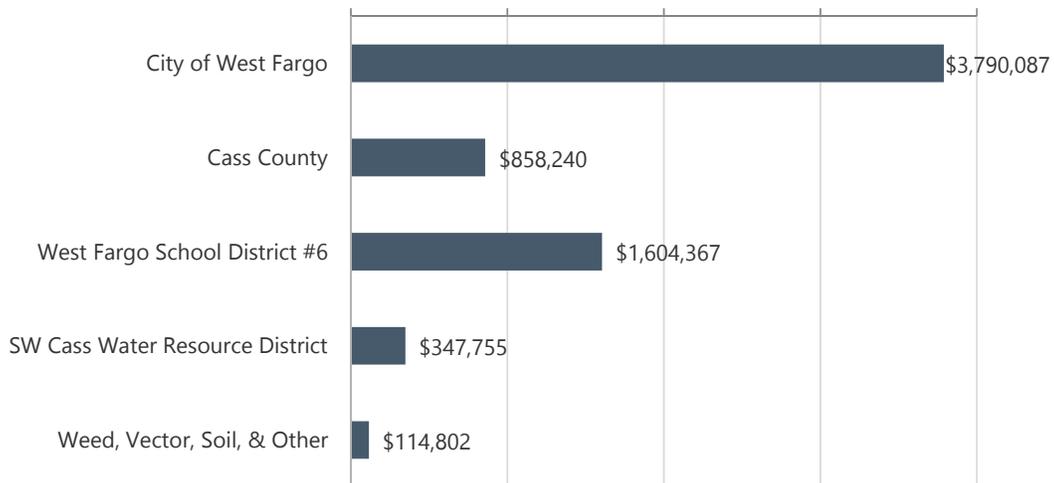
The Project will generate additional benefits and costs for local taxing districts, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages. Overall, the City will receive approximately \$3.8 million in net benefits over the 15-year period and the Project will generate \$6.7 million in total for all local taxing districts.

Table 10. Fiscal Net Benefits Over the Next 15 Years for Local Taxing Districts

	Benefits	Costs	Net Benefits	Present Value of Net Benefits*
City of West Fargo	\$8,354,986	(\$4,564,899)	\$3,790,087	\$2,611,637
Cass County	\$1,015,465	(\$157,225)	\$858,240	\$588,228
West Fargo School District #6	\$1,604,367	\$0	\$1,604,367	\$1,057,090
SW Cass Water Resource District	\$347,755	\$0	\$347,755	\$229,130
Weed, Vector, Soil, & Other	\$114,802	\$0	\$114,802	\$75,641
Total	\$11,437,375	(\$4,722,124)	\$6,715,251	\$4,561,726

* The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5% to make the dollars comparable.

Figure 2. Net Benefits Over the Next 15 Years for Local Taxing Districts



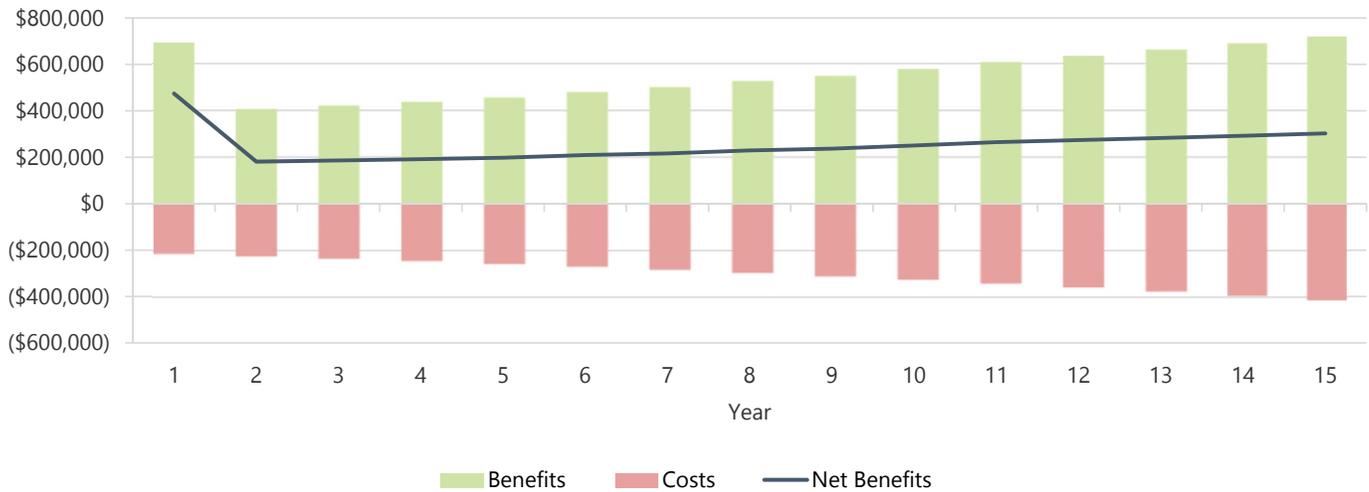
City of West Fargo

The table below displays the estimated additional benefits, costs, and net benefits to be received by the city over the next 15 years of the Project. Appendix C contains the year-by-year calculations.

Table 11. City of West Fargo: Benefits, Costs, and Net Benefits Over the Next 15 Years

	Existing	Expansion	Total
Sales Taxes	\$1,255,320	\$248,780	\$1,504,100
Real Property Taxes, after abatement	\$738,099	\$168,895	\$906,994
New Residential Property Taxes	\$0	\$0	\$0
Utility Revenue	\$4,315,713	\$0	\$4,315,713
Utility Franchise Fees	\$1,456,553	\$0	\$1,456,553
Building Permits and Fees	\$0	\$50,000	\$50,000
Lodging Taxes	\$0	\$0	\$0
Miscellaneous Taxes & User Fees	\$121,627	\$0	\$121,627
Subtotal Benefits	\$7,887,312	\$467,675	\$8,354,986
Cost of Providing Municipal Services	(\$249,186)	\$0	(\$249,186)
Cost of Providing Utility Services	(\$4,315,713)	\$0	(\$4,315,713)
Subtotal Costs	(\$4,564,899)	\$0	(\$4,564,899)
Net Benefits	\$3,322,412	\$467,675	\$3,790,087
<i>Present Value (5% discount rate)</i>	<i>\$2,231,145</i>	<i>\$380,492</i>	<i>\$2,611,637</i>

Figure 3. Annual Fiscal Net Benefits for the City of West Fargo



The city will receive benefits from the activity, spending, and investments associated with (1) the Project and (2) the workers. These benefits, associated costs, and resulting net benefits for the next 15 years are shown below for these two categories.

Table 12: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	\$1,091,967	\$412,133	\$1,504,100
Real Property Taxes, after abatement	\$906,994	\$0	\$906,994
New Residential Property Taxes	\$0	\$0	\$0
Utility Revenue	\$4,315,713	\$0	\$4,315,713
Utility Franchise Fees	\$1,456,553	\$0	\$1,456,553
Building Permits and Fees	\$50,000	\$0	\$50,000
Lodging Taxes	\$0	\$0	\$0
Miscellaneous Taxes & User Fees	\$121,627	\$0	\$121,627
<u>Subtotal Benefits</u>	<u>\$7,942,854</u>	<u>\$412,133</u>	<u>\$8,354,986</u>
Cost of Providing Municipal Services	(\$249,186)	\$0	(\$249,186)
Cost of Providing Utility Services	(\$4,315,713)	\$0	(\$4,315,713)
<u>Subtotal Costs</u>	<u>(\$4,564,899)</u>	<u>\$0</u>	<u>(\$4,564,899)</u>
Net Benefits	\$3,377,955	\$412,133	\$3,790,087
Percent of Total Net Benefits	89.1%	10.9%	

Public Support - City of West Fargo

The city is considering public support for the Project as summarized below.

Table 13: Public Support Considered for the Project

Year	Land Taxes Abated	Building Taxes Abated	Total
1	\$0	\$18,855	\$18,855
2	\$0	\$19,232	\$19,232
3	\$0	\$19,616	\$19,616
4	\$0	\$20,009	\$20,009
5	\$0	\$20,409	\$20,409
6	\$0	\$15,613	\$15,613
7	\$0	\$15,925	\$15,925
8	\$0	\$10,829	\$10,829
9	\$0	\$11,046	\$11,046
10	\$0	\$5,633	\$5,633
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
Total	\$0	\$157,166	\$157,166

Cass County

The table below displays the estimated additional benefits, costs, and net benefits to be received by the County over the next 15 years of the Project. Appendix C contains the year-by-year calculations.

Table 14. Cass County: Benefits, Costs, and Net Benefits Over the Next 15 Years

	Existing	Expansion	Amount
Sales Taxes	\$313,830	\$62,195	\$376,025
Real Property Taxes, after abatement	\$451,565	\$103,329	\$554,895
New Residential Property Taxes	\$0	\$0	\$0
Miscellaneous Taxes & User Fees	\$84,545	\$0	\$84,545
<u>Subtotal Benefits</u>	<u>\$849,941</u>	<u>\$165,524</u>	<u>\$1,015,465</u>
Cost of Providing County Services	(\$157,225)	\$0	(\$157,225)
<u>Subtotal Costs</u>	<u>(\$157,225)</u>	<u>\$0</u>	<u>(\$157,225)</u>
Net Benefits	\$692,716	\$165,524	\$858,240
<i>Present Value (5% discount rate)</i>	<i>\$470,299</i>	<i>\$117,929</i>	<i>\$588,228</i>

Public Support - Cass County

The county is considering public support for the Project as summarized below.

Table 15: Public Support Considered for the Project

Year	Land	Building	Total
	Taxes Abated	Taxes Abated	
1	\$0	\$11,535	\$11,535
2	\$0	\$11,766	\$11,766
3	\$0	\$12,001	\$12,001
4	\$0	\$12,241	\$12,241
5	\$0	\$12,486	\$12,486
6	\$0	\$9,552	\$9,552
7	\$0	\$9,743	\$9,743
8	\$0	\$6,625	\$6,625
9	\$0	\$6,758	\$6,758
10	\$0	\$3,446	\$3,446
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
Total	\$0	\$96,153	\$96,153

West Fargo School District #6

The table below displays the estimated additional benefits, costs, and net benefits to be received by the school district over the next 15 years of the Project. Appendix C contains the year-by-year calculations.

Table 16. West Fargo School District #6: Benefits, Costs, and Net Benefits Over the Next 15 Years

	Existing	Expansion	Amount
Real Property Taxes, after abatement	\$1,305,611	\$298,756	\$1,604,367
New Residential Property Taxes	\$0	\$0	\$0
Additional State and Federal Funding	\$0	\$0	\$0
<u>Subtotal Benefits</u>	<u>\$1,305,611</u>	<u>\$298,756</u>	<u>\$1,604,367</u>
Cost of Educating New Students	\$0	\$0	\$0
<u>Subtotal Costs</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net Benefits	\$1,305,611	\$298,756	\$1,604,367
<i>Present Value (5% discount rate)</i>	<i>\$887,384</i>	<i>\$169,706</i>	<i>\$1,057,090</i>

Public Support - West Fargo School District #6

The school is considering public support for the Project as summarized below.

Table 17: Public Support Considered for the Project

Year	Land	Building	Total
	Taxes Abated	Taxes Abated	
1	\$0	\$33,352	\$33,352
2	\$0	\$34,019	\$34,019
3	\$0	\$34,699	\$34,699
4	\$0	\$35,393	\$35,393
5	\$0	\$36,101	\$36,101
6	\$0	\$27,617	\$27,617
7	\$0	\$28,170	\$28,170
8	\$0	\$19,155	\$19,155
9	\$0	\$19,538	\$19,538
10	\$0	\$9,965	\$9,965
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
Total	\$0	\$278,008	\$278,008

SW Cass Water Resource District

The table below displays the estimated additional benefits, costs, and net benefits to be received by the district over the next 15 years of the Project. Appendix C contains the year-by-year calculations.

Table 18. SW Cass Water Resource District: Benefits, Costs, and Net Benefits Over the Next 15 Years

	Existing	Expansion	Amount
Real Property Taxes, after abatement	\$282,998	\$64,757	\$347,755
New Residential Property Taxes	\$0	\$0	\$0
Net Benefits	\$282,998	\$64,757	\$347,755
<i>Present Value (5% discount rate)</i>	<i>\$192,345</i>	<i>\$36,785</i>	<i>\$229,130</i>

Public Support - SW Cass Water Resource District

The district is considering public support for the Project as summarized below.

Table 19: Public Support Considered for the Project

Year	Land Taxes Abated	Building Taxes Abated	Total
1	\$0	\$7,229	\$7,229
2	\$0	\$7,374	\$7,374
3	\$0	\$7,521	\$7,521
4	\$0	\$7,672	\$7,672
5	\$0	\$7,825	\$7,825
6	\$0	\$5,986	\$5,986
7	\$0	\$6,106	\$6,106
8	\$0	\$4,152	\$4,152
9	\$0	\$4,235	\$4,235
10	\$0	\$2,160	\$2,160
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
Total	\$0	\$60,260	\$60,260

Weed, Vector, Soil, & Other

The table below displays the estimated additional benefits, costs, and net benefits to be received by the district over the next 15 years of the Project. Appendix C contains the year-by-year calculations.

Table 20. Weed, Vector, Soil, & Other: Benefits, Costs, and Net Benefits Over the Next 15 Years

	Existing	Expansion	Amount
Real Property Taxes, after abatement	\$93,424	\$21,378	\$114,802
New Residential Property Taxes	\$0	\$0	\$0
Net Benefits	\$93,424	\$21,378	\$114,802
<i>Present Value (5% discount rate)</i>	<i>\$63,497</i>	<i>\$12,143</i>	<i>\$75,641</i>

Public Support - Weed, Vector, Soil, & Other

The district is considering public support for the Project as summarized below.

Table 21: Public Support Considered for the Project

Year	Land Taxes Abated	Building Taxes Abated	Total
1	\$0	\$2,387	\$2,387
2	\$0	\$2,434	\$2,434
3	\$0	\$2,483	\$2,483
4	\$0	\$2,533	\$2,533
5	\$0	\$2,583	\$2,583
6	\$0	\$1,976	\$1,976
7	\$0	\$2,016	\$2,016
8	\$0	\$1,371	\$1,371
9	\$0	\$1,398	\$1,398
10	\$0	\$713	\$713
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
Total	\$0	\$19,893	\$19,893

Summary of Property Taxes Abated

A summary of the total incentives under consideration for the Project is shown below.

Table 22. Public Support Under Consideration

Year	City of West Fargo	Cass County	West Fargo		Weed, Vector, Soil, & Other	Total
			School District #6	SW Cass Water Resource District		
1	\$18,855	\$11,535	\$33,352	\$7,229	\$2,387	\$73,357
2	\$19,232	\$11,766	\$34,019	\$7,374	\$2,434	\$74,824
3	\$19,616	\$12,001	\$34,699	\$7,521	\$2,483	\$76,321
4	\$20,009	\$12,241	\$35,393	\$7,672	\$2,533	\$77,847
5	\$20,409	\$12,486	\$36,101	\$7,825	\$2,583	\$79,404
6	\$15,613	\$9,552	\$27,617	\$5,986	\$1,976	\$60,744
7	\$15,925	\$9,743	\$28,170	\$6,106	\$2,016	\$61,959
8	\$10,829	\$6,625	\$19,155	\$4,152	\$1,371	\$42,132
9	\$11,046	\$6,758	\$19,538	\$4,235	\$1,398	\$42,975
10	\$5,633	\$3,446	\$9,965	\$2,160	\$713	\$21,917
11	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$157,166	\$96,153	\$278,008	\$60,260	\$19,893	\$611,481

Overview of Methodology

This analysis was conducted by Impact DataSource using information about the company's current operations and prospective estimates about the possible expansion project data. In addition, community data, rates and other information were gathered by Impact DataSource. The analysis evaluated the impact on the City of West Fargo as well as local taxing districts where the company is located.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

31122A Soybean and other oilseed processing		City	County
Employment Multiplier	(Type II Direct Effect)	3.8380	6.1181
Earnings Multiplier	(Type II Direct Effect)	2.6419	3.9611

The fiscal impacts calculated in this report are detailed in Appendix C. Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach. This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by the city and county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the Project by generally, and at a summary level, mimicking the district's school funding formula.

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced.

However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 2,500 economic impact analyses of firms, projects, and activities in most industry groups in Texas and more than 30 other states.

In addition, Impact DataSource has prepared and customized more than 50 economic impact models for its clients to perform their own analyses of economic development projects. These clients include the New Mexico Economic Development Department and the Tennessee Department of Economic and Community Development.

The New Mexico Department of Economic Development uses Impact DataSource's computer model to project the economic impact of new or expanding firms in the state, including costs and benefits for the State of New Mexico, as well as each local taxing district. The model also analyzes the amount of eligible state and local incentives and calculates a rate of return and payback period for these incentives.

Appendix A
Data and Rates

Local Tax Rates

Sales tax rates		
City of West Fargo		2.000%
Cass County		0.500%
Property tax rates, per \$100 of valuation		
City of West Fargo		73.0800
Cass County		44.7100
West Fargo School District #6		129.2700
SW Cass Water Resource District		28.0200
Weed, Vector, Soil, & Other		9.2500
Lodging tax rates		
City of West Fargo		3.00%

City Data

Utilities

	Owned and Provided by the City	Subject to Sales Tax by the City	Average Annual Bill Per Household	Franchise Fee Rate
Water	✓		\$264	0.000%
Wastewater	✓		\$108	0.000%
Solid Waste			\$160	0.000%
Electricity		✓	\$1,090	5.000%
Natural Gas		✓	\$490	4.000%
Cable		✓	\$1,080	5.000%
Telephone line access charge:		✓	\$310	
Residential (per line charge per month)				\$0.00
Non residential (per line charge per month)				\$0.00

Average annual residential utility bill per household for City-owned utilities	\$372
The City's cost of providing city-owned utility service, as a percent of utility billings	100.0%
Average annual residential franchise fees collected from utility providers	\$128
Estimated additional annual miscellaneous taxes and user fees to be collected	
Residential, per household	\$223
Businesses, per worker	\$82

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$457
Businesses, per worker	\$168

Rate of expected annual increase in

City-owned Utility bills	2.0%
City Miscellaneous Taxes and User Fees	2.0%
Cost of City Services	2.0%

Percent of new workers who will move to the City to take a job

Project's workers	4.5%
Spin-off workers	4.5%

Percent of workers who move to the area that will buy a new home or require that new residential property be built for them 15.0%

Average taxable value of a new single family residence constructed in the area \$190,400

Percent of taxable shopping by a typical new worker that will be in the City 20.0%

County Data

Estimated additional annual miscellaneous taxes and user fees to be collected

Residential, per household	\$130
Businesses, per worker	\$57

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$241
Businesses, per worker	\$106

Rate of expected annual increase in

County Miscellaneous Taxes and User Fees	2.0%
Cost of County Services	2.0%

Percent of new workers who will move to the County to take a job

Project's workers	22.5%
Spin-off workers	22.5%

School District Data

Annual state aid and federal and other funding per child received by the district \$9,131

The school district's estimated annual marginal cost to educate new each new student \$9,060

Rate of expected annual increase in

State and Federal Aid	2.0%
Cost of educating students	2.0%

Other Rates and Assumptions

Assessment Ratio (applied to the True and Full Value) 50.0%

Taxable Ratios (applied to Assessed Value)

Residential Ratio	9.0%
Commercial & Agricultural Ratio	10.0%

Taxable Value as percentage of Market Value

Residential	4.5%
Commercial & Agricultural	5.0%

Amount of building and improvements costs that represent True and Full Value 20.7%

Percent annual increase in the taxable value of real property

Commercial/Industrial	2.0%
Residential	2.0%

Household size of a typical new worker moving to the area 2.60

Number of school children in a typical worker's household 0.50

Percent of the gross salaries that workers will spend on taxable goods and services

New Workers	40.0%
Temporary Construction Workers	24.0%

Discount rate for calculating the present value of costs and benefits 5.0%

Expected average annual inflation rate 3.0%

Project Investments

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Furniture, Fixtures, and Equipment	Total
1	\$0	\$24,880,000	\$19,680,000	\$44,560,000
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0
Total	\$0	\$24,880,000	\$19,680,000	\$44,560,000

Percent of building and improvement costs for materials and labor

Materials	54.0%
Labor	46.0%

Percent of construction materials that will be purchased in the City and subject to sales taxes 50.0%

Percent of taxable spending by construction workers in the City and subject to sales taxes 65.0%

Percent of furniture, fixtures, and equipment to be purchased in the City and subject to sales taxes 20.0%

Building permits and fees to be paid to the City during construction, if applicable

Year	Total City Building Permits and Fees
1	\$50,000
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0

Estimated spending for construction

Year	Spending on Construction
1	\$24,880,000
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0

Activities During the Project's Operations

Number of new full-time jobs to be added in the community each year

Year	New employees to be hired each year
1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	0
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0
18	0
19	0
20	0
Total	0

Average annual salaries of new employees each year

Year	Average Annual Salaries
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0

The Project's estimated taxable purchases of materials, supplies, and services in the community and the Project's estimated taxable sales that will be subject to sales taxes in the community

Year	Taxable Purchases	Taxable Sales
1	\$0	\$0
2	\$0	\$0
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
6	\$0	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$0	\$0
11	\$0	\$0
12	\$0	\$0
13	\$0	\$0
14	\$0	\$0
15	\$0	\$0
16	\$0	\$0
17	\$0	\$0
18	\$0	\$0
19	\$0	\$0
20	\$0	\$0

The Project's annual utilities

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Number of telephone lines at the Project 0

Percent of the Project's utility usage for manufacturing or processing operations 80.0%

The Project's total taxable purchases and taxable utilities

Year	Taxable Purchases of Supplies, Materials, and Services	Utilities Subject to Sales Tax		Taxable Utilities	Total
		Utilities Subject to Sales Tax	Percent Taxable		
1	\$0	\$0	20%	\$0	\$0
2	\$0	\$0	20%	\$0	\$0
3	\$0	\$0	20%	\$0	\$0
4	\$0	\$0	20%	\$0	\$0
5	\$0	\$0	20%	\$0	\$0
6	\$0	\$0	20%	\$0	\$0
7	\$0	\$0	20%	\$0	\$0
8	\$0	\$0	20%	\$0	\$0
9	\$0	\$0	20%	\$0	\$0
10	\$0	\$0	20%	\$0	\$0
11	\$0	\$0	20%	\$0	\$0
12	\$0	\$0	20%	\$0	\$0
13	\$0	\$0	20%	\$0	\$0
14	\$0	\$0	20%	\$0	\$0
15	\$0	\$0	20%	\$0	\$0
16	\$0	\$0	20%	\$0	\$0
17	\$0	\$0	20%	\$0	\$0
18	\$0	\$0	20%	\$0	\$0
19	\$0	\$0	20%	\$0	\$0
20	\$0	\$0	20%	\$0	\$0

Expected Out-Of-Town Visitors

Number of out-of-town visitors expected in the first year	0
Percent of annual increase in the number of visitors	0%
Average number of days that each visitor will stay in the community	0.0
Average daily taxable visitor spending in the City, excluding lodging	\$0
Average number of nights that a typical visitor will stay in a hotel or motel in the community	0.0
Average nightly room rate in a local hotel or motel	\$0

Appendix B

Economic Impact Calculations

Number of jobs added and worker salaries to be paid each year in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	0.0	0.0	0.0	\$0	\$0	\$0
3	0.0	0.0	0.0	\$0	\$0	\$0
4	0.0	0.0	0.0	\$0	\$0	\$0
5	0.0	0.0	0.0	\$0	\$0	\$0
6	0.0	0.0	0.0	\$0	\$0	\$0
7	0.0	0.0	0.0	\$0	\$0	\$0
8	0.0	0.0	0.0	\$0	\$0	\$0
9	0.0	0.0	0.0	\$0	\$0	\$0
10	0.0	0.0	0.0	\$0	\$0	\$0
11	0.0	0.0	0.0	\$0	\$0	\$0
12	0.0	0.0	0.0	\$0	\$0	\$0
13	0.0	0.0	0.0	\$0	\$0	\$0
14	0.0	0.0	0.0	\$0	\$0	\$0
15	0.0	0.0	0.0	\$0	\$0	\$0
16	0.0	0.0	0.0	\$0	\$0	\$0
17	0.0	0.0	0.0	\$0	\$0	\$0
18	0.0	0.0	0.0	\$0	\$0	\$0
19	0.0	0.0	0.0	\$0	\$0	\$0
20	0.0	0.0	0.0	\$0	\$0	\$0
Total	0.0	0.0	0.0	\$0	\$0	\$0

Number of direct and indirect workers and their families who will move to the City and their children who will attend local public schools

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	0.0	0.0	0.0
2	0.0	0.0	0.0
3	0.0	0.0	0.0
4	0.0	0.0	0.0
5	0.0	0.0	0.0
6	0.0	0.0	0.0
7	0.0	0.0	0.0
8	0.0	0.0	0.0
9	0.0	0.0	0.0
10	0.0	0.0	0.0
11	0.0	0.0	0.0
12	0.0	0.0	0.0
13	0.0	0.0	0.0
14	0.0	0.0	0.0
15	0.0	0.0	0.0
16	0.0	0.0	0.0
17	0.0	0.0	0.0
18	0.0	0.0	0.0
19	0.0	0.0	0.0
20	0.0	0.0	0.0
Total	0.0	0.0	0.0

Number of new residential properties that may be built in the City for direct and indirect workers who will move to the City and the taxable value over time

Year	New Residential Properties	True & Full Value of New City Residential Property	Taxable Value of New City Residential Property
1	0.0	\$0	\$0
2	0.0	\$0	\$0
3	0.0	\$0	\$0
4	0.0	\$0	\$0
5	0.0	\$0	\$0
6	0.0	\$0	\$0
7	0.0	\$0	\$0
8	0.0	\$0	\$0
9	0.0	\$0	\$0
10	0.0	\$0	\$0
11	0.0	\$0	\$0
12	0.0	\$0	\$0
13	0.0	\$0	\$0
14	0.0	\$0	\$0
15	0.0	\$0	\$0
16	0.0	\$0	\$0
17	0.0	\$0	\$0
18	0.0	\$0	\$0
19	0.0	\$0	\$0
20	0.0	\$0	\$0
Total	0.0		

Number of jobs added each year and worker salaries to be paid in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	0.0	0.0	0.0	\$0	\$0	\$0
3	0.0	0.0	0.0	\$0	\$0	\$0
4	0.0	0.0	0.0	\$0	\$0	\$0
5	0.0	0.0	0.0	\$0	\$0	\$0
6	0.0	0.0	0.0	\$0	\$0	\$0
7	0.0	0.0	0.0	\$0	\$0	\$0
8	0.0	0.0	0.0	\$0	\$0	\$0
9	0.0	0.0	0.0	\$0	\$0	\$0
10	0.0	0.0	0.0	\$0	\$0	\$0
11	0.0	0.0	0.0	\$0	\$0	\$0
12	0.0	0.0	0.0	\$0	\$0	\$0
13	0.0	0.0	0.0	\$0	\$0	\$0
14	0.0	0.0	0.0	\$0	\$0	\$0
15	0.0	0.0	0.0	\$0	\$0	\$0
16	0.0	0.0	0.0	\$0	\$0	\$0
17	0.0	0.0	0.0	\$0	\$0	\$0
18	0.0	0.0	0.0	\$0	\$0	\$0
19	0.0	0.0	0.0	\$0	\$0	\$0
20	0.0	0.0	0.0	\$0	\$0	\$0
Total	0.0	0.0	0.0	\$0	\$0	\$0

Number of direct and indirect workers and their families who will move to the County and their children who will attend local public schools

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	0.0	0.0	0.0
2	0.0	0.0	0.0
3	0.0	0.0	0.0
4	0.0	0.0	0.0
5	0.0	0.0	0.0
6	0.0	0.0	0.0
7	0.0	0.0	0.0
8	0.0	0.0	0.0
9	0.0	0.0	0.0
10	0.0	0.0	0.0
11	0.0	0.0	0.0
12	0.0	0.0	0.0
13	0.0	0.0	0.0
14	0.0	0.0	0.0
15	0.0	0.0	0.0
16	0.0	0.0	0.0
17	0.0	0.0	0.0
18	0.0	0.0	0.0
19	0.0	0.0	0.0
20	0.0	0.0	0.0
Total	0.0	0.0	0.0

Number of new residential properties that may be built in the County for direct and indirect workers who will move to the County and the taxable value over time

Year	New Residential Properties	True & Full Value of New County Residential Property	Taxable Value of New County Residential Property
1	0.0	\$0	\$0
2	0.0	\$0	\$0
3	0.0	\$0	\$0
4	0.0	\$0	\$0
5	0.0	\$0	\$0
6	0.0	\$0	\$0
7	0.0	\$0	\$0
8	0.0	\$0	\$0
9	0.0	\$0	\$0
10	0.0	\$0	\$0
11	0.0	\$0	\$0
12	0.0	\$0	\$0
13	0.0	\$0	\$0
14	0.0	\$0	\$0
15	0.0	\$0	\$0
16	0.0	\$0	\$0
17	0.0	\$0	\$0
18	0.0	\$0	\$0
19	0.0	\$0	\$0
20	0.0	\$0	\$0
Total	0.0		

Economic output and value added supported in the community

Year	Direct Economic Output	Indirect Economic Output	Total Economic Output	Total Value Added
1	\$5,000,000	\$8,722,500	\$13,722,500	\$3,767,000
2	\$9,000,000	\$15,700,500	\$24,700,500	\$6,780,600
3	\$9,180,000	\$16,014,510	\$25,194,510	\$6,916,212
4	\$9,363,600	\$16,334,800	\$25,698,400	\$7,054,536
5	\$9,550,872	\$16,661,496	\$26,212,368	\$7,195,627
6	\$9,741,889	\$16,994,726	\$26,736,616	\$7,339,540
7	\$9,936,727	\$17,334,621	\$27,271,348	\$7,486,330
8	\$10,135,462	\$17,681,313	\$27,816,775	\$7,636,057
9	\$10,338,171	\$18,034,939	\$28,373,110	\$7,788,778
10	\$10,544,934	\$18,395,638	\$28,940,573	\$7,944,554
11	\$10,755,833	\$18,763,551	\$29,519,384	\$8,103,445
12	\$10,970,950	\$19,138,822	\$30,109,772	\$8,265,514
13	\$11,190,369	\$19,521,598	\$30,711,967	\$8,430,824
14	\$11,414,176	\$19,912,030	\$31,326,206	\$8,599,440
15	\$11,642,460	\$20,310,271	\$31,952,731	\$8,771,429
16	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0
Total	\$148,765,443	\$259,521,316	\$408,286,759	\$112,079,885

Local taxable spending on which sales taxes will be collected

Year	Local Construction Workers' Spending and Furniture, Fixtures, and Equipment	Direct and Indirect Workers' Spending	Visitors' Spending	Taxable Sales from the Project	The Project's Local Purchases and Taxable Utilities	Total
1	\$12,438,989	\$0	\$0	\$0	\$0	\$12,438,989
2	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	12,438,988.8	0.0	0.0	\$0	\$0	\$12,438,989

Local spending on lodging

Year	Spending on Lodging
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

True and Full value of the Project's property on local tax rolls

Year	The Project's Property		Total Taxable Property
	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	
1	\$0	\$5,160,000	\$5,160,000
2	\$0	\$5,263,200	\$5,263,200
3	\$0	\$5,368,464	\$5,368,464
4	\$0	\$5,475,833	\$5,475,833
5	\$0	\$5,585,350	\$5,585,350
6	\$0	\$5,697,057	\$5,697,057
7	\$0	\$5,810,998	\$5,810,998
8	\$0	\$5,927,218	\$5,927,218
9	\$0	\$6,045,762	\$6,045,762
10	\$0	\$6,166,678	\$6,166,678
11	\$0	\$6,290,011	\$6,290,011
12	\$0	\$6,415,811	\$6,415,811
13	\$0	\$6,544,128	\$6,544,128
14	\$0	\$6,675,010	\$6,675,010
15	\$0	\$6,808,510	\$6,808,510
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0

Taxable value of the Project's property on local tax rolls

Year	The Project's Property		Total Taxable Property
	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	
1	\$0	\$258,000	\$258,000
2	\$0	\$263,160	\$263,160
3	\$0	\$268,423	\$268,423
4	\$0	\$273,792	\$273,792
5	\$0	\$279,267	\$279,267
6	\$0	\$284,853	\$284,853
7	\$0	\$290,550	\$290,550
8	\$0	\$296,361	\$296,361
9	\$0	\$302,288	\$302,288
10	\$0	\$308,334	\$308,334
11	\$0	\$314,501	\$314,501
12	\$0	\$320,791	\$320,791
13	\$0	\$327,206	\$327,206
14	\$0	\$333,751	\$333,751
15	\$0	\$340,426	\$340,426
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0

Appendix C
Fiscal Impact Calculations

Fiscal Impact: City of West Fargo

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Sales Tax Rebates	Total
1	\$248,780	\$0	\$0	\$0	\$0	\$0	\$248,780
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$248,780	\$0	\$0	\$0	\$0	\$0	\$248,780

Fiscal Impact: City of West Fargo

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: City of West Fargo

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$18,855	(\$18,855)	\$0
2	\$0	\$0	\$19,232	(\$19,232)	\$0
3	\$0	\$0	\$19,616	(\$19,616)	\$0
4	\$0	\$0	\$20,009	(\$20,009)	\$0
5	\$0	\$0	\$20,409	(\$20,409)	\$0
6	\$0	\$0	\$20,817	(\$15,613)	\$5,204
7	\$0	\$0	\$21,233	(\$15,925)	\$5,308
8	\$0	\$0	\$21,658	(\$10,829)	\$10,829
9	\$0	\$0	\$22,091	(\$11,046)	\$11,046
10	\$0	\$0	\$22,533	(\$5,633)	\$16,900
11	\$0	\$0	\$22,984	\$0	\$22,984
12	\$0	\$0	\$23,443	\$0	\$23,443
13	\$0	\$0	\$23,912	\$0	\$23,912
14	\$0	\$0	\$24,390	\$0	\$24,390
15	\$0	\$0	\$24,878	\$0	\$24,878
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$326,061	(\$157,166)	\$168,895

Fiscal Impact: City of West Fargo

Utility revenue, utility franchise fees collected by the City from new residents and from the Project, and Permits

Year	Utility Revenue <i>New Residents</i>	Utility Revenue <i>Project</i>	Utility Franchise Fees <i>New Residents</i>	Utility Franchise Fees <i>Project</i>	Building Permits and Fees	Total
1	\$0	\$0	\$0	\$0	\$50,000	\$50,000
2	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$50,000	\$50,000

Fiscal Impact: City of West Fargo

Other revenues including lodging taxes, airport fees, and miscellaneous taxes and user fees collected from new residents and the Project

Year	Lodging Taxes	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total Other Revenues
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

Fiscal Impact: City of West Fargo

Costs of providing municipal services and city-owned utility services to new residents and the Project

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Costs of Utilities <i>New Residents</i>	Costs of Utilities <i>Project</i>	Total Costs
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Fiscal Impact: City of West Fargo

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$298,780	\$0	\$298,780	\$298,780
2	\$0	\$0	\$0	\$298,780
3	\$0	\$0	\$0	\$298,780
4	\$0	\$0	\$0	\$298,780
5	\$0	\$0	\$0	\$298,780
6	\$5,204	\$0	\$5,204	\$303,984
7	\$5,308	\$0	\$5,308	\$309,292
8	\$10,829	\$0	\$10,829	\$320,121
9	\$11,046	\$0	\$11,046	\$331,167
10	\$16,900	\$0	\$16,900	\$348,067
11	\$22,984	\$0	\$22,984	\$371,051
12	\$23,443	\$0	\$23,443	\$394,494
13	\$23,912	\$0	\$23,912	\$418,406
14	\$24,390	\$0	\$24,390	\$442,797
15	\$24,878	\$0	\$24,878	\$467,675
16	\$0	\$0	\$0	\$467,675
17	\$0	\$0	\$0	\$467,675
18	\$0	\$0	\$0	\$467,675
19	\$0	\$0	\$0	\$467,675
20	\$0	\$0	\$0	\$467,675
Total	\$467,675	\$0	\$467,675	

Fiscal Impact: Cass County

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Total
1	\$62,195	\$0	\$0	\$0	\$0	\$62,195
2	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$62,195	\$0	\$0	\$0	\$0	\$62,195

Fiscal Impact: Cass County

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: Cass County

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$11,535	(\$11,535)	\$0
2	\$0	\$0	\$11,766	(\$11,766)	\$0
3	\$0	\$0	\$12,001	(\$12,001)	\$0
4	\$0	\$0	\$12,241	(\$12,241)	\$0
5	\$0	\$0	\$12,486	(\$12,486)	\$0
6	\$0	\$0	\$12,736	(\$9,552)	\$3,184
7	\$0	\$0	\$12,990	(\$9,743)	\$3,248
8	\$0	\$0	\$13,250	(\$6,625)	\$6,625
9	\$0	\$0	\$13,515	(\$6,758)	\$6,758
10	\$0	\$0	\$13,786	(\$3,446)	\$10,339
11	\$0	\$0	\$14,061	\$0	\$14,061
12	\$0	\$0	\$14,343	\$0	\$14,343
13	\$0	\$0	\$14,629	\$0	\$14,629
14	\$0	\$0	\$14,922	\$0	\$14,922
15	\$0	\$0	\$15,220	\$0	\$15,220
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$199,483	(\$96,153)	\$103,329

Fiscal Impact: Cass County

Other revenues including miscellaneous taxes and user fees collected from new residents and the Project

Year	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0
Total	\$0	\$0	\$0

Fiscal Impact: Cass County

Costs of providing County services to new residents

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
11	\$0	\$0	\$0
12	\$0	\$0	\$0
13	\$0	\$0	\$0
14	\$0	\$0	\$0
15	\$0	\$0	\$0
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0
Total	\$0	\$0	\$0

Fiscal Impact: Cass County

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$62,195	\$0	\$62,195	\$62,195
2	\$0	\$0	\$0	\$62,195
3	\$0	\$0	\$0	\$62,195
4	\$0	\$0	\$0	\$62,195
5	\$0	\$0	\$0	\$62,195
6	\$3,184	\$0	\$3,184	\$65,379
7	\$3,248	\$0	\$3,248	\$68,627
8	\$6,625	\$0	\$6,625	\$75,252
9	\$6,758	\$0	\$6,758	\$82,009
10	\$10,339	\$0	\$10,339	\$92,349
11	\$14,061	\$0	\$14,061	\$106,410
12	\$14,343	\$0	\$14,343	\$120,752
13	\$14,629	\$0	\$14,629	\$135,382
14	\$14,922	\$0	\$14,922	\$150,304
15	\$15,220	\$0	\$15,220	\$165,524
16	\$0	\$0	\$0	\$165,524
17	\$0	\$0	\$0	\$165,524
18	\$0	\$0	\$0	\$165,524
19	\$0	\$0	\$0	\$165,524
20	\$0	\$0	\$0	\$165,524
Total	\$165,524	\$0	\$165,524	

Fiscal Impact: West Fargo School District #6

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$33,352	(\$33,352)	\$0
2	\$0	\$0	\$34,019	(\$34,019)	\$0
3	\$0	\$0	\$34,699	(\$34,699)	\$0
4	\$0	\$0	\$35,393	(\$35,393)	\$0
5	\$0	\$0	\$36,101	(\$36,101)	\$0
6	\$0	\$0	\$36,823	(\$27,617)	\$9,206
7	\$0	\$0	\$37,559	(\$28,170)	\$9,390
8	\$0	\$0	\$38,311	(\$19,155)	\$19,155
9	\$0	\$0	\$39,077	(\$19,538)	\$19,538
10	\$0	\$0	\$39,858	(\$9,965)	\$29,894
11	\$0	\$0	\$40,655	\$0	\$40,655
12	\$0	\$0	\$41,469	\$0	\$41,469
13	\$0	\$0	\$42,298	\$0	\$42,298
14	\$0	\$0	\$43,144	\$0	\$43,144
15	\$0	\$0	\$44,007	\$0	\$44,007
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$576,764	(\$278,008)	\$298,756

Fiscal Impact: West Fargo School District #6

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6

Costs of educating children of new workers who move to the district

Year	Cost of Educating New Students
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$9,206	\$0	\$9,206	\$9,206
7	\$9,390	\$0	\$9,390	\$18,596
8	\$19,155	\$0	\$19,155	\$37,751
9	\$19,538	\$0	\$19,538	\$57,289
10	\$29,894	\$0	\$29,894	\$87,183
11	\$40,655	\$0	\$40,655	\$127,838
12	\$41,469	\$0	\$41,469	\$169,307
13	\$42,298	\$0	\$42,298	\$211,605
14	\$43,144	\$0	\$43,144	\$254,749
15	\$44,007	\$0	\$44,007	\$298,756
16	\$0	\$0	\$0	\$298,756
17	\$0	\$0	\$0	\$298,756
18	\$0	\$0	\$0	\$298,756
19	\$0	\$0	\$0	\$298,756
20	\$0	\$0	\$0	\$298,756
Total	\$298,756	\$0	\$298,756	

Fiscal Impact: SW Cass Water Resource District

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: SW Cass Water Resource District

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$7,229	(\$7,229)	\$0
2	\$0	\$0	\$7,374	(\$7,374)	\$0
3	\$0	\$0	\$7,521	(\$7,521)	\$0
4	\$0	\$0	\$7,672	(\$7,672)	\$0
5	\$0	\$0	\$7,825	(\$7,825)	\$0
6	\$0	\$0	\$7,982	(\$5,986)	\$1,995
7	\$0	\$0	\$8,141	(\$6,106)	\$2,035
8	\$0	\$0	\$8,304	(\$4,152)	\$4,152
9	\$0	\$0	\$8,470	(\$4,235)	\$4,235
10	\$0	\$0	\$8,640	(\$2,160)	\$6,480
11	\$0	\$0	\$8,812	\$0	\$8,812
12	\$0	\$0	\$8,989	\$0	\$8,989
13	\$0	\$0	\$9,168	\$0	\$9,168
14	\$0	\$0	\$9,352	\$0	\$9,352
15	\$0	\$0	\$9,539	\$0	\$9,539
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$125,017	(\$60,260)	\$64,757

Fiscal Impact: SW Cass Water Resource District

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$1,995	\$0	\$1,995	\$1,995
7	\$2,035	\$0	\$2,035	\$4,031
8	\$4,152	\$0	\$4,152	\$8,183
9	\$4,235	\$0	\$4,235	\$12,418
10	\$6,480	\$0	\$6,480	\$18,897
11	\$8,812	\$0	\$8,812	\$27,710
12	\$8,989	\$0	\$8,989	\$36,698
13	\$9,168	\$0	\$9,168	\$45,867
14	\$9,352	\$0	\$9,352	\$55,218
15	\$9,539	\$0	\$9,539	\$64,757
16	\$0	\$0	\$0	\$64,757
17	\$0	\$0	\$0	\$64,757
18	\$0	\$0	\$0	\$64,757
19	\$0	\$0	\$0	\$64,757
20	\$0	\$0	\$0	\$64,757
Total	\$64,757	\$0	\$64,757	

Fiscal Impact: Weed, Vector, Soil, & Other

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: Weed, Vector, Soil, & Other

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$2,387	(\$2,387)	\$0
2	\$0	\$0	\$2,434	(\$2,434)	\$0
3	\$0	\$0	\$2,483	(\$2,483)	\$0
4	\$0	\$0	\$2,533	(\$2,533)	\$0
5	\$0	\$0	\$2,583	(\$2,583)	\$0
6	\$0	\$0	\$2,635	(\$1,976)	\$659
7	\$0	\$0	\$2,688	(\$2,016)	\$672
8	\$0	\$0	\$2,741	(\$1,371)	\$1,371
9	\$0	\$0	\$2,796	(\$1,398)	\$1,398
10	\$0	\$0	\$2,852	(\$713)	\$2,139
11	\$0	\$0	\$2,909	\$0	\$2,909
12	\$0	\$0	\$2,967	\$0	\$2,967
13	\$0	\$0	\$3,027	\$0	\$3,027
14	\$0	\$0	\$3,087	\$0	\$3,087
15	\$0	\$0	\$3,149	\$0	\$3,149
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$41,271	(\$19,893)	\$21,378

Fiscal Impact: Weed, Vector, Soil, & Other

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$659	\$0	\$659	\$659
7	\$672	\$0	\$672	\$1,331
8	\$1,371	\$0	\$1,371	\$2,701
9	\$1,398	\$0	\$1,398	\$4,099
10	\$2,139	\$0	\$2,139	\$6,238
11	\$2,909	\$0	\$2,909	\$9,148
12	\$2,967	\$0	\$2,967	\$12,115
13	\$3,027	\$0	\$3,027	\$15,142
14	\$3,087	\$0	\$3,087	\$18,229
15	\$3,149	\$0	\$3,149	\$21,378
16	\$0	\$0	\$0	\$21,378
17	\$0	\$0	\$0	\$21,378
18	\$0	\$0	\$0	\$21,378
19	\$0	\$0	\$0	\$21,378
20	\$0	\$0	\$0	\$21,378
Total	\$21,378	\$0	\$21,378	

Appendix D
Existing Operations Impact

Number of existing jobs worker salaries to be paid each year in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	95.0	269.6	364.6	\$6,300,000	\$10,343,970	\$16,643,970
2	-1.0	-2.8	-3.8	\$6,300,073	\$10,344,090	\$16,644,163
3	-3.0	-8.5	-11.5	\$6,100,044	\$10,015,662	\$16,115,706
4	-5.0	-14.2	-19.2	\$6,000,372	\$9,852,011	\$15,852,383
5	-2.0	-5.7	-7.7	\$6,000,316	\$9,851,919	\$15,852,235
6	0.0	0.0	0.0	\$6,100,461	\$10,016,347	\$16,116,808
7	0.0	0.0	0.0	\$6,222,470	\$10,216,673	\$16,439,143
8	0.0	0.0	0.0	\$6,346,920	\$10,421,008	\$16,767,928
9	0.0	0.0	0.0	\$6,473,858	\$10,629,427	\$17,103,285
10	0.0	0.0	0.0	\$6,603,335	\$10,842,016	\$17,445,351
11	0.0	0.0	0.0	\$6,735,402	\$11,058,857	\$17,794,259
12	0.0	0.0	0.0	\$6,870,110	\$11,280,034	\$18,150,144
13	0.0	0.0	0.0	\$7,007,512	\$11,505,634	\$18,513,146
14	0.0	0.0	0.0	\$7,147,662	\$11,735,746	\$18,883,408
15	0.0	0.0	0.0	\$7,290,616	\$11,970,462	\$19,261,078
16	0.0	0.0	0.0	\$0	\$0	\$0
17	0.0	0.0	0.0	\$0	\$0	\$0
18	0.0	0.0	0.0	\$0	\$0	\$0
19	0.0	0.0	0.0	\$0	\$0	\$0
20	0.0	0.0	0.0	\$0	\$0	\$0
Total	84.0	238.4	322.4	\$97,499,151	\$160,083,856	\$257,583,007

Number of existing jobs worker salaries to be paid each year in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	95.0	486.2	581.2	\$6,300,000	\$18,654,930	\$24,954,930
2	-1.0	-5.1	-6.1	\$6,300,073	\$18,655,146	\$24,955,219
3	-3.0	-15.4	-18.4	\$6,100,044	\$18,062,839	\$24,162,883
4	-5.0	-25.6	-30.6	\$6,000,372	\$17,767,700	\$23,768,072
5	-2.0	-10.2	-12.2	\$6,000,316	\$17,767,535	\$23,767,851
6	0.0	0.0	0.0	\$6,100,461	\$18,064,075	\$24,164,536
7	0.0	0.0	0.0	\$6,222,470	\$18,425,357	\$24,647,827
8	0.0	0.0	0.0	\$6,346,920	\$18,793,864	\$25,140,783
9	0.0	0.0	0.0	\$6,473,858	\$19,169,741	\$25,643,599
10	0.0	0.0	0.0	\$6,603,335	\$19,553,136	\$26,156,471
11	0.0	0.0	0.0	\$6,735,402	\$19,944,199	\$26,679,601
12	0.0	0.0	0.0	\$6,870,110	\$20,343,083	\$27,213,193
13	0.0	0.0	0.0	\$7,007,512	\$20,749,944	\$27,757,456
14	0.0	0.0	0.0	\$7,147,662	\$21,164,943	\$28,312,606
15	0.0	0.0	0.0	\$7,290,616	\$21,588,242	\$28,878,858
16	0.0	0.0	0.0	\$0	\$0	\$0
17	0.0	0.0	0.0	\$0	\$0	\$0
18	0.0	0.0	0.0	\$0	\$0	\$0
19	0.0	0.0	0.0	\$0	\$0	\$0
20	0.0	0.0	0.0	\$0	\$0	\$0
Total	84.0	429.9	513.9	\$97,499,150	\$288,704,734	\$386,203,884

Existing taxable sales and spending

Year	Local Construction Workers' Spending and Furniture, Fixtures, and Equipment	Direct and Indirect Workers' Spending	Visitors' Spending	Taxable Sales from the Project	The Project's Local Purchases and Taxable Utilities	Total
1	\$0	\$1,331,518	\$15,000	\$0	\$2,338,000	\$3,684,518
2	\$0	\$1,331,533	\$15,450	\$0	\$2,394,900	\$3,741,883
3	\$0	\$1,289,256	\$15,914	\$0	\$2,453,445	\$3,758,615
4	\$0	\$1,268,191	\$16,391	\$0	\$2,513,693	\$3,798,275
5	\$0	\$1,268,179	\$16,883	\$0	\$2,575,705	\$3,860,767
6	\$0	\$1,289,345	\$17,389	\$0	\$2,639,545	\$3,946,279
7	\$0	\$1,315,131	\$17,911	\$0	\$2,705,277	\$4,038,319
8	\$0	\$1,341,434	\$18,448	\$0	\$2,772,971	\$4,132,854
9	\$0	\$1,368,263	\$19,002	\$0	\$2,842,699	\$4,229,963
10	\$0	\$1,395,628	\$19,572	\$0	\$2,914,534	\$4,329,734
11	\$0	\$1,423,541	\$20,159	\$0	\$2,988,555	\$4,432,255
12	\$0	\$1,452,012	\$20,764	\$0	\$3,064,843	\$4,537,618
13	\$0	\$1,481,052	\$21,386	\$0	\$3,143,483	\$4,645,921
14	\$0	\$1,510,673	\$22,028	\$0	\$3,224,563	\$4,757,263
15	\$0	\$1,540,886	\$22,689	\$0	\$3,308,174	\$4,871,749
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$20,606,641	\$278,984	\$0	\$41,880,388	\$62,766,013

Existing taxable value supported

Year	The Project's Property		
	Buildings and Other Real		Total Taxable Property
	Land on Local Tax Rolls	Property on Local Tax Rolls	
1	\$61,210	\$522,820	\$584,030
2	\$62,434	\$533,276	\$595,711
3	\$63,683	\$543,942	\$607,625
4	\$64,957	\$554,821	\$619,777
5	\$66,256	\$565,917	\$632,173
6	\$67,581	\$577,236	\$644,816
7	\$68,932	\$588,780	\$657,713
8	\$70,311	\$600,556	\$670,867
9	\$71,717	\$612,567	\$684,284
10	\$73,152	\$624,818	\$697,970
11	\$74,615	\$637,315	\$711,929
12	\$76,107	\$650,061	\$726,168
13	\$77,629	\$663,062	\$740,691
14	\$79,182	\$676,323	\$755,505
15	\$80,765	\$689,850	\$770,615
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0

Fiscal Impact: City of West Fargo - Existing

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Sales Tax Rebates	Total
1	\$0	\$26,630	\$300	\$0	\$46,760	\$0	\$73,690
2	\$0	\$26,631	\$309	\$0	\$47,898	\$0	\$74,838
3	\$0	\$25,785	\$318	\$0	\$49,069	\$0	\$75,172
4	\$0	\$25,364	\$328	\$0	\$50,274	\$0	\$75,965
5	\$0	\$25,364	\$338	\$0	\$51,514	\$0	\$77,215
6	\$0	\$25,787	\$348	\$0	\$52,791	\$0	\$78,926
7	\$0	\$26,303	\$358	\$0	\$54,106	\$0	\$80,766
8	\$0	\$26,829	\$369	\$0	\$55,459	\$0	\$82,657
9	\$0	\$27,365	\$380	\$0	\$56,854	\$0	\$84,599
10	\$0	\$27,913	\$391	\$0	\$58,291	\$0	\$86,595
11	\$0	\$28,471	\$403	\$0	\$59,771	\$0	\$88,645
12	\$0	\$29,040	\$415	\$0	\$61,297	\$0	\$90,752
13	\$0	\$29,621	\$428	\$0	\$62,870	\$0	\$92,918
14	\$0	\$30,213	\$441	\$0	\$64,491	\$0	\$95,145
15	\$0	\$30,818	\$454	\$0	\$66,163	\$0	\$97,435
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$412,133	\$5,580	\$0	\$837,608	\$0	\$1,255,320

Fiscal Impact: City of West Fargo - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: City of West Fargo - Existing

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$4,473	\$0	\$38,208	\$0	\$42,681
2	\$4,563	\$0	\$38,972	\$0	\$43,535
3	\$4,654	\$0	\$39,751	\$0	\$44,405
4	\$4,747	\$0	\$40,546	\$0	\$45,293
5	\$4,842	\$0	\$41,357	\$0	\$46,199
6	\$4,939	\$0	\$42,184	\$0	\$47,123
7	\$5,038	\$0	\$43,028	\$0	\$48,066
8	\$5,138	\$0	\$43,889	\$0	\$49,027
9	\$5,241	\$0	\$44,766	\$0	\$50,007
10	\$5,346	\$0	\$45,662	\$0	\$51,008
11	\$5,453	\$0	\$46,575	\$0	\$52,028
12	\$5,562	\$0	\$47,506	\$0	\$53,068
13	\$5,673	\$0	\$48,457	\$0	\$54,130
14	\$5,787	\$0	\$49,426	\$0	\$55,212
15	\$5,902	\$0	\$50,414	\$0	\$56,317
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$77,357	\$0	\$660,741	\$0	\$738,099

Fiscal Impact: City of West Fargo - Existing

Utility revenue, utility franchise fees collected by the City from new residents and from the Project, and Permits

Year	Utility Revenue <i>New Residents</i>	Utility Revenue <i>Project</i>	Utility Franchise Fees <i>New Residents</i>	Utility Franchise Fees <i>Project</i>	Building Permits and Fees	Total
1	\$0	\$200,000	\$0	\$67,500	\$0	\$267,500
2	\$0	\$210,000	\$0	\$70,875	\$0	\$280,875
3	\$0	\$220,500	\$0	\$74,419	\$0	\$294,919
4	\$0	\$231,525	\$0	\$78,140	\$0	\$309,665
5	\$0	\$243,101	\$0	\$82,047	\$0	\$325,148
6	\$0	\$255,256	\$0	\$86,149	\$0	\$341,405
7	\$0	\$268,019	\$0	\$90,456	\$0	\$358,476
8	\$0	\$281,420	\$0	\$94,979	\$0	\$376,399
9	\$0	\$295,491	\$0	\$99,728	\$0	\$395,219
10	\$0	\$310,266	\$0	\$104,715	\$0	\$414,980
11	\$0	\$325,779	\$0	\$109,950	\$0	\$435,729
12	\$0	\$342,068	\$0	\$115,448	\$0	\$457,516
13	\$0	\$359,171	\$0	\$121,220	\$0	\$480,392
14	\$0	\$377,130	\$0	\$127,281	\$0	\$504,411
15	\$0	\$395,986	\$0	\$133,645	\$0	\$529,632
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$4,315,713	\$0	\$1,456,553	\$0	\$5,772,266

Fiscal Impact: City of West Fargo - Existing

Other revenues including hotel occupancy taxes, airport fees, and miscellaneous taxes and user fees collected from new residents and the Project

Year	Hotel Occupancy Taxes	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total Other Revenues
1	\$0	\$0	\$7,790	\$7,790
2	\$0	\$0	\$7,862	\$7,862
3	\$0	\$0	\$7,763	\$7,763
4	\$0	\$0	\$7,484	\$7,484
5	\$0	\$0	\$7,456	\$7,456
6	\$0	\$0	\$7,605	\$7,605
7	\$0	\$0	\$7,757	\$7,757
8	\$0	\$0	\$7,912	\$7,912
9	\$0	\$0	\$8,070	\$8,070
10	\$0	\$0	\$8,232	\$8,232
11	\$0	\$0	\$8,396	\$8,396
12	\$0	\$0	\$8,564	\$8,564
13	\$0	\$0	\$8,736	\$8,736
14	\$0	\$0	\$8,910	\$8,910
15	\$0	\$0	\$9,089	\$9,089
16	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$121,627	\$121,627

Fiscal Impact: City of West Fargo - Existing

Costs of providing municipal services and city-owned utility services to new residents and the Project

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Costs of Utilities <i>New Residents</i>	Costs of Utilities <i>Project</i>	Total Costs
1	\$0	(\$15,960)	\$0	(\$200,000)	(\$215,960)
2	\$0	(\$16,108)	\$0	(\$210,000)	(\$226,108)
3	\$0	(\$15,906)	\$0	(\$220,500)	(\$236,406)
4	\$0	(\$15,332)	\$0	(\$231,525)	(\$246,857)
5	\$0	(\$15,275)	\$0	(\$243,101)	(\$258,377)
6	\$0	(\$15,581)	\$0	(\$255,256)	(\$270,837)
7	\$0	(\$15,892)	\$0	(\$268,019)	(\$283,912)
8	\$0	(\$16,210)	\$0	(\$281,420)	(\$297,630)
9	\$0	(\$16,534)	\$0	(\$295,491)	(\$312,026)
10	\$0	(\$16,865)	\$0	(\$310,266)	(\$327,131)
11	\$0	(\$17,202)	\$0	(\$325,779)	(\$342,981)
12	\$0	(\$17,546)	\$0	(\$342,068)	(\$359,614)
13	\$0	(\$17,897)	\$0	(\$359,171)	(\$377,069)
14	\$0	(\$18,255)	\$0	(\$377,130)	(\$395,385)
15	\$0	(\$18,620)	\$0	(\$395,986)	(\$414,607)
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$0	(\$249,186)	\$0	(\$4,315,713)	(\$4,564,899)

Fiscal Impact: City of West Fargo - Existing

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$391,661	(\$215,960)	\$175,701	\$175,701
2	\$407,109	(\$226,108)	\$181,002	\$356,703
3	\$422,260	(\$236,406)	\$185,854	\$542,557
4	\$438,407	(\$246,857)	\$191,550	\$734,107
5	\$456,018	(\$258,377)	\$197,642	\$931,748
6	\$475,059	(\$270,837)	\$204,222	\$1,135,970
7	\$495,065	(\$283,912)	\$211,153	\$1,347,123
8	\$515,996	(\$297,630)	\$218,365	\$1,565,489
9	\$537,896	(\$312,026)	\$225,871	\$1,791,359
10	\$560,814	(\$327,131)	\$233,684	\$2,025,043
11	\$584,799	(\$342,981)	\$241,817	\$2,266,860
12	\$609,901	(\$359,614)	\$250,286	\$2,517,147
13	\$636,175	(\$377,069)	\$259,107	\$2,776,254
14	\$663,679	(\$395,385)	\$268,294	\$3,044,547
15	\$692,472	(\$414,607)	\$277,865	\$3,322,412
16	\$0	\$0	\$0	\$3,322,412
17	\$0	\$0	\$0	\$3,322,412
18	\$0	\$0	\$0	\$3,322,412
19	\$0	\$0	\$0	\$3,322,412
20	\$0	\$0	\$0	\$3,322,412
Total	\$7,887,312	(\$4,564,899)	\$3,322,412	

Fiscal Impact: Cass County - Existing

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Total
1	\$0	\$6,658	\$75	\$0	\$11,690	\$18,423
2	\$0	\$6,658	\$77	\$0	\$11,975	\$18,709
3	\$0	\$6,446	\$80	\$0	\$12,267	\$18,793
4	\$0	\$6,341	\$82	\$0	\$12,568	\$18,991
5	\$0	\$6,341	\$84	\$0	\$12,879	\$19,304
6	\$0	\$6,447	\$87	\$0	\$13,198	\$19,731
7	\$0	\$6,576	\$90	\$0	\$13,526	\$20,192
8	\$0	\$6,707	\$92	\$0	\$13,865	\$20,664
9	\$0	\$6,841	\$95	\$0	\$14,213	\$21,150
10	\$0	\$6,978	\$98	\$0	\$14,573	\$21,649
11	\$0	\$7,118	\$101	\$0	\$14,943	\$22,161
12	\$0	\$7,260	\$104	\$0	\$15,324	\$22,688
13	\$0	\$7,405	\$107	\$0	\$15,717	\$23,230
14	\$0	\$7,553	\$110	\$0	\$16,123	\$23,786
15	\$0	\$7,704	\$113	\$0	\$16,541	\$24,359
16	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$103,033	\$1,395	\$0	\$209,402	\$313,830

Fiscal Impact: Cass County - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: Cass County - Existing

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$2,737	\$0	\$23,375	\$0	\$26,112
2	\$2,791	\$0	\$23,843	\$0	\$26,634
3	\$2,847	\$0	\$24,320	\$0	\$27,167
4	\$2,904	\$0	\$24,806	\$0	\$27,710
5	\$2,962	\$0	\$25,302	\$0	\$28,264
6	\$3,022	\$0	\$25,808	\$0	\$28,830
7	\$3,082	\$0	\$26,324	\$0	\$29,406
8	\$3,144	\$0	\$26,851	\$0	\$29,994
9	\$3,206	\$0	\$27,388	\$0	\$30,594
10	\$3,271	\$0	\$27,936	\$0	\$31,206
11	\$3,336	\$0	\$28,494	\$0	\$31,830
12	\$3,403	\$0	\$29,064	\$0	\$32,467
13	\$3,471	\$0	\$29,646	\$0	\$33,116
14	\$3,540	\$0	\$30,238	\$0	\$33,779
15	\$3,611	\$0	\$30,843	\$0	\$34,454
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$47,327	\$0	\$404,239	\$0	\$451,565

Fiscal Impact: Cass County - Existing

Other revenues including miscellaneous taxes and user fees collected from new residents and the Project

Year	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total
1	\$0	\$5,415	\$5,415
2	\$0	\$5,465	\$5,465
3	\$0	\$5,397	\$5,397
4	\$0	\$5,202	\$5,202
5	\$0	\$5,183	\$5,183
6	\$0	\$5,286	\$5,286
7	\$0	\$5,392	\$5,392
8	\$0	\$5,500	\$5,500
9	\$0	\$5,610	\$5,610
10	\$0	\$5,722	\$5,722
11	\$0	\$5,837	\$5,837
12	\$0	\$5,953	\$5,953
13	\$0	\$6,072	\$6,072
14	\$0	\$6,194	\$6,194
15	\$0	\$6,318	\$6,318
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0
Total	\$0	\$84,545	\$84,545

Fiscal Impact: Cass County - Existing

Costs of providing County services to new residents

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Total
1	\$0	(\$10,070)	(\$10,070)
2	\$0	(\$10,163)	(\$10,163)
3	\$0	(\$10,036)	(\$10,036)
4	\$0	(\$9,674)	(\$9,674)
5	\$0	(\$9,638)	(\$9,638)
6	\$0	(\$9,831)	(\$9,831)
7	\$0	(\$10,027)	(\$10,027)
8	\$0	(\$10,228)	(\$10,228)
9	\$0	(\$10,432)	(\$10,432)
10	\$0	(\$10,641)	(\$10,641)
11	\$0	(\$10,854)	(\$10,854)
12	\$0	(\$11,071)	(\$11,071)
13	\$0	(\$11,292)	(\$11,292)
14	\$0	(\$11,518)	(\$11,518)
15	\$0	(\$11,749)	(\$11,749)
16	\$0	\$0	\$0
17	\$0	\$0	\$0
18	\$0	\$0	\$0
19	\$0	\$0	\$0
20	\$0	\$0	\$0
Total	\$0	(\$157,225)	(\$157,225)

Fiscal Impact: Cass County - Existing

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$49,950	(\$10,070)	\$39,880	\$39,880
2	\$50,809	(\$10,163)	\$40,646	\$80,525
3	\$51,357	(\$10,036)	\$41,321	\$121,846
4	\$51,904	(\$9,674)	\$42,230	\$164,076
5	\$52,751	(\$9,638)	\$43,113	\$207,189
6	\$53,847	(\$9,831)	\$44,017	\$251,205
7	\$54,990	(\$10,027)	\$44,963	\$296,168
8	\$56,159	(\$10,228)	\$45,931	\$342,099
9	\$57,354	(\$10,432)	\$46,922	\$389,020
10	\$58,577	(\$10,641)	\$47,936	\$436,956
11	\$59,828	(\$10,854)	\$48,974	\$485,930
12	\$61,108	(\$11,071)	\$50,037	\$535,968
13	\$62,418	(\$11,292)	\$51,126	\$587,094
14	\$63,759	(\$11,518)	\$52,240	\$639,334
15	\$65,131	(\$11,749)	\$53,382	\$692,716
16	\$0	\$0	\$0	\$692,716
17	\$0	\$0	\$0	\$692,716
18	\$0	\$0	\$0	\$692,716
19	\$0	\$0	\$0	\$692,716
20	\$0	\$0	\$0	\$692,716
Total	\$849,941	(\$157,225)	\$692,716	

Fiscal Impact: West Fargo School District #6 - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6 - Existing

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	Abated
1	\$7,913	\$0	\$67,585	\$0	\$75,498
2	\$8,071	\$0	\$68,937	\$0	\$77,008
3	\$8,232	\$0	\$70,315	\$0	\$78,548
4	\$8,397	\$0	\$71,722	\$0	\$80,119
5	\$8,565	\$0	\$73,156	\$0	\$81,721
6	\$8,736	\$0	\$74,619	\$0	\$83,355
7	\$8,911	\$0	\$76,112	\$0	\$85,023
8	\$9,089	\$0	\$77,634	\$0	\$86,723
9	\$9,271	\$0	\$79,187	\$0	\$88,457
10	\$9,456	\$0	\$80,770	\$0	\$90,227
11	\$9,645	\$0	\$82,386	\$0	\$92,031
12	\$9,838	\$0	\$84,033	\$0	\$93,872
13	\$10,035	\$0	\$85,714	\$0	\$95,749
14	\$10,236	\$0	\$87,428	\$0	\$97,664
15	\$10,441	\$0	\$89,177	\$0	\$99,617
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$136,836	\$0	\$1,168,775	\$0	\$1,305,611

Fiscal Impact: West Fargo School District #6 - Existing

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6 - Existing

Costs of educating children of new workers who move to the district

Year	Cost of Educating New Students
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: West Fargo School District #6 - Existing

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$75,498	\$0	\$75,498	\$75,498
2	\$77,008	\$0	\$77,008	\$152,505
3	\$78,548	\$0	\$78,548	\$231,053
4	\$80,119	\$0	\$80,119	\$311,171
5	\$81,721	\$0	\$81,721	\$392,892
6	\$83,355	\$0	\$83,355	\$476,248
7	\$85,023	\$0	\$85,023	\$561,270
8	\$86,723	\$0	\$86,723	\$647,993
9	\$88,457	\$0	\$88,457	\$736,451
10	\$90,227	\$0	\$90,227	\$826,677
11	\$92,031	\$0	\$92,031	\$918,708
12	\$93,872	\$0	\$93,872	\$1,012,580
13	\$95,749	\$0	\$95,749	\$1,108,329
14	\$97,664	\$0	\$97,664	\$1,205,993
15	\$99,617	\$0	\$99,617	\$1,305,611
16	\$0	\$0	\$0	\$1,305,611
17	\$0	\$0	\$0	\$1,305,611
18	\$0	\$0	\$0	\$1,305,611
19	\$0	\$0	\$0	\$1,305,611
20	\$0	\$0	\$0	\$1,305,611
Total	\$1,305,611	\$0	\$1,305,611	

Fiscal Impact: SW Cass Water Resource District - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: SW Cass Water Resource District - Existing

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abated
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$1,715	\$0	\$14,649	\$0	\$16,365
2	\$1,749	\$0	\$14,942	\$0	\$16,692
3	\$1,784	\$0	\$15,241	\$0	\$17,026
4	\$1,820	\$0	\$15,546	\$0	\$17,366
5	\$1,856	\$0	\$15,857	\$0	\$17,713
6	\$1,894	\$0	\$16,174	\$0	\$18,068
7	\$1,931	\$0	\$16,498	\$0	\$18,429
8	\$1,970	\$0	\$16,828	\$0	\$18,798
9	\$2,010	\$0	\$17,164	\$0	\$19,174
10	\$2,050	\$0	\$17,507	\$0	\$19,557
11	\$2,091	\$0	\$17,858	\$0	\$19,948
12	\$2,133	\$0	\$18,215	\$0	\$20,347
13	\$2,175	\$0	\$18,579	\$0	\$20,754
14	\$2,219	\$0	\$18,951	\$0	\$21,169
15	\$2,263	\$0	\$19,330	\$0	\$21,593
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$29,660	\$0	\$253,338	\$0	\$282,998

Fiscal Impact: SW Cass Water Resource District - Existing

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$16,365	\$0	\$16,365	\$16,365
2	\$16,692	\$0	\$16,692	\$33,056
3	\$17,026	\$0	\$17,026	\$50,082
4	\$17,366	\$0	\$17,366	\$67,448
5	\$17,713	\$0	\$17,713	\$85,162
6	\$18,068	\$0	\$18,068	\$103,229
7	\$18,429	\$0	\$18,429	\$121,658
8	\$18,798	\$0	\$18,798	\$140,456
9	\$19,174	\$0	\$19,174	\$159,630
10	\$19,557	\$0	\$19,557	\$179,187
11	\$19,948	\$0	\$19,948	\$199,135
12	\$20,347	\$0	\$20,347	\$219,482
13	\$20,754	\$0	\$20,754	\$240,237
14	\$21,169	\$0	\$21,169	\$261,406
15	\$21,593	\$0	\$21,593	\$282,998
16	\$0	\$0	\$0	\$282,998
17	\$0	\$0	\$0	\$282,998
18	\$0	\$0	\$0	\$282,998
19	\$0	\$0	\$0	\$282,998
20	\$0	\$0	\$0	\$282,998
Total	\$282,998	\$0	\$282,998	

Fiscal Impact: Weed, Vector, Soil, & Other - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
Total	\$0

Fiscal Impact: Weed, Vector, Soil, & Other - Existing

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	Abated
1	\$566	\$0	\$4,836	\$0	\$5,402
2	\$578	\$0	\$4,933	\$0	\$5,510
3	\$589	\$0	\$5,031	\$0	\$5,621
4	\$601	\$0	\$5,132	\$0	\$5,733
5	\$613	\$0	\$5,235	\$0	\$5,848
6	\$625	\$0	\$5,339	\$0	\$5,965
7	\$638	\$0	\$5,446	\$0	\$6,084
8	\$650	\$0	\$5,555	\$0	\$6,206
9	\$663	\$0	\$5,666	\$0	\$6,330
10	\$677	\$0	\$5,780	\$0	\$6,456
11	\$690	\$0	\$5,895	\$0	\$6,585
12	\$704	\$0	\$6,013	\$0	\$6,717
13	\$718	\$0	\$6,133	\$0	\$6,851
14	\$732	\$0	\$6,256	\$0	\$6,988
15	\$747	\$0	\$6,381	\$0	\$7,128
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0
Total	\$9,791	\$0	\$83,632	\$0	\$93,424

Fiscal Impact: Weed, Vector, Soil, & Other - Existing

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$5,402	\$0	\$5,402	\$5,402
2	\$5,510	\$0	\$5,510	\$10,913
3	\$5,621	\$0	\$5,621	\$16,533
4	\$5,733	\$0	\$5,733	\$22,266
5	\$5,848	\$0	\$5,848	\$28,114
6	\$5,965	\$0	\$5,965	\$34,078
7	\$6,084	\$0	\$6,084	\$40,162
8	\$6,206	\$0	\$6,206	\$46,368
9	\$6,330	\$0	\$6,330	\$52,697
10	\$6,456	\$0	\$6,456	\$59,153
11	\$6,585	\$0	\$6,585	\$65,739
12	\$6,717	\$0	\$6,717	\$72,456
13	\$6,851	\$0	\$6,851	\$79,307
14	\$6,988	\$0	\$6,988	\$86,296
15	\$7,128	\$0	\$7,128	\$93,424
16	\$0	\$0	\$0	\$93,424
17	\$0	\$0	\$0	\$93,424
18	\$0	\$0	\$0	\$93,424
19	\$0	\$0	\$0	\$93,424
20	\$0	\$0	\$0	\$93,424
Total	\$93,424	\$0	\$93,424	

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 4

***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: July 12, 2018

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

Tevye Addition & Rezoning from A: Agricultural to R-1A: Single Family Dwellings.

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

5048 Sheyenne Street (parcel in the SE¼ of Section 31, T139N, R49W), City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

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

PLAT OF TEVYE ADDITION
TO THE CITY OF WEST FARGO, PART OF THE SOUTHEAST QUARTER, SECTION 31,
TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.



CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "TEVYE ADDITION" TO THE CITY OF WEST FARGO, A PLAT OF A PART OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, 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 THE BOUNDARY OF SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 02 DEGREES 59 MINUTES 44 SECONDS WEST ON A RECORD BEARING ALONG THE EAST LINE OF SAID SECTION 31 FOR A DISTANCE OF 884.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 50 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 568.14 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 800.69 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 537.13 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE SOUTH 02 DEGREES 59 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 31 FOR A DISTANCE OF 800.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 10.16 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

SHAWN M. THOMASSON
 PROFESSIONAL LAND SURVEYOR
 ND PLS #5900

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 SHAWN M. THOMASSON, PROFESSIONAL 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

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "TEVYE ADDITION" TO THE CITY OF WEST FARGO, A PLAT OF A PART OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, PROFESSIONAL LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE SHEYENNE STREET AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER:

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 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

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 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 _____, 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

WEST FARGO CITY COMMISSION APPROVAL

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

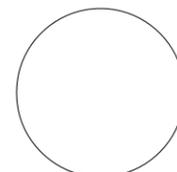
RICH MATTERN, PRESIDENT OF
 THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

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



ORDINANCE NO. 1127

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF WEST FARGO, NORTH DAKOTA, AS ADOPTED IN SECTION 4-301 OF THE REVISED ORDINANCES OF 1990 OF THE CITY OF WEST FARGO.

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

SECTION 1. Amendment. The Official Zoning Map of the City of West Fargo, North Dakota, as adopted in Section 4-301 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended as follows:

The district as shown upon the following described area shall be and the same is hereby rezoned from A (Agricultural District) to R-1A (Single Family Dwelling District):

Part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 139 North, Range 49 West, in the City of West Fargo, North Dakota (a/k/a proposed Plat of Teyve Addition).

SECTION 2. Amendment of Zoning Map. The proper City Officials are hereby authorized to amend and change the City Zoning Map to correspond thereto.

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:

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 5

***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: July 12, 2018

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

Zoning Ordinance Amendment to Sections 4-01 Planning and Zoning Commission, 4-02 Comprehensive Plan and 4-302 Replacement of Official Zoning Map.

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

N/A

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Hold Second Reading on the Zoning Ordinance Amendment subject to the conditions listed in the staff report.

STAFF REPORT

A18-26	ZONING ORDINANCE AMENDMENTS
Zoning Ordinance Amendment to Sections 4-01, 4-02 and 4-302	
City of West Fargo	Staff Contact: Tim Solberg, AICP
Planning & Zoning Commission Introduction:	06-12-2018
Public Hearing:	06-12-2018 – Approval
City Commission Introduction:	06-18-2018
Public Hearing & 1 st Reading:	07-02-2018
2 nd Reading	

PURPOSE:

Text amendments to the Planning and Zoning Ordinances to address changes to the West Fargo Extraterritorial (ET) jurisdiction.

DISCUSSION AND OBSERVATIONS:

- Staff is proposing text amendments to Section 4-01, 4-02 and 4-302. The specific sections with proposed changes highlighted in red are attached for reference.
- 4-01. Planning Commission - Zoning Commission
 - Proposed edits to 4-0107 would amend the date referring to the “Official Zoning Map of the City of West Fargo”
- 4-02. Comprehensive Plan
 - Proposed edits to 4-0202 changing language to now refer to the 2018 Comprehensive Plan (also referred to as West Fargo 2.0) adopted by the City Commission with appropriate date to include the new areas coming into the City’s extraterritorial jurisdiction.
- 4-302. Replacement of Official Zoning Map
 - Proposed edits to 4-302 changing dates and ordinance number for new “Official Zoning Map”
- Included in the adoption of the Official Zoning Map, the City adopts its extraterritorial jurisdiction as part of the ordinance.
- The City of West Fargo and City of Fargo have come to an agreement to swap land which is in each other’s extraterritorial jurisdiction. In exchange for releasing extraterritorial zoning authority of the E ½ of the NW ¼ and the NE ¼, Section 32, T140N, R49W to the City of Fargo, the City of West Fargo will be gaining the extraterritorial zoning authority of the W ½, of both Section 29 and Section 20, T140N, R49W. As part of this process, North Dakota Century Code requires the city to hold a zoning transition meeting to review existing zoning rules, regulations, and restrictions currently in place in the territory to be extraterritorially zoned and to plan for an orderly transition.
- All of the land to which the City is to be including in its jurisdiction is currently zoned AG (Agricultural) district. Staff is recommending that the City zone this property A: Agricultural under West Fargo City Ordinances Section 4-421.
- None of the property which is proposed to come into the City of West Fargo’s jurisdiction has been developed or subdivided.
- Staff has reviewed the City of Fargo’s AG district standards in comparison to the City of West Fargo’s A: Agricultural district standards and has determined that there appears to be no effect to the current development pattern of this land in question if it is to transition to the City of West Fargo’s planning and zoning jurisdiction.

STAFF REPORT

NOTICES:

Sent to:	Notice in the newspaper and City Departments. Official notice provided to the City of Fargo per North Dakota Century Code 40-47-01.1 subdivision 5, 14 days prior to the scheduled zoning transition meeting to be held at June 12, 2018 Planning and Zoning Commission meeting. Property owners affected by the ET swap were notified by mail.
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Comments Received:

- None to date.

RECOMMENDATIONS:

Following the public hearing and obtaining public comments, consider recommending approval of the proposed ordinance amendments.

PLANNING AND ZONING RECOMMENDATION:

At their June 12, 2018 meeting, the Planning and Zoning Commission approved the zoning ordinance amendments.

CHAPTER 4-01

PLANNING COMMISSION - ZONING COMMISSION

SECTIONS:

- 4-0101. Planning Commission: Creation.
- 4-0102. Planning Commission: Members Appointed.
- 4-0103. Planning Commission: Term of Office.
- 4-0104. Planning Commission: Confirmation of Appointments by City Commission.
- 4-0105. Planning Commission: Powers and Compensation.
- 4-0106. Zoning Commission.
- 4-0107. Extraterritorial Planning and Zoning Authority.

4-0101. PLANNING COMMISSION: CREATION. Pursuant to Chapter 40-48 of the North Dakota Century Code and all previously existing ordinances of the City of West Fargo, there shall be a body known as the Planning Commission of the City of West Fargo. The creation of said commission is hereby confirmed and ratified.

4-0102. PLANNING COMMISSION: MEMBERS APPOINTED. The Planning Commission shall consist of eight (8) members, who shall be appointed as hereinafter provided. In addition to the appointed members, the President of the Board of City Commissioners, the City Engineer and the City Attorney shall act as ex-officio members of said Planning Commission.

Source: Ord. 924, Sec. 1 (2012)

4-0103. PLANNING COMMISSION: TERM OF OFFICE. The ex-officio members of the Planning Commission shall serve during and for their respective terms for which they are elected or appointed, the President of the Board of City Commissioners shall appoint five (5) members of the Planning Commission, which appointments shall be confirmed as hereinafter provided, The members appointed by the President of the Board of City Commissioners shall be a resident of the City of West Fargo. The terms of the members of the Planning Commission appointed by the President of the Board of City Commissioners shall be as provided by the laws of the State of North Dakota. The Board of County Commissioners of Cass County shall appoint three members of the Planning Commission, who shall reside outside of the corporate limits of the City of West Fargo, Cass County, North Dakota, but who shall reside within four miles of the corporate limits of the City of West Fargo, Cass County, North Dakota, in any direction, and if such persons are available and will serve on the Planning Commission, they should reside within the area within which the City exercises its

extraterritorial zoning jurisdiction. Of the members of the commission appointed by the Board of County Commissioners of Cass County, North Dakota, the first member appointed shall hold office for five (5) years, the second member appointed shall hold office for three (3) years, and thereafter, the members shall be appointed for terms of five (5) years.

Source: Ord. 924, Sec. 2 (2012)

4-0104. PLANNING COMMISSION: CONFIRMATION OF APPOINTMENTS BY CITY COMMISSION. The President of the Board of City Commissioners shall submit to the Board of City Commissioners at the next regular meeting after making such appointments, the names of the persons appointed and the length of their term. The Board of City Commissioners shall, by a majority vote, confirm or reject such appointments. If such appointments are rejected, the President of the Board of City Commissioners shall make other appointments, which appointments shall be approved or rejected in like manner.

4-0105. PLANNING COMMISSION: POWERS AND COMPENSATION. The Planning Commission shall have such powers and shall perform such duties as may now or hereinafter be provided by law including the power under the authority of Section 40-48-18 of the North Dakota Century Code to extend the application of the City's subdivision regulations to all land located within the corporate limits of the City and all land located within the extraterritorial authority of the City as set forth in Section 4-0107.

Source: Ord. 414, Sec. 1 (1991)

4-0106. ZONING COMMISSION. The Planning Commission shall also serve as the Zoning Commission of the City to hold hearings, make reports and recommendations as to the boundaries of the various original districts and appropriate regulations to be enforced therein, and for changes in or supplements thereto. The Zoning Commission shall have such powers and shall perform such duties as may now or hereinafter be provided by law including but not limited to the exercise of territorial authority of zoning regulations extending to all land located within the corporate limits of the City and all land located within the extraterritorial authority of the City as set forth in Section 4-0107.

4-0107. EXTRATERRITORIAL PLANNING AND ZONING AUTHORITY. The City of West Fargo pursuant to the authority set out in Sections 40-48-18 and 40-47-01.1 of the North Dakota Century Code, does hereby extend its planning and zoning regulation authority to those extraterritorial areas set forth on the map entitled "The official zoning map of the City of West Fargo," dated ~~March 16, 2015~~ **enter new date**. The boundaries of the extraterritorial planning and zoning authority of the City of West Fargo, North Dakota, shall not automatically change as a result of annexation of new land

into the City, or by amendments to state law which would permit the City to extend its extraterritorial jurisdiction a greater distance from its city limits. The City may, in its discretion, extend the extraterritorial planning and zoning authority of the City of West Fargo and the planning commission by amending the Official Map to take in additional territory that, pursuant to state law, may come under the planning and zoning authority of the City.

Source: Ord. 414, Sec. 5 (1991); Ord. 655, Sec. 1 (2002); Ord. 795, Sec. 2 (2007); Ord. 1031, Sec. 2 (2015)



www.westfargond.gov

Larry M. Weil, Community Development Director
Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner

May 25, 2018

City of Fargo Planning Commission
c/o Nicole Crutchfield, AICP, Planning Director
200 North Third Street
Fargo, ND 58102

RE: Extraterritorial Jurisdiction Agreement and Zoning Transition Meeting

Based on discussion at the West Fargo City Commission meeting on May 21, 2018 regarding an Extraterritorial (ET) Agreement with the City of Fargo, we are initiating a new official ET Map under Section 4-0107 of the City of West Fargo Ordinances, pursuant to NDCC 40-47-01.1 and 40-48.18.

As per NDCC 40-47-01.1, subdivision 5, the City of West Fargo is notifying the City of Fargo regarding a zoning transition meeting to be held at its regularly scheduled Planning and Zoning Commission meeting on Tuesday June 12, 2018 at 5:30pm to review existing zoning rules, regulations, and restrictions currently in place in the territory to be extraterritorially zoned and to plan for an orderly transition.

Should you have any comments, please submit them in writing, or you may attend the Planning and Zoning Commission meeting on Tuesday, June 12, 2018 at 5:30 p.m. in the West Fargo City Hall Commission Chambers (800 4th Avenue East), when the zoning transition meeting will be held. You may also call me at 433-5321 or email Tim.Solberg@westfargond.gov.

Thank you for your attention on this matter.

Sincerely,

A handwritten signature in black ink that reads "Tim Solberg".

Tim Solberg, AICP
Director of Planning and Zoning

TS/las

cc: Tina Fisk, City of West Fargo Administrator; Bruce Grubb, City of Fargo Administrator

CHAPTER 4-02 COMPREHENSIVE PLAN

SECTIONS:

- 4-0201. Declaration of Purpose.
- 4-0202. Adoption of Official Comprehensive Plan.
- 4-0203. Copy on File with City Auditor. 4-0204. Amendments to Land Use Plan.

4-0201. DECLARATION OF PURPOSE. The purpose of this chapter in establishing an official Comprehensive Plan is to accomplish a coordinated, adjusted and harmonious development of the City of West Fargo and its environs, and generally to conserve and promote the public health, safety and general welfare of the municipality.

4-0202. ADOPTION OF OFFICIAL COMPREHENSIVE PLAN. The West Fargo Comprehensive Plan shall consist of the ~~2007 Comprehensive Plan~~ 2018 Comprehensive Plan also referred to as "West Fargo 2.0" adopted by the City Commission on ~~December 17, 2007~~ enter new date.

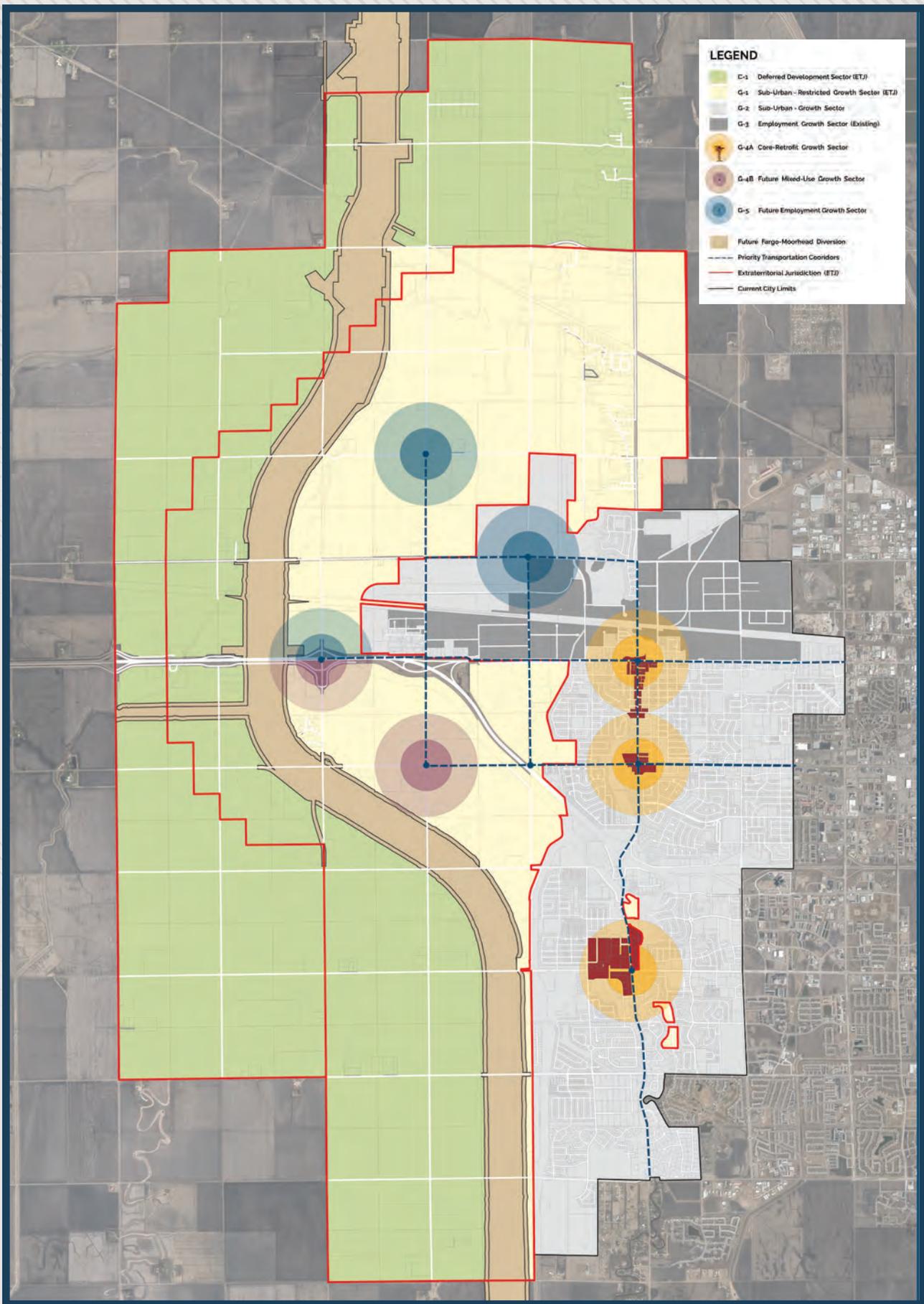
Source: Ord. 584, Sec. 1 (2000); Ord. 813, Sec. 1 (2007).

4-0203. COPY ON FILE WITH CITY AUDITOR. A copy of the Comprehensive Plan of the City of West Fargo shall be kept on file at all times with the City Auditor.

~~4-0204. AMENDMENTS TO LAND USE PLAN. All amendments to the Land Use Plan of the West Fargo Comprehensive Plan shall be as set forth by Resolution and adopted by the West Fargo City Commission.~~

Source: Ord. 650, Sec. 1 (2002)

Map 1: Deferred Development and Growth Map



CHAPTER 4-300.

ESTABLISHMENTS OF DISTRICTS AND OFFICIAL ZONING MAP PROVISIONS.

Sections:

- 4-301. Establishment of Districts as Shown on Official Zoning Map.
- 4-302. Replacement of Official Zoning Map.
- 4-303. Rules for Interpretation of District Boundaries.

4-301. ESTABLISHMENT OF DISTRICTS AS SHOWN ON OFFICIAL ZONING MAP. The City is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 4-300 of Ordinance 332 of the City of West Fargo, North Dakota," together with the date of adoption of this Ordinance.

If, in accordance with the provisions of this Ordinance and Chapter 40-47 of the North Dakota Century Code, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Commission certifying such changes. No amendment to this Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until such change has been made on said map and the amending ordinance duly published.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under Section 4-570.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Office of the City Auditor shall be the final authority as to the current zoning status of land and water areas, buildings, and structures in the City.

(The amendment of this section involves the amendment to the Official Zoning Map)

4-302. REPLACEMENT OF THE OFFICIAL ZONING MAP. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Commission may by resolution or ordinance adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the President of the Board of City Commissioners attested by the City Auditor, and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map adopted as part of Ordinance No. ~~1031~~ enter new number on ~~March 16, 2015~~ enter new date, supersedes and replaces the Official Zoning Map adopted ~~February 19, 2007~~ March 16, 2015, as part of Ordinance ~~795~~ 1031 of the City of West Fargo, North Dakota." Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

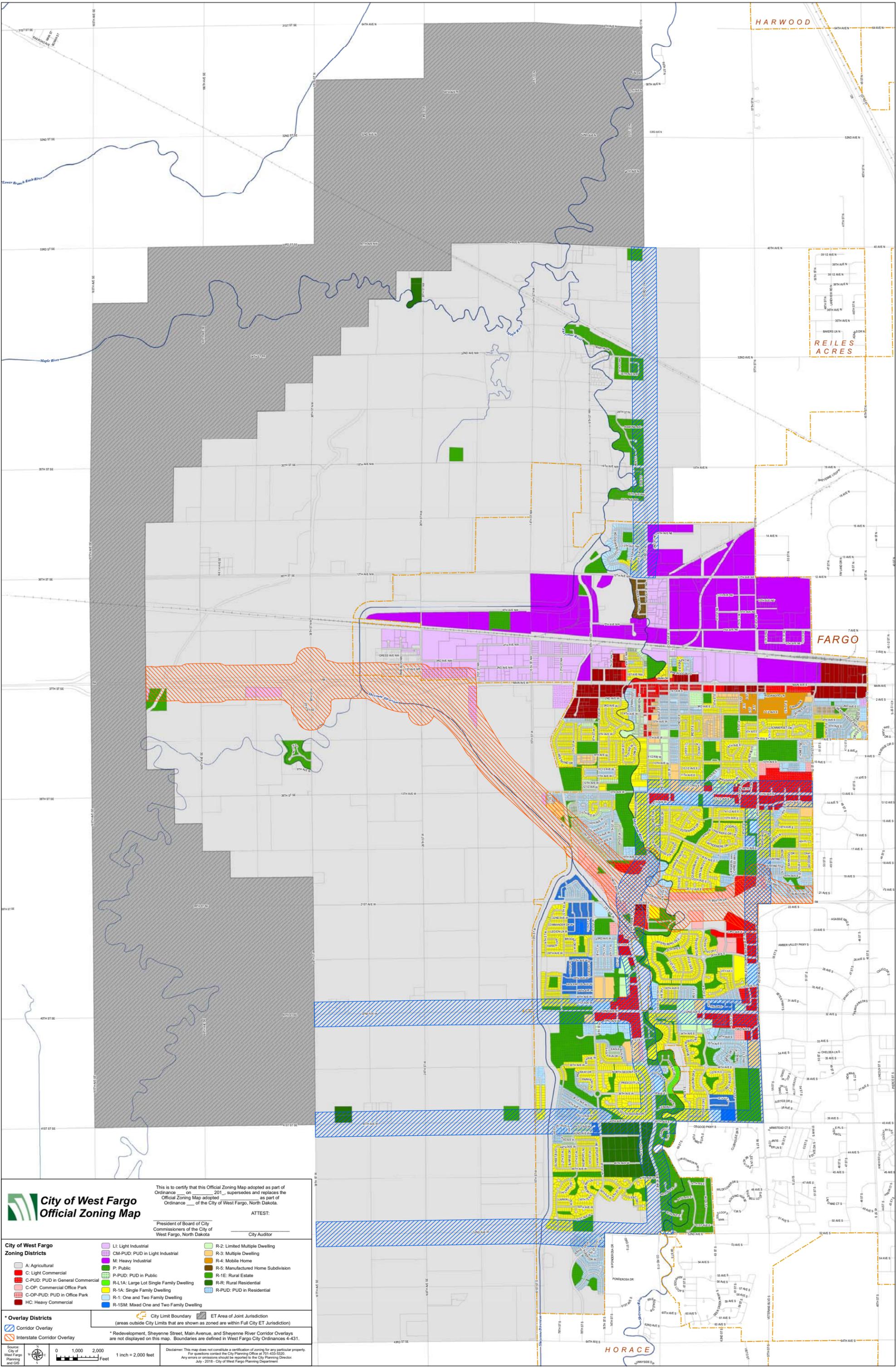
Source: Ord. 565, Sec. 2 (1999); Ord. 717, Sec. 2 (2004); Ord. 795, Sec. 2 (2007); Ord. 1031, Sec. 1 (2015)

4-303. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (3) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (4) Boundaries indicated as approximately following city limits shall be construed as following such city limits;
- (5) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) above shall be so construed. Distances not specifically

indicated on the Official Zoning Map shall be determined by the scale of the map;

- (7) Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subsections (1) through (7) above, the Board of Adjustment shall interpret the district boundaries;
- (8) Where a zoning district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the Board of Adjustment may permit, as a permitted conditional use, the extension of the regulations for either portion of the lot not to exceed fifty (50) feet beyond the zoning district line into the remaining portion of the lot.
- (9) Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoned district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all included in the vacation shall then and henceforth be subject to all regulations of the extended district.



City of West Fargo Official Zoning Map

This is to certify that this Official Zoning Map adopted as part of Ordinance _____ on _____, 201____, supersedes and replaces the Official Zoning Map adopted _____ as part of Ordinance _____ of the City of West Fargo, North Dakota.

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

 City Auditor

City of West Fargo Zoning Districts

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

Overlay Districts

- City Limit Boundary
- ET Area of Joint Jurisdiction (areas outside City Limits that are shown as zoned are within Full City ET Jurisdiction)
- Corridor Overlay
- Interstate Corridor Overlay

* Redevelopment, Sheyenne Street, Main Avenue, and Sheyenne River Corridor Overlays are not displayed on this map. Boundaries are defined in West Fargo City Ordinances 4-431.

Source: City of West Fargo Planning and GIS

Scale: 0 1,000 2,000 Feet. 1 inch = 2,000 feet

Disclaimer: This map does not constitute a certification of zoning for any particular property. For questions contact the City Planning Office at 701-433-5200. Any errors or omissions should be reported to the City Planning Director. July - 2018 - City of West Fargo Planning Department



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: *

Callie Roth

Phone Number: *

701-433-5313

Email Address:

callie.roth@westfargond.gov

Date *

7/12/2018

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

Renaissance Zone Application- Henco Properties

Site Address or Legal Description (if applicable)

1433 Main Avenue E West Fargo, ND 58078

Action Being Requested from City Commission *

Consideration of Renaissance Zone Application

Upload Additional Documentation (Optional):

Henco RZ Application- Updated.pdf

5.97MB

STAFF REPORT

Project Name: Henco Properties LLC

Project Location: 1433 Main Ave. East

Contact Name: Odee Henrickson

Contact Phone: 320-979-0757

Email: ohenrickson@charter.net

Purpose: Renaissance Zone Project

Background: New build on vacant lot to land a comercial operator.

Timeline: 2018 Start

Assessment Department	YES	NO
Property Taxes Current	✓	
Additional Notes: <i>NPL 7/9/18</i>		
Planning Department	YES	NO
Property in Corridor Overlay District <i>Redevelopment overlay</i>	x	
Property in Renaissance Zone	x	
Property in Main Ave Corridor		x
Main Ave Corridor Conditions Met		NA
Zoning Appropriate for Proposed Project	x	
Sufficient/Appropriate Parking Included <i>Not yet determined</i>		
Landscape Submitted/Reviewed <i>Not yet determined</i>		
Additional Notes: <i>- Have not received final plans - no concerns</i>		
Economic Development Department	YES	NO
Project Located in Existing Incentive Program	✓	
Project Eligible for Local Incentives	✓	
Project Eligible for State Incentives	✓	
Project Operator Received Tax Incentives within Past 5 years	✓	
City Granted Tax Incentive on Similar Project within Past 5 years	✓	
Is there Precedent for Proposed Tax Incentive	✓	
Does City Recommend Approval of Application	✓	
Score: <i>NA</i>		
Reasons:		
Additional Notes:		

*at this time,
T.P.S.*

[Signature]

7-5-2018

**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?

Gellers 2nd Addition Lot 4 Block 1
1433 Main Ave. East
West Fargo, ND 58078

Who are the current property owners?

Henco Properties LLC

Contact phone number where you may be reached 320-979-0757

Email address you can be reached at ohenrickson@charter.net

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

Applicant's Name: Henco Property Leasing LLC
Tax ID #: 06-1709589
SSN: _____

What is the current use of property?

Vacant lot

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

Lot - 295' wide by 300' deep

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.

Financed by loan or personal financing

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

The owner is working on constructing a 10,184 SF office building, suitable for

multipliable tenants. The building will be constructed will LED Energy efficient lights sensors, high efficient furnance, energy efficient windows and doors and insulated to meet or exceed local construction codes.

The building will have (four) building entrances, and a poured concrete parking lot to accommodate parking for 70 vehicles.

Provide a break out of capital improvements.

The building, parking lot, landscaping, sprinkler system, architectural fee, site excavation, interior fit up allowance will total \$1,525,000.

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.

Value of completed improvements \$1,525,000.

Local property tax savings anually - \$18,278.

Estimated annual state income tax savings \$3,200.

Five year total benefit is estimated to total \$107,390.

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

Encourage new development
Improve Appearance
Create high-quality jobs

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

Site plan and rendering of building is attached.

A building permit must be obtained for the work. If known at this time, please include the permit number _____ ^{Have not} applied. _____ and permit date: ___/___/___.

Provide documentation that the project cost meets the city's minimum criteria.

Please attach copies of all cost estimates.

See attached exhibit A

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.

Income and property taxes are current.

Tax statement enclosed reflecting payment of real estate taxes.

Applicant is a register LLC in MN.

For residential applicants only ~ please answer the following question:

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

N/A

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)?

Henco Property Leasing LLC
Odde B. Henrickson

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

N/A

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

417 19th St NW
Willmar, MN 56201

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 / Partnership

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

No

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.

Construction would begin this fall with completion during
December 2019. First rental is expected February 2020.

Submit Project Proposals to:
Economic Development and Community Services Director,
800 4th Ave E, West Fargo, ND 58078 701-433-5311



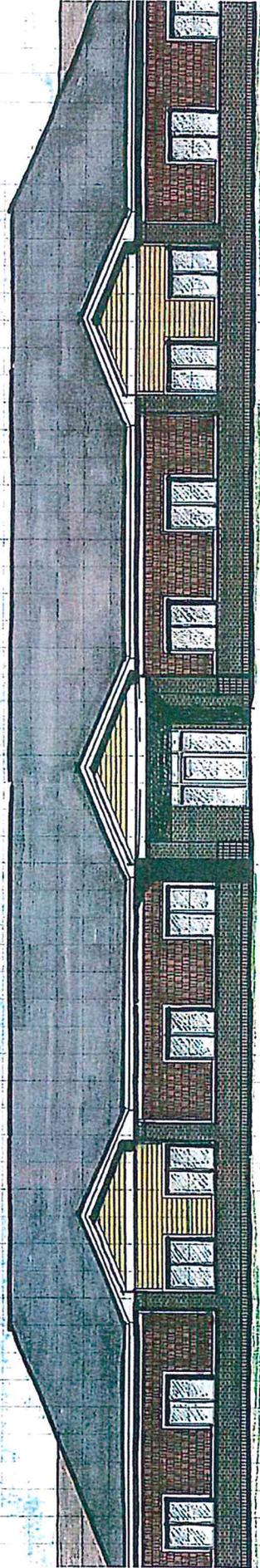
Name CONCEPTUAL ELEVATION / MATERIALS

Date MARCH 1 / 2017

Page of

HENCO

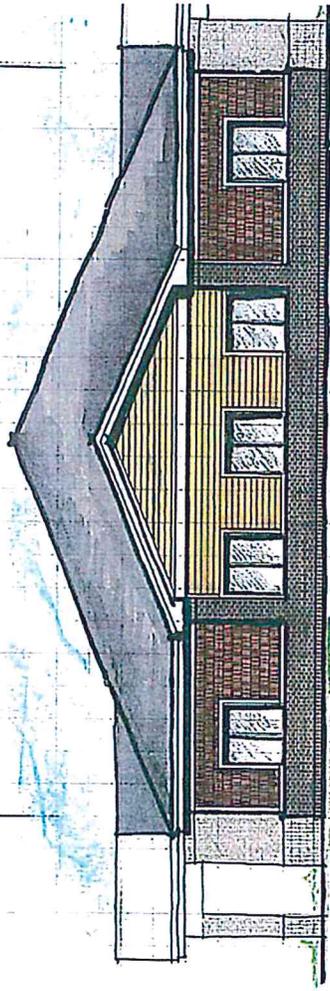
160'-0"



NORTH AND SOUTH ELEVATION

3/32" = 1'-0"

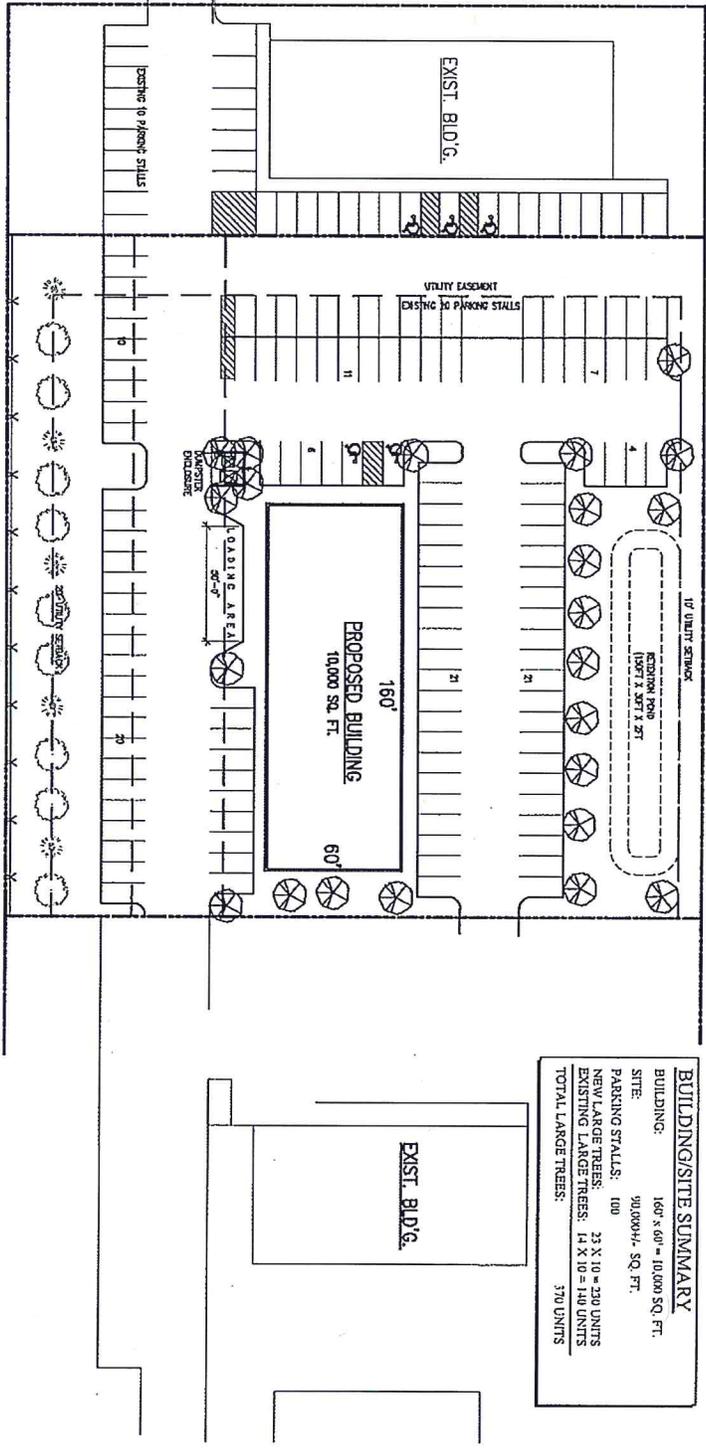
60'-10"



EAST AND WEST ELEVATION

3/32" = 1'-0"

 N
 1
 G101
SITE PLAN
 1" = 50'-0"



BUILDING/SITE SUMMARY

BUILDING:	160' x 60' = 10,000 SQ. FT.
SITE:	90,000+/- SQ. FT.
PARKING STALLS:	100
NEW LARGE TREES:	23 X 10 = 230 UNITS
EXISTING LARGE TREES:	14 X 10 = 140 UNITS
TOTAL LARGE TREES:	370 UNITS



PROJECT: HENCO PROPERTY
 LOT 4, BLOCK 1 GELLERS
 2ND ADDITION
 PROJECT NO: OPTION B

DRAWING
G1.B

Exhibit A

1433 E Main Ave, West Fargo

Bid Outline

	<u>10,184 SF</u>
Building and 6" Parking lot, landscaping	\$937,000
Fit up added to shell bid	\$23,692
Add sprinkler system	\$75,000
Lawn sprinkler, excavating, permits architectural fee, 5ft of sand fill bldg..	
Fitup allowance/specifications @\$43.94 SF	<u>\$439,548</u>
Cat 5 wiring, carpet, vinyl, tile, ceiling LED lights (Green)	
Construction Subtotal	\$1,475,240
Incidentals	<u>\$ 50,000</u>
Total Costs	\$1,525,240

Parcel #: 02-0704-00040-000
Owner: HENCO PROPERTY LEASING LLC
Address: 1433 MAIN AVE E
 WEST FARGO ND 58078
 West Fargo City
Mortgage Company:

Map View - [Legal Description](#) - [Property details](#)

Mail To: HENCO PROPERTY LEASING LLC
 417 19TH ST NW
 WILLMAR MN 56201-2430

2017
Statement #170137608

Mill Levy Rate: 284.33
 Consolidated: \$1,791.28
 Specials: \$10,353.07
 Drains: \$248.18
 Other: \$0.00
 Discounts: \$89.56
 Pen/Int: \$0.00
 1st Due: \$0.00
 2nd Due: \$0.00
 Amount Due: \$0.00
 Grand Total Due: \$0.00

Statements

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2017	<u>170137608</u>	Real Estate	\$12,392.53	\$0.00	\$0.00	\$89.56	\$12,302.97	\$0.00	Paid
2016	<u>160137313</u>	Real Estate	\$12,582.71	\$0.00	\$0.00	\$81.14	\$12,501.57	\$0.00	Paid
2015	<u>150137064</u>	Real Estate	\$13,080.23	\$0.00	\$0.00	\$88.09	\$12,992.14	\$0.00	Paid
2014	<u>140136666</u>	Real Estate	\$13,521.46	\$0.00	\$0.00	\$92.19	\$13,429.27	\$0.00	Paid
2013	<u>130136932</u>	Real Estate	\$13,923.42	\$0.00	\$0.00	\$93.67	\$13,829.73	\$0.00	Paid

Business Record Search »

Business Name

Henco property

Search Scope:

Filing Status:

Include Prior Names:

Not finding your business name? When searching a business name, only a portion of the name is required. You may change the search criteria with the options above.

Search Results

Business Name

Henco Property Leasing, LLC

[Details](#)

Business Status:

Active

Business Type:

Limited Liability Company
(Domestic)

Name Type:

Minnesota Business
Name

Business Record Details »

Minnesota Business Name

Henco Property Leasing, LLC

Business Type

Limited Liability Company (Domestic)

MN Statute

322C

File Number

43527-LLC

Home Jurisdiction

Minnesota

Filing Date

07/11/2003

Status

Active / In Good Standing

Renewal Due Date

12/31/2019

Registered Office Address

417 NW 19th Str
Willmar, MN 56201
USA

Registered Agent(s)

(Optional) None provided

Manager

Odee B Henrickson
417 NW 19th St
Willmar, MN 56201
USA

Principal Executive Office Address

417 19th St NW
Willmar, MN 56201
USA

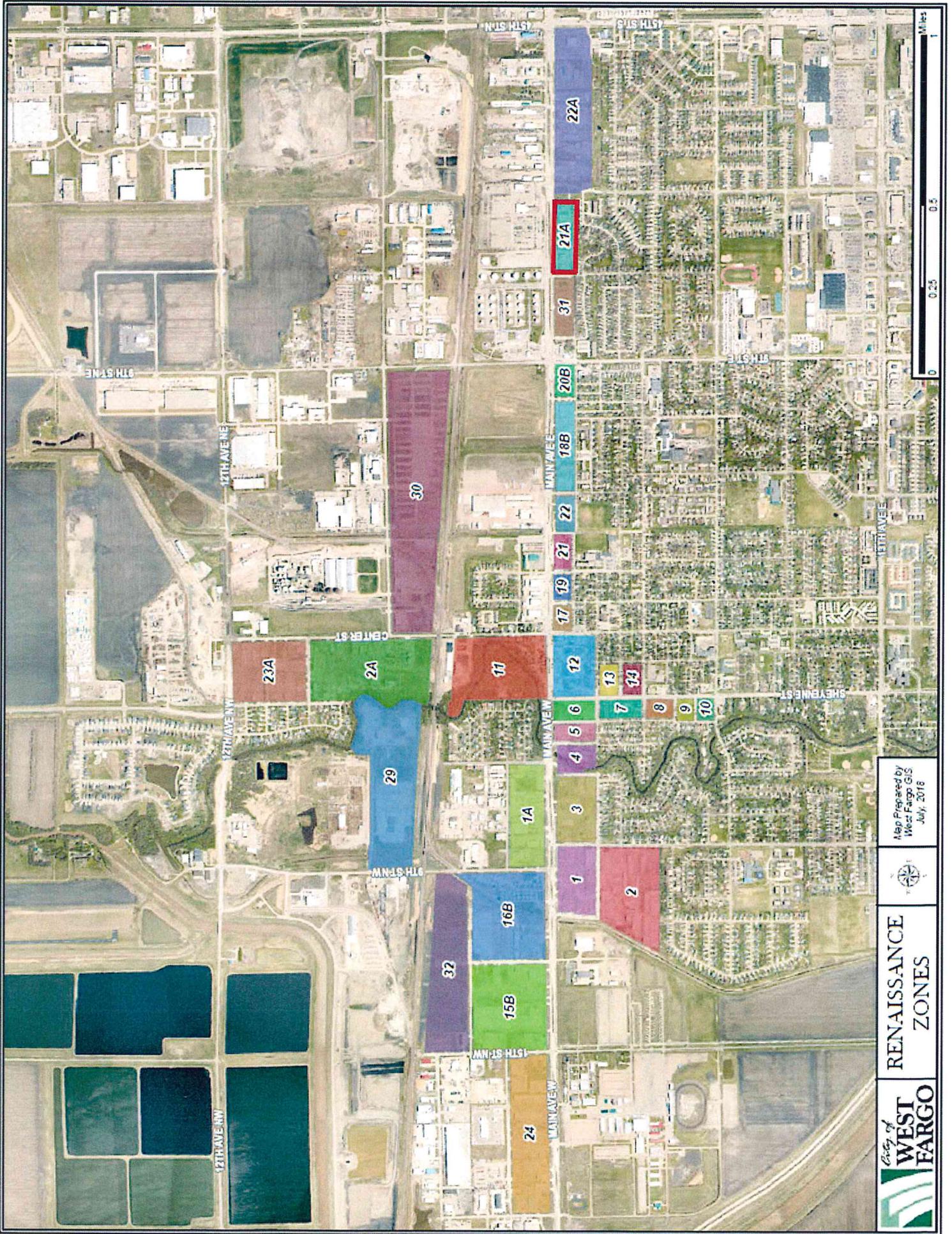
Filing History

Filing History

Select the item(s) you would like to order: Order Selected Copies

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	07/11/2003	Original Filing - Limited Liability Company (Domestic)	

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	07/11/2003	Limited Liability Company (Domestic) Business Name (Business Name: Henco Property Leasing, LLC)	
<input type="checkbox"/>	02/02/2005	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	10/06/2006	Annual Reinstatement - Limited Liability Company (Domestic)	
<input type="checkbox"/>	10/06/2006	Registered Office and/or Agent - Limited Liability Company (Domestic)	
<input type="checkbox"/>	01/07/2008	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	01/20/2010	Annual Reinstatement - Limited Liability Company (Domestic)	
	1/1/2018	Conversion to 322C Due to Statute Mandate - Limited Liability Company (Domestic)	



Map Prepared by
West Fargo GIS
July, 2016



**RENAISSANCE
ZONES**







Parcel Information Report

Parcel Number: 02070400040000

General Information

City/Township:	West Fargo City
Taxpayer Name:	HENCO PROPERTY LEASING LLC
Property Address:	1433 MAIN AVE E
Section:	1
Subdivision:	Gellers 2nd Addition
Extra Territorial Area:	
Lot:	4
Legal Description:	GELLERS 2ND ADDN LT 4 BLK 1 **8-28-02 SPL FRM 02-0703-00020-000 & 02-0703-00030-000
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 #: 02-0704-00040-000
Tax Year: 2018
Date Printed: 07/10/2018

General Information:

Legal Owner: HENCO PROPERTY LEASING
Mailing Address: 417 19 ST NW WILLMAR, MN 56201-0000
Property Address: 1433 MAIN AVE E
DBA:
Legal Description: Addition: 0704: GELLERS 2ND
Lot: 4 Block: 1
Full Legal: LOT 4 BLK 1 GELLERS 2ND

Property Valuation:

	Land	Improvements	Total
Full Certified Value:	\$355,700.00	\$0.00	\$355,700.00
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: 90,039
Back Width: Depth Side 2:
Zoning: C-PUD - PUD in General Commercial

City Information:

Garbage Date: Wednesday

Taxes:

Property Tax Amount: \$1,791.28

Specials:

Project Number	Description	Type	Amount	Annual Installment
01-1226	MAIN AVE PHASE II	Certified	\$39,266.30	\$3,427.95
05-4036	MAIN AVE	Certified	\$204.21	\$111.50

02-2161	GELLERS 2	Certified	\$5,492.69	\$5,756.34
02-2196	7TH AVE E	Certified	\$7,097.53	\$698.79
		Total	\$52,060.73	\$9,994.58

Agenda # 7
Agenda Code Regular
Project # 19885A

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: June 16, 2018

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review bid tab for Sanitary Sewer Improvement District No. 1319

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Geller's and Meadow Ridge Area Sewer Improvements (SA-48), (SA-47), & (SA-11)

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Award contract for Sanitary Sewer Improvement District No. 1319
to CC Steel LLC



925 10th Avenue East
West Fargo, ND 58078

P: 701.282.4692
F: 701.282.4530



July 16, 2018

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

Re: Sanitary Sewer Improvement District No. 1319
Geller's and Meadow Ridge Area Sewer Improvements (SA-48), (SA-47), & (SA-11)
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 CC Steel LLC for their Base Bid + Alternate B total of \$859,862.56 received on July 12, 2018.

Our Engineer's Opinion of Probable Cost with the Engineer's Report was \$700,319.00. Our final engineer's estimate was \$870,000 for Alternate A and \$805,000 for Alternate B.

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

Sincerely,

Brandon Reber, PE
Project Engineer

Sanitary Sewer Improvement District No. 1319
 Geller's and Meadow Ridge Area Sewer Improvements (SA-48), (SA-47), & (SA-11)
 West Fargo ND
 Project No. 19855A
 Bid Date: July 12, 2018

CC Steel LLC
 5303 Creekview Green
 Maple Plain, MN 55359

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
BASE BID						
9th Street Intersection Items						
1. 202.00001 Remove Aggregate Base & Surfacing	SY	650	\$10.00	\$6,500.00	\$10.00	\$6,500.00
2. 202.0113 Removal Of Concrete	SY	155	\$19.00	\$2,945.00	\$15.00	\$2,325.00
3. 202.0114 Removal of Concrete Pavement	SY	705	\$19.00	\$13,395.00	\$25.00	\$17,625.00
4. 202.0130 Removal of Curb & Gutter	LF	213	\$15.00	\$3,195.00	\$10.00	\$2,130.00
5. 202.0132 Removal of Bituminous Surfacing	SY	520	\$15.00	\$7,800.00	\$15.00	\$7,800.00
6. 202.0210 Removal of Manholes	EA	2	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00
7. 203.0109 Topsoil	CY	350	\$8.00	\$2,800.00	\$35.00	\$12,250.00
8. 230.00001 Subgrade Preparation-Type A-12In	SY	1,110	\$3.90	\$4,329.00	\$8.00	\$8,880.00
9. 251.0300 Seeding Class III	ACRE	0.50	\$8,000.00	\$4,000.00	\$10,000.00	\$5,000.00
10. 265.0100 Stabilized Construction Access	EA	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
11. 302.0121 Aggregate Base Course Cl 5	CY	248	\$40.00	\$9,920.00	\$55.00	\$13,640.00
12. 302.0320 Aggregate Surface Course Cl 5	TON	140	\$33.00	\$4,620.00	\$25.00	\$3,500.00
13. 550.0300 8In Non-Reinf Concrete Pvmt Cl Ae-Doweled	SY	982	\$68.00	\$66,776.00	\$120.00	\$117,840.00
14. 704.1100 Traffic Control	L SUM	1	\$9,200.00	\$9,200.00	\$10,000.00	\$10,000.00
15. 708.1540 Inlet Protection-Special	EA	6	\$200.00	\$1,200.00	\$250.00	\$1,500.00
16. 708.2950 Seeding-Hydro Mulch	ACRE	0.50	\$8,000.00	\$4,000.00	\$10,000.00	\$5,000.00
17. 709.0151 Geosynthetic Material Type R1	SY	992	\$3.50	\$3,472.00	\$5.00	\$4,960.00
18. 714.0910 Pipe Conc Reinf 36In Cl III-Storm Drain	LF	93	\$145.00	\$13,485.00	\$760.00	\$70,680.00
19. 714.9720 Underdrain Pipe Pvc Perforated 4In	LF	367	\$7.90	\$2,899.30	\$10.00	\$3,670.00
20. 722.0130 Manhole 84In	EA	1	\$14,000.00	\$14,000.00	\$26,500.00	\$26,500.00
21. 722.4000 Inlet Catch Basin-Type A	EA	1	\$3,000.00	\$3,000.00	\$6,200.00	\$6,200.00
22. 748.0140 Curb & Gutter-Type I	LF	367	\$17.00	\$6,239.00	\$37.00	\$13,579.00
23. 750.00001 Driveway Concrete 7In Reinforced	SY	195	\$62.00	\$12,090.00	\$85.00	\$16,575.00
24. 750.0115 Sidewalk Concrete 4In	SY	50	\$48.00	\$2,400.00	\$70.00	\$3,500.00
25. 750.0140 Sidewalk Concrete 6In	SY	25	\$52.00	\$1,300.00	\$80.00	\$2,000.00
26. 750.2115 Detectable Warning Panels	SF	48	\$32.00	\$1,536.00	\$45.00	\$2,160.00
27. 754.0592 Reset Sign Panel	EA	1	\$30.00	\$30.00	\$50.00	\$50.00
28. 754.0593 Reset Sign Support	EA	1	\$200.00	\$200.00	\$150.00	\$150.00
29. 762.1305 Preformed Patterned Pvmt Mk 4In Line-Grooved	LF	86	\$10.00	\$860.00	\$10.00	\$860.00
30. 762.1309 Preformed Patterned Pvmt Mk 8In Line-Grooved	LF	20	\$17.00	\$340.00	\$20.00	\$400.00
31. 762.1325 Preformed Patterned Pvmt Mk 24In Line-Grooved	LF	246	\$33.00	\$8,118.00	\$40.00	\$9,840.00
32. 990.0230 Temporary Access	L SUM	1	\$1,500.00	\$1,500.00	\$15,000.00	\$15,000.00
33. 15000 Storm Water Management	L SUM	1	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
34. 24200 Removal of Sanitary Sewer	LF	56	\$20.00	\$1,120.00	\$50.00	\$2,800.00
35. 24200 Removal of Storm Sewer	LF	65	\$25.00	\$1,625.00	\$50.00	\$3,250.00
36. 24200 Removal of Water Main	LF	90	\$20.00	\$1,800.00	\$30.00	\$2,700.00
37. 310516 Rock Bedding	LF	95	\$15.00	\$1,425.00	\$20.00	\$1,900.00

Sanitary Sewer Improvement District No. 1319
 Geller's and Meadow Ridge Area Sewer Improvements (SA-48), (SA-47), & (SA-11)
 West Fargo ND
 Project No. 19855A
 Bid Date: July 12, 2018

CC Steel LLC
 5303 Creekview Green
 Maple Plain, MN 55359

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
38. 330130.11 Televiser - Mainline	LF	38	\$3.00	\$114.00	\$15.00	\$570.00
39. 330131. Adjust Casting	EA	1	\$500.00	\$500.00	\$1,000.00	\$1,000.00
40. 330561 Sanitary Sewer Manhole	EA	1	\$7,800.00	\$7,800.00	\$10,500.00	\$10,500.00
41. 331413 Fittings	LBS	177	\$15.00	\$2,655.00	\$6.00	\$1,062.00
42. 331413 Water Main - 12"	LF	41	\$100.00	\$4,100.00	\$350.00	\$14,350.00
43. 331413 Water Main - 8"	LF	58	\$75.00	\$4,350.00	\$315.00	\$18,270.00
44. 333111 Sanitary Sewer - 8"	LF	38	\$100.00	\$3,800.00	\$275.00	\$10,450.00
<u>Geller's and Meadow Ridge Items</u>						
1. 202.00001 Remove Aggregate Base & Surfacing	SY	425	\$10.00	\$4,250.00	\$10.00	\$4,250.00
2. 202.0113 Removal Of Concrete	SY	90	\$25.00	\$2,250.00	\$15.00	\$1,350.00
3. 202.0114 Removal of Concrete Pavement	SY	211	\$25.00	\$5,275.00	\$40.00	\$8,440.00
4. 202.0130 Removal of Curb & Gutter	LF	152	\$15.00	\$2,280.00	\$10.00	\$1,520.00
5. 202.0132 Removal of Bituminous Surfacing	SY	235	\$15.00	\$3,525.00	\$15.00	\$3,525.00
6. 202.0210 Removal of Manholes	EA	3	\$1,500.00	\$4,500.00	\$2,500.00	\$7,500.00
7. 203.0109 Topsoil	CY	350	\$8.00	\$2,800.00	\$35.00	\$12,250.00
8. 230.00001 Subgrade Preparation-Type A-12In	SY	425	\$3.90	\$1,657.50	\$8.00	\$3,400.00
9. 251.0300 Seeding Class III	ACRE	0.50	\$8,000.00	\$4,000.00	\$10,000.00	\$5,000.00
10. 265.0100 Stabilized Construction Access	EA	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
11. 302.0121 Aggregate Base Course Cl 5	CY	365	\$40.00	\$14,600.00	\$55.00	\$20,075.00
12. 302.0320 Aggregate Surface Course Cl 5	TON	370	\$33.00	\$12,210.00	\$25.00	\$9,250.00
13. 401.0050 Tack Coat	GAL	4	\$5.00	\$20.00	\$7.00	\$28.00
14. 430.0042 Superpave FAA 42	TON	20	\$245.00	\$4,900.00	\$350.00	\$7,000.00
15. 550.0105 6In Non-Reinf Concrete Pavement Cl Ae	SY	281	\$63.00	\$17,703.00	\$100.00	\$28,100.00
16. 708.1540 Inlet Protection-Special	EA	8	\$150.00	\$1,200.00	\$250.00	\$2,000.00
17. 708.2950 Seeding-Hydro Mulch	ACRE	0.50	\$8,000.00	\$4,000.00	\$10,000.00	\$5,000.00
18. 709.0151 Geosynthetic Material Type R1	SY	425	\$3.50	\$1,487.50	\$5.00	\$2,125.00
19. 714.4092 Pipe Conduit 12In-Storm Drain	LF	95	\$60.00	\$5,700.00	\$75.00	\$7,125.00
20. 722.2490 Manhole Storm Connection	EA	1	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00
21. 722.4000 Inlet Catch Basin-Type A	EA	2	\$3,000.00	\$6,000.00	\$4,750.00	\$9,500.00
22. 748.0140 Curb & Gutter-Type I	LF	153	\$57.00	\$8,721.00	\$40.00	\$6,120.00
23. 748.1080 Valley Gutter-Type I 48In	SY	14	\$120.00	\$1,680.00	\$175.00	\$2,450.00
24. 750.00001 Driveway Concrete 7In Reinforced	SY	765	\$61.00	\$46,665.00	\$110.00	\$84,150.00
25. 750.0107 Sidewalk - Decorative	SY	58	\$135.00	\$7,830.00	\$150.00	\$8,700.00
26. 750.0115 Sidewalk Concrete 4In	SY	96	\$48.00	\$4,608.00	\$70.00	\$6,720.00
27. 750.0140 Sidewalk Concrete 6In	SY	4	\$65.00	\$260.00	\$85.00	\$340.00
28. 750.2115 Detectable Warning Panels	SF	8	\$35.00	\$280.00	\$45.00	\$360.00
29. 752.0850 Ornamental Fence	LF	108	\$62.00	\$6,696.00	\$90.00	\$9,720.00
30. 754.0592 Reset Sign Panel	EA	3	\$25.00	\$75.00	\$50.00	\$150.00
31. 754.0593 Reset Sign Support	EA	3	\$150.00	\$450.00	\$150.00	\$450.00

Sanitary Sewer Improvement District No. 1319
 Geller's and Meadow Ridge Area Sewer Improvements (SA-48), (SA-47), & (SA-11)
 West Fargo ND
 Project No. 19855A
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 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
32. 754.9095 Signing	L SUM	1	\$700.00	\$700.00	\$400.00	\$400.00
33. 24200 Removal of Sanitary Sewer	LF	158	\$25.00	\$3,950.00	\$40.00	\$6,320.00
34. 24200. Removal of Gate Valve	EA	1	\$550.00	\$550.00	\$1,000.00	\$1,000.00
35. 24200 Abandon Sanitary Sewer Force Main	L SUM	1	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00
36. 24200 Removal of Bollards	EA	6	\$150.00	\$900.00	\$750.00	\$4,500.00
37. 329300 Remove and Reset Tree	EA	1	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
38. 330130.86 Replace Casting	EA	2	\$950.00	\$1,900.00	\$1,500.00	\$3,000.00
39. 330561 Sanitary Sewer Manhole	EA	1	\$5,500.00	\$5,500.00	\$8,500.00	\$8,500.00
40. 330561 Sanitary Sewer Manhole - Polymer	EA	2	\$8,100.00	\$16,200.00	\$17,500.00	\$35,000.00
41. 331413 SA11 Lift Station Modifications	L SUM	1	\$57,450.00	\$57,450.00	\$70,000.00	\$70,000.00
42. 331413 SA47 Lift Station Modifications	L SUM	1	\$9,600.00	\$9,600.00	\$30,000.00	\$30,000.00
43. 333111 Sanitary Sewer - 8"	LF	50	\$51.00	\$2,550.00	\$100.00	\$5,000.00
44. 333123 Sanitary Sewer Force Main - 8"	LF	930	\$37.00	\$34,410.00	\$90.00	\$83,700.00
45. 333211 Sanitary Sewer Lift Station	L SUM	1	\$122,500.00	\$122,500.00	\$160,000.00	\$160,000.00
46. 333211 Lift Station - Electrical	L SUM	1	\$22,589.00	\$22,589.00	\$25,000.00	\$25,000.00
47. 333211 Sanitary Sewer Lift Station - Controls	ALLOW	INVOICE	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
48. 333211 Sanitary Sewer Lift Station - Pumps	ALLOW	INVOICE	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
TOTAL BASE BID				\$792,860.30		\$1,256,484.00
<u>Alternate A - Open Trench Sanitary Force Main</u>						
1. 202.0114 Removal of Concrete Pavement	SY	982	\$25.00	\$24,550.00	\$25.00	\$24,550.00
2. 202.0130 Removal of Curb & Gutter	LF	15	\$15.00	\$225.00	\$10.00	\$150.00
3. 230.00001 Subgrade Preparation-Type A-12In	SY	990	\$3.90	\$3,861.00	\$8.00	\$7,920.00
4. 302.0121 Aggregate Base Course Cl 5	CY	250	\$40.00	\$10,000.00	\$55.00	\$13,750.00
5. 550.0105 6In Non-Reinf Concrete Pavement Cl Ae	SY	982	\$60.00	\$58,920.00	\$65.00	\$63,830.00
6. 709.0151 Geosynthetic Material Type R1	SY	990	\$3.50	\$3,465.00	\$5.00	\$4,950.00
7. 748.0140 Curb & Gutter-Type I	LF	15	\$55.00	\$825.00	\$40.00	\$600.00
8. 333123 Sanitary Sewer Force Main - 8"	LF	611	\$37.50	\$22,912.50	\$70.00	\$42,770.00
TOTAL ALTERNATE A				\$124,758.50		\$158,520.00
<u>Alternate B - Directional Drill Sanitary Force Main</u>						
1. 330507.13 Directional Drill - 8"	LF	611	\$109.66 [C]	\$67,002.26 [C]	\$125.00	\$76,375.00
TOTAL ALTERNATE B				\$67,002.26 [C]		\$76,375.00
TOTAL BASE BID + ALTERNATE A				\$917,618.80		\$1,415,004.00
TOTAL BASE BID + ALTERNATE B				\$859,862.56 [C]		\$1,332,859.00

NOTICE OF AWARD

Date of Issuance: July 16, 2018

Owner: City of West Fargo

Owner's Contract No.:

Engineer: Moore Engineering, Inc.

Engineer's Project No.: 19885A

Project: Geller's and Meadow Ridge Area Sewer
Improvements (SA-48), (SA-47), & (SA-11)

Contract Name: Sanitary Sewer Improvement District No.
1319

Bidder: CC Steel LLC

Bidder's Address: 5303 Creekview Green, Maple Plain, MN 55359

TO BIDDER:

You are notified that Owner has accepted your Bid dated July 12, 2018 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: Sanitary Sewer Improvement District No. 1319.

The Contract Price of the awarded Contract is: \$859,862.56

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 [*e.g., performance and payment bonds*] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

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: Bernie L. Dardis

Title: President of the Board of City Commissioners

Copy: Engineer

Agenda #	_____
Agenda Code	<u>Regular</u>
Project #	<u>19729</u>

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: James R. Bullis
2. PHONE NO. 282-4692 DATE: July 16, 2018
3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review the Developer's Petition to add Wilds 11th Addition improvements to Sewer, Water,
Storm and Street Improvement District No. 1305 via Change Order to the General Contract.
Review Engineer's Opinion of Estimated Cost for additional improvements to Sewer, Water,
Storm and Street Improvement District No. 1305 per Petition request.
4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Accept the Petition for adding improvements to Sewer, Water, Storm and Street Improvement
District No. 1305 via Change Order to the General Contract.
Authorize Engineer to prepare Final Change Order documents.
Authorize City Staff to review and approve Final Change Order for Sewer, Water, Storm and
Street Improvement District No. 1305.

Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 Without Street Paving

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
CONTRACT 1 - GENERAL CONSTRUCTION				
<u>Sanitary Sewer Items</u>				
1. Sanitary Sewer - Connect To Existing	Each	2	\$500.00	\$1,000.00
2. Sanitary Sewer - 8" PVC SDR 35	LF	5,494	\$26.00	\$142,835.68
3. Sanitary Sewer - 8" PVC SDR 26	LF	250	\$57.00	\$14,250.00
4. Sanitary Sewer Manhole - 48"	Each	26	\$4,200.00	\$109,200.00
5. External Manhole Chimney Seal	Each	26	\$0.01	\$0.26
6. Sanitary Sewer Cleanout	Each	1	\$450.00	\$450.00
7. Sanitary Sewer Service Connection - 6" PVC SDR 26	Each	115	\$220.00	\$25,300.00
8. Sanitary Sewer Service - 6" PVC SDR 26	LF	5,290	\$12.75	\$67,447.50
9. Sanitary Sewer Televising Riser	Each	115	\$350.00	\$40,250.00
10. Televising - Sanitary Sewer Main	LF	5,744	\$1.00	\$5,743.68
11. Televising - Sanitary Sewer Service	Each	115	\$30.00	\$3,450.00
<u>Water Main Items</u>				
1. Water Main - Connect To Existing	Each	3	\$200.00	\$600.00
2. Water Main - 8" PVC C900	LF	4,621	\$19.00	\$87,799.00
3. Specials	Lbs	4,000	\$2.15	\$8,600.00
4. Gate Valve & Box - 6"	Each	10	\$875.00	\$8,750.00
5. Gate Valve & Box - 8"	Each	11	\$1,300.00	\$14,300.00
6. Hydrant - 10'	Each	10	\$3,550.00	\$35,500.00
7. Hydrant Lead - 6" PVC C900	LF	100	\$17.00	\$1,700.00
8. Corporation - 1"	Each	115	\$150.00	\$17,250.00
9. Curb Stop & Box - 1"	Each	115	\$290.00	\$33,350.00
10. Water Service Line - 1"	LF	5,290	\$9.00	\$47,610.00
<u>Storm Sewer Items</u>				
1. Storm Sewer - Connect To Existing	Each	1	\$1,000.00	\$1,000.00
2. Storm Sewer - 12" PP	LF	1,300	\$20.00	\$26,000.00
3. Storm Sewer - 15" RCP	LF	1,589	\$30.00	\$47,670.00
4. Storm Sewer - 18" RCP	LF	670	\$33.00	\$22,110.00
5. Storm Sewer - 24" RCP	LF	599	\$42.00	\$25,158.00
6. Storm Sewer - 27" RCP	LF	609	\$55.00	\$33,495.00
7. Storm Sewer - 42" RCP	LF	142	\$115.00	\$16,330.00
8. Storm Sewer - 72" RCP	LF	350	\$290.00	\$101,500.00

**Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729**

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 Without Street Paving

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>ESTIMATED QUANTITY</i>	<i>BID UNIT PRICE</i>	<i>BID PRICE</i>
9. Storm Sewer Force Main - 30" DIP	LF	300	\$325.00	\$97,500.00
10. Storm Sewer Manhole - 60"	Each	21	\$3,700.00	\$77,700.00
2. Storm Sewer Control Structure	Each	1	\$23,000.00	\$23,000.00
3. Storm Sewer Catch Basin - 2' x 3'	Each	22	\$1,750.00	\$38,500.00
4. Storm Sewer Catch Basin - 30"	Each	10	\$1,050.00	\$10,500.00
5. External Manhole Chimney Seal	Each	53	\$0.01	\$0.53
6. End Section - 72" RCP Flared	Each	2	\$3,500.00	\$7,000.00
<u>Roadway Items</u>				
1. Embankment	CY	15,000	\$1.00	\$15,000.00
2. Clay Borrow - Provided	CY	15,000	\$0.50	\$7,500.00
3. Multi-Use Path - 5" Concrete	SY	2,000	\$32.00	\$64,000.00
<u>Pond Items</u>				
1. Excavation - Pond - On Site	CY	50,000	\$2.00	\$100,000.00
2. Seeding - Type II	Acre	2.5	\$900.00	\$2,250.00
3. Erosion Control Blanket - Straw	SY	10,600	\$0.85	\$9,010.00
4. Topsoil Replacement - 4"	CY	1,250	\$1.50	\$1,875.00
5. Riprap & Fabric - 18" Class III	CY	50	\$80.00	\$4,000.00
6. Pond - Fill	LSum	1	\$1,000.00	\$1,000.00
7. Turf Reinforcement Mat	SY	200	\$6.00	\$1,200.00
8. Irrigation Conduit – 6" PVC SDR 35	LF	120	\$20.00	\$2,400.00
<u>General Items</u>				
1. Cleaning	LSum	1	\$1,000.00	\$1,000.00
2. Storm Water Management	LSum	1	\$1,000.00	\$1,000.00
3. Traffic Control	LSum	1	\$2,200.00	\$2,200.00
4. Mowing	Acre	15.0	\$100.00	\$1,500.00
5. Watering	Each	7	\$100.00	\$700.00
6. Excavation - 6" Topsoil Stripping	CY	24,500	\$1.00	\$24,500.00
7. Topsoil Replacement - 4"	CY	5,000	\$5.00	\$25,000.00
8. Rear Yard Grading	SY	7,500	\$2.00	\$15,000.00
9. Inlet Protection Device	Each	32	\$85.00	\$2,720.00
10. Sedimentation Control Fence	LF	4,000	\$1.50	\$6,000.00
11. Stabilized Construction Entrance	Each	1	\$500.00	\$500.00
12. Seeding - Type II	Acre	10.0	\$900.00	\$9,000.00

Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 Without Street Paving

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>ESTIMATED QUANTITY</i>	<i>BID UNIT PRICE</i>	<i>BID PRICE</i>
13. Mulch - Type B - Hydromulch	Acre	5.0	\$950.00	\$4,750.00
14. Mulch - Type A - Permanent Straw	Acre	25.0	\$250.00	\$6,250.00

Construction Subtotal	\$1,501,204.65
Contractor Mark-Ups	\$225,180.70
Contingencies	\$153,617.15

Total Change Order Construction Cost \$1,880,002.50

Engineering	\$206,800.28
Legal & Administration	\$188,000.25
Bond Discount	\$75,200.10

TOTAL CHANGE ORDER COST \$2,350,003.13

Maximum Allowable Project Cost Increase \$2,813,600.00
Maximum Allowable Project Cost Increase =Total Project x 40%)

Original Engineer's Opinion of Cost

Construction Subtotal	\$5,114,938.75
Contingencies	\$512,261.25

Total Construction \$5,627,200.00

Engineering	\$618,992.00
Legal & Administration	\$562,720.00
Bond Discount	\$225,088.00

TOTAL PROJECT \$7,034,000.00

*Maximum Allowable Project Cost \$9,847,600.00
Maximum Allowable Project Cost =Total Project x (1+40%)

* Maximum Allowable Project Cost increase is 40% of the Engineer's Opinon of Cost provided with the Engineer's Report

Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 With Street Paving

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
CONTRACT 1 - GENERAL CONSTRUCTION				
<u>Sanitary Sewer Items</u>				
1. Sanitary Sewer - Connect To Existing	Each	2	\$500.00	\$1,000.00
2. Sanitary Sewer - 8" PVC SDR 35	LF	5,494	\$26.00	\$142,835.68
3. Sanitary Sewer - 8" PVC SDR 26	LF	250	\$57.00	\$14,250.00
4. Sanitary Sewer Manhole - 48"	Each	26	\$4,200.00	\$109,200.00
5. External Manhole Chimney Seal	Each	26	\$0.01	\$0.26
6. Sanitary Sewer Cleanout	Each	1	\$450.00	\$450.00
7. Sanitary Sewer Service Connection - 6" PVC SDR 26	Each	115	\$220.00	\$25,300.00
8. Sanitary Sewer Service - 6" PVC SDR 26	LF	5,290	\$12.75	\$67,447.50
9. Sanitary Sewer Televising Riser	Each	115	\$350.00	\$40,250.00
10. Televising - Sanitary Sewer Main	LF	5,744	\$1.00	\$5,743.68
11. Televising - Sanitary Sewer Service	Each	115	\$30.00	\$3,450.00
<u>Water Main Items</u>				
1. Water Main - Connect To Existing	Each	3	\$200.00	\$600.00
2. Water Main - 8" PVC C900	LF	4,621	\$19.00	\$87,799.00
3. Specials	Lbs	4,000	\$2.15	\$8,600.00
4. Gate Valve & Box - 6"	Each	10	\$875.00	\$8,750.00
5. Gate Valve & Box - 8"	Each	11	\$1,300.00	\$14,300.00
6. Hydrant - 10'	Each	10	\$3,550.00	\$35,500.00
7. Hydrant Lead - 6" PVC C900	LF	100	\$17.00	\$1,700.00
8. Corporation - 1"	Each	115	\$150.00	\$17,250.00
9. Curb Stop & Box - 1"	Each	115	\$290.00	\$33,350.00
10. Water Service Line - 1"	LF	5,290	\$9.00	\$47,610.00
<u>Storm Sewer Items</u>				
1. Storm Sewer - Connect To Existing	Each	1	\$1,000.00	\$1,000.00
2. Storm Sewer - 12" PP	LF	1,300	\$20.00	\$26,000.00
3. Storm Sewer - 15" RCP	LF	1,589	\$30.00	\$47,670.00
4. Storm Sewer - 18" RCP	LF	670	\$33.00	\$22,110.00
5. Storm Sewer - 24" RCP	LF	599	\$42.00	\$25,158.00
6. Storm Sewer - 27" RCP	LF	609	\$55.00	\$33,495.00
7. Storm Sewer - 42" RCP	LF	142	\$115.00	\$16,330.00
8. Storm Sewer - 72" RCP	LF	350	\$290.00	\$101,500.00

Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 With Street Paving

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>ESTIMATED QUANTITY</i>	<i>BID UNIT PRICE</i>	<i>BID PRICE</i>
9. Storm Sewer Force Main - 30" DIP	LF	300	\$325.00	\$97,500.00
10. Storm Sewer Manhole - 60"	Each	21	\$3,700.00	\$77,700.00
2. Storm Sewer Control Structure	Each	1	\$23,000.00	\$23,000.00
3. Storm Sewer Catch Basin - 2' x 3'	Each	22	\$1,750.00	\$38,500.00
4. Storm Sewer Catch Basin - 30"	Each	10	\$1,050.00	\$10,500.00
5. External Manhole Chimney Seal	Each	53	\$0.01	\$0.53
6. End Section - 72" RCP Flared	Each	2	\$3,500.00	\$7,000.00
<u>Roadway Items</u>				
1. Embankment	CY	15,000	\$1.00	\$15,000.00
2. Clay Borrow - Provided	CY	15,000	\$0.50	\$7,500.00
3. Streets (Subgrade Prep, Gravel, C&G, Asphalt)	LF	2,300	\$125.00	\$287,500.00
4. Multi-Use Path - 5" Concrete	SY	2,000	\$32.00	\$64,000.00
<u>Pond Items</u>				
1. Excavation - Pond - On Site	CY	50,000	\$2.00	\$100,000.00
2. Seeding - Type II	Acre	2.5	\$900.00	\$2,250.00
3. Erosion Control Blanket - Straw	SY	10,600	\$0.85	\$9,010.00
4. Topsoil Replacement - 4"	CY	1,250	\$1.50	\$1,875.00
5. Riprap & Fabric - 18" Class III	CY	50	\$80.00	\$4,000.00
6. Pond - Fill	LSum	1	\$1,000.00	\$1,000.00
7. Turf Reinforcement Mat	SY	200	\$6.00	\$1,200.00
8. Irrigation Conduit – 6" PVC SDR 35	LF	120	\$20.00	\$2,400.00
<u>General Items</u>				
1. Cleaning	LSum	1	\$1,000.00	\$1,000.00
2. Storm Water Management	LSum	1	\$1,000.00	\$1,000.00
3. Traffic Control	LSum	1	\$2,200.00	\$2,200.00
4. Mowing	Acre	15.0	\$100.00	\$1,500.00
5. Watering	Each	7	\$100.00	\$700.00
6. Excavation - 6" Topsoil Stripping	CY	24,500	\$1.00	\$24,500.00
7. Topsoil Replacement - 4"	CY	5,000	\$5.00	\$25,000.00
8. Rear Yard Grading	SY	7,500	\$2.00	\$15,000.00
9. Inlet Protection Device	Each	32	\$85.00	\$2,720.00
10. Sedimentation Control Fence	LF	4,000	\$1.50	\$6,000.00
11. Stabilized Construction Entrance	Each	1	\$500.00	\$500.00

Sewer, Water, Storm and Street Improvement District No. 1305
The Wilds 9th Addition & Sanitary Lift Station (SA 46)
West Fargo ND
Project No. 19729

Engineer's Opinion of Estimated Cost - Wilds 11th Addition Phase 1 With Street Paving

<i>BID ITEM NO. & DESCRIPTION</i>	<i>UNIT</i>	<i>ESTIMATED QUANTITY</i>	<i>BID UNIT PRICE</i>	<i>BID PRICE</i>
12. Seeding - Type II	Acre	10.0	\$900.00	\$9,000.00
13. Mulch - Type B - Hydromulch	Acre	5.0	\$950.00	\$4,750.00
14. Mulch - Type A - Permanent Straw	Acre	25.0	\$250.00	\$6,250.00

Construction Subtotal	\$1,788,704.65
Contractor Mark-Ups	\$268,305.70
Contingencies	\$182,367.15

Total Change Order Construction Cost **\$2,239,377.50**

Engineering	\$246,331.53
Legal & Administration	\$223,937.75
Bond Discount	\$89,575.10

TOTAL CHANGE ORDER COST **\$2,799,221.88**

Maximum Allowable Project Cost Increase \$2,813,600.00
Maximum Allowable Project Cost Increase = Total Project x 40%)

Original Engineer's Opinion of Cost

Construction Subtotal	\$5,114,938.75
Contingencies	\$512,261.25

Total Construction \$5,627,200.00

Engineering	\$618,992.00
Legal & Administration	\$562,720.00
Bond Discount	\$225,088.00

TOTAL PROJECT **\$7,034,000.00**

*Maximum Allowable Project Cost \$9,847,600.00
Maximum Allowable Project Cost = Total Project x (1+40%)

* Maximum Allowable Project Cost increase is 40% of the Engineer's Opinion of Cost provided with the Engineer's Report

Matt Welle

From: Jon Youness <jyouness@eagleridgecompanies.com>
Sent: Monday, July 02, 2018 4:22 PM
To: Matt Welle; Dustin T. Scott
Cc: Jim Bullis
Subject: Wilds 11th
Attachments: Wilds 11th Phasing Plan.pdf

Matt/Dustin,

Thank you for taking to time to meet today to discuss Wilds 11th. I would like to request the utilities and paving for phase 1 of Wilds 11th (shown on the attached exhibit) be change ordered onto the Wilds 9th contract with Dakota Underground. Between completing the pond grading, constructing the bike trails, completing the storm sewer lift station, and coordinating the construction/install of phase 3 power to the storm sewer lift station and all the potential water and sewer utility conflicts, I think it make sense to only have one contractor working in that area. Please let me know if you have any questions or if you need any additional information from me for this request. A subsequent request will be made for phase 2. Thanks again.

Jon

Jonathan Youness, PE
Director of Development
Eagle Ridge Development
4631 40th Avenue South, Ste 150
Fargo, ND 58104
(c) 701-306-0799
(f) 701-281-8007
(e) jyouness@eagleridgecompanies.com

PHASE III POWER FOR STS LIGHT STATION 52ND AVENUE WEST



- WILDS I/IIA
- PHASE I BOUNDARY
- WILDS I/IIA
- PHASE II BOUNDARY
- EXISTING PAVEMENT

$\Delta = 20^{\circ}35'55"$
 $R = 2020.32$
 $L = 726.34$
 $CH. = 722.43$
 $CH. BRG. = N05^{\circ}20'32"E$

$\Delta = 16^{\circ}48'45"$
 $R = 287.17$
 $L = 84.83$
 $CH. = 84.03$
 $CH. BRG. = N071^{\circ}35'7"E$

$102.35'$
 $N01^{\circ}11'15"W$

$\Delta = 16^{\circ}48'45"$
 $R = 287.17$
 $L = 84.83$
 $CH. = 84.03$
 $CH. BRG. = N071^{\circ}35'7"E$

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 GENERAL						
101000 CASH - OPERATING	15,239,428.85	1,257,589.29	9,806.19	592.03	1,190,878.89	15,315,353.41
1001 GENERAL FUND RESERVE						
101000 CASH - OPERATING	9,952,153.57	32,259.79	0.00	0.00	0.00	9,984,413.36
2000 SALES TAX						
101000 CASH - OPERATING	3,943,512.32	824,110.83	0.00	2,171,382.97	0.00	2,596,240.18
2030 CITY'S SHARE OF SPECIALS						
101000 CASH - OPERATING	15,091.11	673.96	0.00	0.00	0.00	15,765.07
2060 FIRE FUND						
101000 CASH - OPERATING	948,888.78	8,488.39	0.00	0.00	83,970.85	873,406.32
2110 GAMING FUNDS						
101000 CASH - OPERATING	55,594.80	636.76	0.00	0.00	0.00	56,231.56
2130 MUNICIPAL HIGHWAY FUND						
101000 CASH - OPERATING	1,028,560.61	129,284.25	0.00	805,510.98	1,140.00	351,193.88
2140 TOURIST & EVENT COMMITTEE						
101000 CASH - OPERATING	68,315.74	45.17	0.00	1,000.00	6,570.00	60,790.91
2141 FM CONVENTION VISITOR'S BUREAU						
101000 CASH - OPERATING	0.00	33,592.77	0.00	0.00	33,592.77	0.00
2160 CASH IN LIEU OF LAND DEDICATION						
101000 CASH - OPERATING	354,139.88	0.00	0.00	0.00	0.00	354,139.88
2200 VECTOR CONTROL						
101000 CASH - OPERATING	78,791.57	9,341.59	3.00	12.00	0.00	88,124.16
2210 FORESTRY						
101000 CASH - OPERATING	71,249.29	9,996.21	3.00	12.50	31,897.50	49,338.50
2230 CITY UTILITY						
101000 CASH - OPERATING	264,818.58	22,170.11	0.00	0.00	10,363.48	276,625.21
2500 NIGHT TO UNITE						
101000 CASH - OPERATING	5,241.74	1,175.00	0.00	0.00	524.00	5,892.74
2600 FUTURE BUILDING						
101000 CASH - OPERATING	134,583.49	88.99	0.00	0.00	0.00	134,672.48
2800 WEST FEST						
101000 CASH - OPERATING	29,563.82	0.00	0.00	0.00	0.00	29,563.82
2900 CRUISE NIGHT						
101000 CASH - OPERATING	21,188.24	2,300.00	0.00	0.00	0.00	23,488.24
2950 ASSET FORFEITURES						
101000 CASH - OPERATING	83,569.92	3,659.54	0.00	0.00	0.00	87,229.46
102000 Cash - Restricted	32,774.00	0.00	0.00	0.00	0.00	32,774.00
Total Fund	116,343.92	3,659.54				120,003.46
2960 ECONOMIC DEVELOPMENT						
101000 CASH - OPERATING	561,577.33	543,817.93	0.00	0.00	6,774.54	1,098,620.72
2970 CAPITAL IMPROVEMENTS						
101000 CASH - OPERATING	7,936,612.26	1,651,720.21	0.00	0.00	9,387.70	9,578,944.77
2980 SOUTH FACILITIES HOOKUP						
101000 CASH - OPERATING	2,879,100.91	1,903.77	0.00	0.00	0.00	2,881,004.68
3339 RIB - 2011 SERIES C						
101000 CASH - OPERATING	1,934,945.58	13,321.00	0.00	0.00	0.00	1,948,266.58

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
3340 RIB 2011 B (recall 2004B)						
101000 CASH - OPERATING	-4,415.65	1,899.67	0.00	0.00	0.00	-2,515.98
3341 RIB 2011 A (recall 2005A)						
101000 CASH - OPERATING	1,267,822.48	4,325.22	0.00	0.00	0.00	1,272,147.70
3344 6043 SIDEWALK WARRANTS 2006						
101000 CASH - OPERATING	-28,618.51	0.00	0.00	0.00	0.00	-28,618.51
3345 SIDEWALK 6042 WARRANTS 2005						
101000 CASH - OPERATING	24,519.14	16.21	0.00	0.00	0.00	24,535.35
3347 SIDEWALK 6044 WARRANTS 2007						
101000 CASH - OPERATING	3,353.39	2.22	0.00	0.00	0.00	3,355.61
3349 RIB 2008 - C						
101000 CASH - OPERATING	1,776,754.61	3,523.31	0.00	0.00	0.00	1,780,277.92
3351 R.I.B. 2009 A (from 2001/2001C/2002						
101000 CASH - OPERATING	568,803.52	0.00	0.00	0.00	0.00	568,803.52
3353 RIB 2009 B (from 2003 C & 2003 D)						
101000 CASH - OPERATING	128,147.82	27.52	0.00	0.00	0.00	128,175.34
3355 REFUND BOND 2005C						
101000 CASH - OPERATING	32,930.08	21.77	0.00	0.00	0.00	32,951.85
3360 RIB 2012B (Ref 2006A)						
101000 CASH - OPERATING	-252,613.93	427.86	0.00	0.00	0.00	-252,186.07
3368 GO BONDS OF 2009						
101000 CASH - OPERATING	-111,572.75	0.00	0.00	0.00	0.00	-111,572.75
3369 MUNICIPAL BONDS 2009 NDPFA						
101000 CASH - OPERATING	189,360.90	125.21	0.00	0.00	0.00	189,486.11
3370 R.I.B. 2009 SERIES C						
101000 CASH - OPERATING	733,501.68	11,817.67	0.00	0.00	0.00	745,319.35
3371 R.I.B. 2010 A (refund of 2003E & 2004A)						
101000 CASH - OPERATING	1,245,178.89	5,620.21	0.00	0.00	0.00	1,250,799.10
3372 REFUNDING IMPROVEMENT BONDS 2010 B						
101000 CASH - OPERATING	464,958.71	11,875.67	0.00	0.00	0.00	476,834.38
3373 SIDEWALK REFUNDING BONDS 2010						
101000 CASH - OPERATING	70,756.70	0.00	0.00	0.00	0.00	70,756.70
3375 RIB - 2012A						
101000 CASH - OPERATING	2,537,877.39	57,736.45	0.00	0.00	0.00	2,595,613.84
3376 SIDEWALK REFUNDING BONDS OF 2012						
101000 CASH - OPERATING	30,356.80	20.07	0.00	0.00	0.00	30,376.87
3378 RIB 2012-D						
101000 CASH - OPERATING	4,375,226.55	64,175.69	0.00	0.00	0.00	4,439,402.24
3379 2012 Sales Tax Bonds - COSTCO						
101000 CASH - OPERATING	343,697.06	227.27	0.00	0.00	0.00	343,924.33
3380 RESERVE FUND FOR 2012 SALES TAX BONDS						
101000 CASH - OPERATING	207,979.43	137.52	0.00	0.00	0.00	208,116.95
3381 RIB 2013A						
101000 CASH - OPERATING	1,745,148.85	40,904.74	0.00	0.00	0.00	1,786,053.59
3382 RIB 2013B						
101000 CASH - OPERATING	1,887,189.43	243,447.57	0.00	0.00	0.00	2,130,637.00

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
3383 2012 SIDEWALK DISTRICT (6050)						
101000 CASH - OPERATING	-87,375.23	0.00	0.00	0.00	0.00	-87,375.23
3384 2014A REFUNDING IMPROVEMENT BOND						
101000 CASH - OPERATING	694,393.84	72,628.29	0.00	0.00	0.00	767,022.13
3385 2014B REFUNDING IMPROVEMENT BOND						
101000 CASH - OPERATING	-110,540.14	56,790.80	0.00	0.00	0.00	-53,749.34
3386 2015A RIB						
101000 CASH - OPERATING	2,453,700.91	729,229.10	0.00	0.00	0.00	3,182,930.01
3387 2015B RIB						
101000 CASH - OPERATING	2,675,011.78	47,321.10	0.00	0.00	0.00	2,722,332.88
3388 2016A RIB						
101000 CASH - OPERATING	1,702,368.86	87,823.56	0.00	0.00	0.00	1,790,192.42
3389 2017A RIB						
101000 CASH - OPERATING	3,897,202.34	117,597.10	0.00	0.00	0.00	4,014,799.44
3391 2018A Refunding						
101000 CASH - OPERATING	2,735,334.31	22,299.36	0.00	0.00	0.00	2,757,633.67
3730 2067						
101000 CASH - OPERATING	0.52	0.00	0.00	0.00	0.00	0.52
3979 TIF WEST FARGO 2ND & 3RD						
101000 CASH - OPERATING	108,398.47	0.00	0.00	0.00	0.00	108,398.47
3981 TIF BONDS STERLING IND. PARK (to 3377)						
101000 CASH - OPERATING	614,256.36	0.00	0.00	0.00	0.00	614,256.36
3982 TIF - BUTLER (to 3360 and 3366)						
101000 CASH - OPERATING	3,036,187.74	0.00	0.00	0.00	0.00	3,036,187.74
3983 TIF BONDS 2009 TITAN MACHINERY (to 3370 30,000 per year)						
101000 CASH - OPERATING	730,728.46	0.00	0.00	0.00	0.00	730,728.46
4000 CONSTRUCTION TESTING						
101000 CASH - OPERATING	2,244.63	0.00	0.00	0.00	0.00	2,244.63
4011 3001 1ST AVE E RECONSTRUCT						
101000 CASH - OPERATING	-2,682,007.92	0.00	0.00	0.00	3,100.75	-2,685,108.67
4032 2241 5th ST WEST EXT. (27TH AVE W TO 28TH AVE W)						
101000 CASH - OPERATING	-333,072.35	0.00	0.00	0.00	77,786.02	-410,858.37
4033 2240 8TH AVE NW & 26TH ST NW - PAVING						
101000 CASH - OPERATING	-1,993,254.62	0.00	0.00	0.00	1,000,533.40	-2,993,788.02
4034 2242 STREET IMPROVEMENT DISTRICT						
101000 CASH - OPERATING	-254,551.62	0.00	0.00	0.00	0.00	-254,551.62
4053 4058 HAYDEN HEIGHTS DRAINAGE IMPROVEMENTS						
101000 CASH - OPERATING	-148,340.09	0.00	0.00	0.00	0.00	-148,340.09
4054 2243 Intersection at 9th & 13th						
101000 CASH - OPERATING	-2,457,661.08	0.00	0.00	0.00	2,139.00	-2,459,800.08
4055 4060 STORM SEWER LIFT SA 72 IMPROVEMENTS						
101000 CASH - OPERATING	-1,947,723.01	0.00	0.00	0.00	34,210.94	-1,981,933.95
4059 4059 STORM LIFT SM 33 REHABILITATION						
101000 CASH - OPERATING	-278,129.07	0.00	0.00	0.00	7,826.13	-285,955.20
4061 4061 STORM LIFT REHAB (SM 25, 28, 44)						
101000 CASH - OPERATING	-1,318,413.45	0.00	0.00	0.00	0.00	-1,318,413.45

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
4062 4062 Storm Lift SM 75 & CR 19 Abandonment						
101000 CASH - OPERATING	-264,223.61	0.00	0.00	0.00	176,849.08	-441,072.69
4251 4064 Halvorson Pond						
101000 CASH - OPERATING	-25,905.00	0.00	0.00	0.00	160,247.83	-186,152.83
4252 4065 Storm Sewer SM 78 Gateway West						
101000 CASH - OPERATING	-716,653.37	19,628.38	0.00	0.00	19,723.38	-716,748.37
4301 1279 12th AVE NORTH - 45TH STREET TO CTY RD 19						
101000 CASH - OPERATING	-7,467,261.18	0.00	0.00	0.00	52,594.43	-7,519,855.61
4302 1273 MAIN AVE PHASE III NHU-8-010(032)932						
101000 CASH - OPERATING	109,848.17	0.00	0.00	0.00	153,417.64	-43,569.47
4367 1289 26th STREET NE & DIVERSION RD IMPR						
101000 CASH - OPERATING	174,665.89	0.00	0.00	0.00	48,159.79	126,506.10
4373 1295 Highland Meadows 2nd Addition						
101000 CASH - OPERATING	-3,674,347.38	0.00	0.00	0.00	125,868.00	-3,800,215.38
4375 1297 LIFT STATION SA 27 & SA 40						
101000 CASH - OPERATING	-157.40	0.00	0.00	0.00	0.00	-157.40
4377 1301 SANDHILLS 3rd ADDITION						
101000 CASH - OPERATING	-4,131,777.07	0.00	0.00	0.00	16,635.25	-4,148,412.32
4378 1292 North Pond at the Preserve 9th						
101000 CASH - OPERATING	-903,988.06	0.00	0.00	0.00	0.00	-903,988.06
4381 1300 RIVERS BEND AT PRESERVE 4TH ADDITION						
101000 CASH - OPERATING	-2,135,326.67	0.00	0.00	0.00	0.00	-2,135,326.67
4382 1303 OAK RIDGE 11TH ADDITION						
101000 CASH - OPERATING	-1,153,999.31	0.00	0.00	0.00	0.00	-1,153,999.31
4383 1302 WATER TANK REHABILITATION						
101000 CASH - OPERATING	-1,505.00	0.00	0.00	0.00	0.00	-1,505.00
4384 1304 26th AVE W & 5th CT W						
101000 CASH - OPERATING	-276,682.06	0.00	0.00	0.00	0.00	-276,682.06
4385 1305 WILDS 9th & SA 46						
101000 CASH - OPERATING	-3,915,557.95	0.00	0.00	0.00	163,077.20	-4,078,635.15
4386 1308 FARGO WASTEWATER CONNECTION PROJECT						
101000 CASH - OPERATING	-218,094.24	0.00	0.00	0.00	9,877.00	-227,971.24
4387 1309 LAGOON DECOMMISSIONING PROJECT						
101000 CASH - OPERATING	-124.00	0.00	0.00	0.00	0.00	-124.00
4388 1310 South Regional Sanitary Sewer Forcemain						
101000 CASH - OPERATING	-124,883.58	0.00	0.00	0.00	1,998.90	-126,882.48
4389 2248 1st Ave & 10th ST E Improvement District						
101000 CASH - OPERATING	-5,840.50	0.00	0.00	0.00	0.00	-5,840.50
4391 2250 Sheyenne St (Beaton to 40th) Improvement District						
101000 CASH - OPERATING	-608,586.66	0.00	0.00	0.00	12,408.41	-620,995.07
4392 1311 BROOKS HARBOR WATER TOWER						
101000 CASH - OPERATING	-554,699.54	0.00	0.00	0.00	91,672.87	-646,372.41
4393 1312 Water Loop 15th St NW						
101000 CASH - OPERATING	-50,630.95	0.00	0.00	0.00	248.00	-50,878.95
4394 2251 13th Ave (12th-45th) Reconstruct						
101000 CASH - OPERATING	-157,621.12	0.00	0.00	0.00	122,257.26	-279,878.38

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
4398 2249 Sheyenne St & 7th Ave Intersection						
101000 CASH - OPERATING	-5,875.20	0.00	0.00	0.00	0.00	-5,875.20
4399 1313 Water Loop 9th St NE						
101000 CASH - OPERATING	-38,699.58	0.00	0.00	0.00	3,695.53	-42,395.11
4411 1314 Eagle Run Plaza 6th						
101000 CASH - OPERATING	-384,845.55	0.00	0.00	0.00	209,395.50	-594,241.05
4412 1315 Westview 3rd Addition						
101000 CASH - OPERATING	-14,927.17	0.00	0.00	0.00	224.20	-15,151.37
4413 2253 Sheyenne St Main to 7th Ave						
101000 CASH - OPERATING	-16,268.99	0.00	0.00	0.00	27,586.59	-43,855.58
4414 6054 Sidewalk Improvement District						
101000 CASH - OPERATING	-19,265.44	0.00	0.00	0.00	54,713.70	-73,979.14
4415 1317 Tehar 2nd Area						
101000 CASH - OPERATING	-14,055.00	0.00	0.00	0.00	0.00	-14,055.00
4416 1318 Halverson Pond Industrial 2nd						
101000 CASH - OPERATING	0.00	0.00	0.00	0.00	430.33	-430.33
4499 2244 - SHEYENNE ST 13th to Beaton DR						
101000 CASH - OPERATING	-1,461,395.67	0.00	0.00	0.00	539,864.93	-2,001,260.60
4501 2246 Traffic Calming Elmwood Ct						
101000 CASH - OPERATING	-43,120.00	0.00	0.00	0.00	402.50	-43,522.50
5000 TREE PLANTING						
101000 CASH - OPERATING	498,523.39	17,429.64	0.00	0.00	8,330.00	507,623.03
6010 HEALTH & SANITATION						
101000 CASH - OPERATING	1,417,375.02	323,055.87	376.50	308.00	279,525.79	1,460,973.60
6020 WATER ENTERPRISE						
101000 CASH - OPERATING	4,566,023.33	794,630.50	354.44	5,589.12	541,759.05	4,813,660.10
6025 SEWER ENTERPRISE						
101000 CASH - OPERATING	371,917.84	135,201.49	654.07	173.00	59,475.25	448,125.15
6040 REPL & DEPRECIATION SWOP						
101000 CASH - OPERATING	30,000.00	0.00	0.00	0.00	0.00	30,000.00
6050 SEWAGE SURCHARGE						
101000 CASH - OPERATING	306,495.78	838.32	0.00	0.00	0.00	307,334.10
6060 W/S 2012 REF (2005) RESERVE FUND						
101000 CASH - OPERATING	665,660.22	0.00	0.00	0.00	0.00	665,660.22
6070 W/S 2009 RESERVE FUND						
101000 CASH - OPERATING	601,646.26	0.00	0.00	0.00	0.00	601,646.26
7000 LIBRARY						
101000 CASH - OPERATING	1,575,859.01	10,725.17	0.00	0.00	65,788.98	1,520,795.20
7040 AIRPORT AUTH BOND CONSTRUCTION						
101000 CASH - OPERATING	198,313.30	131.13	0.00	0.00	0.00	198,444.43
7050 AIRPORT AUTHORITY						
101000 CASH - OPERATING	326,334.03	1,104.43	0.00	0.00	39,353.05	288,085.41
7501 MARVIN WINDOWS ESCROW SP.ASSMTS						
101000 CASH - OPERATING	170,658.00	0.00	0.00	0.00	0.00	170,658.00
7551 TITAN JOB TRAINING GRANT 5%						
101000 CASH - OPERATING	13,240.25	9,542.00	0.00	0.00	9,064.90	13,717.35

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
7570 ENERGY GRANT						
101000 CASH - OPERATING	15,800.00	0.00	0.00	0.00	0.00	15,800.00
7601 DOWNTOWN BUSINESS ASSOCIATION						
101000 CASH - OPERATING	10,142.01	0.00	0.00	0.00	0.00	10,142.01
7700 WINSOR GREEN SUBDIVISION						
101000 CASH - OPERATING	15,910.81	0.00	0.00	0.00	0.00	15,910.81
7710 Eagle Run 8th-Gustafson Land Development						
101000 CASH - OPERATING	118,516.89	0.00	0.00	0.00	0.00	118,516.89
7750 BORUD'S SUBDIVISION						
101000 CASH - OPERATING	21,739.37	0.00	0.00	0.00	0.00	21,739.37
7910 PAYROLL FUND						
101000 CASH - OPERATING	32,573.59	0.00	1,165,450.89	1,196,746.48	0.00	1,278.00
7930 CLAIMS FUND						
101000 CASH - OPERATING	328,418.63	0.00	4,330,592.35	4,339,139.28	0.00	319,871.70
8600 2003-1 SP ASSMT PARK-40TH AVE						
101000 CASH - OPERATING	85.15	25.70	0.00	0.00	110.85	0.00
8605 2017-1 BROOKS HARBOR ELEMENTARY PARK						
101000 CASH - OPERATING	1,190.59	1,332.87	0.00	0.00	2,523.46	0.00
8610 2014-2 GOLDENWOOD AREA PARK						
101000 CASH - OPERATING	2,118.16	2,049.85	0.00	0.00	4,168.01	0.00
8615 8615 SHADOWWOOD PARK SPECIALS 2010						
101000 CASH - OPERATING	254.05	0.00	0.00	0.00	254.05	0.00
8625 Park Improvement District 2011-1						
101000 CASH - OPERATING	2,766.12	2,892.33	0.00	0.00	4,665.79	992.66
8635 2014 PARK SPECIAL ASSESSMENTS-RIVER'S BEND						
101000 CASH - OPERATING	83.27	86.24	0.00	0.00	169.51	0.00
8700 2007-1 SP ASSMT PARK BURLINGTON						
101000 CASH - OPERATING	0.00	7.46	0.00	0.00	7.46	0.00
9000 CDBG FUND						
101000 CASH - OPERATING	1,921.91	0.00	0.00	0.00	0.00	1,921.91
Totals	53,106,568.41	7,444,878.10	5,507,240.44	8,520,466.36	5,507,240.44	52,030,980.15

*** Transfers In and Transfers Out columns should match. There are a couple exceptions to this: 1) Canceled Electronic Checks and 2) Payroll Journal Vouchers that include local deductions set up with receipt accounting. Please see cash reconciliation procedure in manual or call for more details.



BUDGET 2019

City of West Fargo Fire & Rescue

106 1st St
West Fargo, ND 58078
www.westfargofire.org

701.433.5380 Office
701.433.5381 Fax

TABLE OF CONTENTS

CHIEF'S MESSAGE _____	3
BUDGET SUMMARY	
REVENUE _____	5
OPERATIONS _____	6
CAPTIAL IMPROVEMENTS _____	12



CHIEF'S MESSAGE

The West Fargo Fire Department has operated as an independent company for the past 78 years; governed by a Board of Directors and receiving funds through a contract with the City of West Fargo, City of North River, City of Relies Acres, and the Townships of Barnes, Mapleton, Reed and Raymond.

Beginning this year, with this budget, the city portion of the department and the rural portion of the department has begun separate funding and operations. This will allow for a clear delineation of the responsibilities, assets, and long term debt for both operations.

In 2018, the department hired 9 new career positions, to begin full time staffing of the Southside Fire Station for 14 hours a day. In 2019, the department is hiring an additional four career positions to begin around the clock coverage with an engine crew of four personnel. Now that the living quarters of the Southside Fire Station are complete, we can begin this task.

Additionally, the budget has an allotment to transition all volunteer positions to part time, paid on call positions within the City of West Fargo. Each member will receive an hourly wage for time spent responding and training for the department.

"In 2019, the department continues to move forward, beginning 24 hour staffing at the Southside Fire Station"

Last year we added a new rescue truck, and this year we are replacing an engine at the Central Station and adding a quint (ladder/engine) at the Southside Station. These new apparatus will allow us to have more reliable equipment as our first due trucks as well as adding the capability of having a ladder in the southern part of the city. This is needed with the larger buildings and high life hazards that have been built over the last four years.

Looking ahead, the department will continue our strategic initiatives, utilizing the 2019-2024 Strategic Plan to guide the growth of the department to meet the needs of the community. The department is committed to providing cost effective protection to ensure West Fargo remains a safe, healthy, and economically secure community.

Daniel R. Fuller, MPA, NRP
Chief of the Department
City of West Fargo Fire & Rescue

BUDGET SUMMARY

- **\$2,218,378 Total Budget**
 - \$1,547,508 Salary and Benefits (18 FT & 44 Paid on Call)
 - \$305,910 Operations
 - \$364,960 Capital Improvements



REVENUE

The West Fargo Fire Department sources its revenue from several different revenue streams, including contracts for service, interest on funds, permits, donations and the North Dakota State Insurance Rebate. The latter is a fund supervised by the ND State Insurance Commissioner which is funded by a percentage of certain lines of insurance sold. It is estimated that in 2018, the rebate will amount to approximately \$81,992, which is used to offset the contract amount to the City of West Fargo.

Source	2017 Revenue	2018 Revenue	2019 Revenue
Contract	823,226	1,619,042	2,120,186
Insurance Refund	180,000	180,000	81,992
Interest	10,000	10,000	10,000
Misc. Income	5,000	5,000	5,000
Permits	1,200	1,200	1,200
TOTAL	1,019,426	1,815,242	2,218,378

Source	2017 Revenue	2018 Revenue	2019 Revenue	< \$ >	< % >
Contract	823,226	1,619,042	2,120,186	501,144	60.88%
Insurance Refund	180,000	180,000	81,992	-98,008	-54.45%
Interest	10,000	10,000	10,000	0	0.00%
Misc. Income	5,000	5,000	5,000	0	0.00%
Permits	1,200	1,200	1,200	0	0.00%
TOTAL	1,019,426	1,815,242	2,218,378		

Examining the total cost to the residents of West Fargo shows that almost \$100,000 in revenue other than contract funds is included in the revenue forecast. This, coupled with the low cost of salary and benefits compared to a complete full time fire department, keeps the comparable cost of the department extremely low when compared to other cities. The cost per resident, per day for the department is 0.16 cents and \$59.37 per year; less than the average one month cell phone bill.

Contract Cost	Population	Contract	CPY	CPD
West Fargo	35,700	2,120,186	59.39	0.16

OPERATIONS BUDGET

Community Risk Reduction (CRR) is the former Fire Prevention account. This account has been expanded to include training, certification, and continuing education costs for our staff, rather than routing it through the training officer.

COMMUNITY RISK REDUCTION		2017	2018	2019	< % >	< \$ >
	\$14,325					
001.1	Fire and Life Safety Materials	7,800	8,300	7,800	-6%	-500
001.2	CRR Training Registration (75)	0	0	150	0%	150
001.3	CRR Training Per Diem	0	0	450	0%	450
001.4	CRR Lodging (100)	0	0	900	0%	900
001.5	ICC Code Class Registration	0	0	2,775	0%	2,775
001.6	ICC Code Class Per Diem	0	0	750	0%	750
001.7	ICC Code Class Lodging	0	0	1,500	0%	1,500

Insurances - the department has three separate policies to cover trucks, equipment, and liability, as well as short term disability and Workforce Safety coverage for long term disability. The WSI premium covers the volunteers and not the full time employees, as they are covered by the City of West Fargo.

INSURANCE		2017	2018	2019	< % >	< \$ >
	\$21,055					
002.1	Liability & Vehicle Insurance	12,810	13,451	8,500	37%	-4,951
002.2	Workforce Safety	10,800	12,960	12,555	-3%	-405

Equipment Repair - covers repairs to all equipment owned by the department; medical, fire, hazmat and rescue. Communications equipment is covered by another account.

EQUIPT. REPAIR		2017	2018	2019	< % >	< \$ >
	\$16,500					
003.1	Equipment Repair	11,000	11,000	16,500	50%	5,500

Equipment Maintenance - covers the preventive maintenance schedules for major equipment such as the extrication tools, cascades, pumps, and aerial ladder.

EQUIPT. MAINTENANCE	\$8,438	2017	2018	2019	< % >	< \$ >
004.1	Annual Pump testing (250 per)	1,803	1,857	750	-60%	-1,107
004.2	Extrication Tools Annual Service (325 per)	670	690	325	-53%	-365
004.3	Cascade System Annual Service	567	583	583	0%	0
004.4	Oil Changes for Pumps	721	743	330	-56%	-413
004.5	Unscheduled maintenance	5,000	5,000	5,000	0%	0
004.5	Ladder Testing	0	0	1,450	0%	1,450

Building Maintenance - covers annual preventive maintenance for all systems in place at both stations, from the garage doors, to the HVAC Systems and alarms. This is to avoid high cost repairs and/or failure of mission essential systems.

BUILDING MAINTENANCE	\$12,746	2017	2018	2019	< % >	< \$ >
005.1	PM Garage Doors	1,236	1,273	1,273	0%	0
005.2	PM HVAC Central Station	618	680	680	0%	0
005.3	PM Southside App Bay Furnaces	618	680	680	0%	0
005.3a	PM Southside Diken System	0	0	2,181	0%	2,181
005.4	Annual Service Generators	1,442	1,442	1,442	0%	0
005.5	Unscheduled maintenance	5,000	5,000	5,000	0%	0
005.6	Alarm Testing Southside	0	0	745	0%	745
005.7	Alarm Testing Central	0	0	745	0%	745

Communications - covers all communications needs for the department, from radios and pagers, to base station antennas and repeaters.

COMMUNICATIONS	\$4,625	2017	2018	2019	< % >	< \$ >
006.1	Radio and Pager Repairs	2,000	2,000	2,125	6%	125
006.2	Pager Replacement	2,500	2,500	2,500	0%	0

Equipment Purchases - covers the replacement of existing equipment or the purchase of added equipment for the department. From hand tools to personal protective equipment. And new technology.

EQUIPMENT PURCHASES		2017	2018	2019	< % >	< \$ >
	\$28,500					
007.1	Loose Equipment	500	500	500	0%	0
007.2	Hand Tools	500	500	500	0%	0
007.3	Power Tools	500	500	500	0%	0
007.4	Personal Protective Equipment	57,000	30,000	17,500	-42%	-12,500
007.5	Extrication	3,000	3,000	1,500	-50%	-1,500
007.6	Station Equipment	1,000	1,000	1,000	0%	0
007.7	Foam (Class A/B AR)	2,000	2,000	2,000	0%	0
007.8	Hose and Appliances	15,000	5,000	5,000	0%	0

Training - is one of the largest expenditures over the year. New in 2019, the addition of a contract with Target Solutions for a computer based training program which will allow for the full time crew to complete streamlined and consistent training while at work and volunteers to complete the same training at home without an instructor.

TRAINING		2017	2018	2019	< % >	< \$ >
	\$58,420					
008.1	State Fire School Registrations (10)	250	250	250	0%	0
008.2	SFS Per Diem	1,500	1,500	1,500	0%	0
008.3	SFS Mileage	300	300	300	0%	0
008.4	SFS Lodging	1,170	1,170	1,170	0%	0
008.5	Regional Fire School Registrations	750	600	600		
008.6	RFS Per Diem	750	500	500		
008.7	RFD Mileage	165	165	165		
008.8	RFD Lodging	350	500	500		
008.9	Instructors/Leadership Conference Registrations	175	175	175	0%	0
008.10	Instructors/Leadership Conference Per Diem	750	750	750	0%	0
008.11	Instructors/Leadership Conference Mileage	300	300	300	0%	0
008.12	Instructors/Leadership Conference Lodging	1,000	1,000	1,000	0%	0
008.17	National Fire Academy Per Diem (12 weeks)	1,500	4,200	4,200	0%	0
008.19	Nat'l Conventions (\$600 each)	2,500	3,600	4,200		
008.20	Nat'l Lodging (\$900 each)	800	5,400	6,300		
008.21	Nat'l Per Diem (\$600 each)	1,200	3,600	4,200		
008.22	Nat'l Registrations (\$500 each)	3,400	3,000	3,000		
008.23	Books	650	0	0	0%	0
008.24	Outside Instructors	3,200	5,000	7,799	56%	2,799
008.25	Misc expenses	2,640	5,000	5,000	0%	0

008.26	EMT-B Class (8 members)	0	11,200	11,511	0%	0
008.27	Target Solutions	0	0	5,000	0%	5,000

Office - covers all aspects of office supplies, including regular replacement of furniture such as office chairs at regular intervals.

OFFICE	\$10,230	2017	2018	2019	< % >	< \$ >
010.1	Paper Stock	2,000	2,000	1,500	-25%	-500
010.2	Printing	1,200	1,200	1,000	-17%	-200
010.3	Copier Contract	2,250	2,250	4,240	88%	1,990
010.4	Misc.	1,040	1,040	1,040	0%	0
010.5	Office Furniture	1,850	1,850	1,850	0%	0
010.6	Checks	1,200	1,200	600	-50%	-600

Vehicle Repair - covers all repairs that are needed to the fleet.

VEHICLE REPAIR	\$17,882	2017	2018	2019	< % >	< \$ >
011.1	Vehicle Repairs as needed	10,000	10,200	17,882	75%	7,682

Fuel and Oil - covers all engine oil changes for administrative vehicles and heavy equipment.

FUEL AND OIL	\$19,000	2017	2018	2019	< % >	< \$ >
012.1	Oil Changes, Admin Vehicles	1,080	1,080	1,080		
012.2	Oil Changes, Heavy Equip	2,000	2,200	2,200		
012.3	Gas and Diesel	10,920	11,020	15,720	43%	4,700

Station Supplies - covers all hardware costs for repair or maintenance of the buildings themselves, plus the costs for cleaning supplies and bottled water for firefighter rehab.

STATION SUPPLIES	\$5,000	2017	2018	2019	< % >	< \$ >
013.1	Cleaning Supplies	1,000	2,000	2,000	0%	0
013.2	Hardware	2,000	2,000	2,000	0%	0
013.3	Bottled Water	0	1,000	1,000		

Clothing - covers a \$500 uniform cost per full time employee for the replacement of uniform items as they wear out. Also covered is a \$125 cost per volunteer for uniform replacement, as needed.

CLOTHING ALLOWANCE	\$14,000	2017	2018	2019	< % >	< \$ >
014.1	FT Clothing Allowance (\$500 each)	2,000	6,500	8,500	31%	2,000
014.2	POC Clothing Allowance (125 each)	0	0	5,500		5,500

Utilities - covers all costs for water, natural gas and electric service at both stations. Also included is phone lines for the alarm systems.

UTILITIES	\$40,699	2017	2018	2019	< % >	< \$ >
015.1	Central Station Electric	7,300	7,750	8,912	15%	1,162
015.2	Central Station Gas	7,000	7,620	8,763	15%	1,143
015.3	Southside Station Electric	13,700	13,984	16,082	15%	2,098
015.4	Southside Station Gas	3,935	4,121	4,739	15%	618
015.5	Phones (Office/Fiber Connection/Cell)	2,160	2,329	2,203	-5%	-126

Recruitment and Retention - is used for all aspects of attracting new volunteers into the department and keeping current volunteers. Added this year is the cost of a physical exam and cancer screening for one half of the department each year. This will assist in getting the volunteers covered in case of cancer or illness that can be directly linked to firefighting.

RECRUITMENT AND RETENTION	\$25,900	2017	2018	2019	< % >	< \$ >
016.1	Advertisement	2,000	2,000	1,000		
016.2	Volunteer Fund	45,000	45,000	0	-100%	-45,000
016.3	Deferred Comp Fees	1,600	1,600	0	100%	-1,600
016.4	VIP Program	3,000	3,000	6,000	100%	3,000
016.5	Medical Exams - Cancer Prevention	8,000	5,000	18,900	278%	13,900

Yearly Dues - covers the costs of dues for professional organizations. Increases this year are due to increases from the organizations the department utilizes, such as the ND Firefighter's Association, which provides training support and materials for certification.

YEARLY DUES	\$890	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>< % ></u>	<u>< \$ ></u>
017.1	IAAI Inspectors	60	60	60		
017.2	IAFC, Officers	380	380	380		
017.3	I-Chief Section Dues, Officers	100	100	100		
017.4	NDFA, Dept.	80	80	100	25%	20
017.5	ND Fire Chiefs	50	50	250	400%	200

Accounting - for the preparation of annual tax returns to the IRS and State of North Dakota.

ACCOUNTING	\$5,000.00	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>< % ></u>	<u>< \$ ></u>
018.0	Accounting	5,000	5,000	5,000		

Misc

MISC.	\$1,500	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>< % ></u>	<u>< \$ ></u>
019.0	Misc	1,500	1,500	1,500		

IT - support from West Fargo IT

IT	1,200	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>< % ></u>	<u>< \$ ></u>
020.1	IT services from WF	1,200	1,200	1,200		

TOTAL Operations Budget

<u>Account</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>< % ></u>	<u>< \$ ></u>
OPERATIONS	\$312,629	\$310,072	\$305,910	-1%	-4,162

CAPTIAL IMPROVEMENT PROJECTS

Truck Replacement

With the separation of City and Rural departments, the City department needs a new engine at the Central Station to replace a 1995 Spartan/General truck. Engine 71, a 2008 Spartan/Crimson is currently a first due truck from the Southside Station and is showing wear. It is quickly approaching the timeframe recommended by the National Fire Protection Association (NFPA) Standard 1901 for rotation to a reserve or backup truck which is 15 years.

The addition of another ladder truck will enhance protection in the southern end of the city, which is now considered a “built-up” area with more than five buildings that are either 32ft in height from ground to eaves or require more than 3,500 gallons per minute of fire flow. These areas require a ladder company within 2.5 miles, which exceeds the distance from the current ladder company at the Central Fire Station. Research has found more than double the minimum amount of buildings in the district that qualify for a built-up area. This new ladder will serve as the front line truck for the Southside Station.

Both trucks will be purchased off a consortium contract and will be leased to reduce the capital outlay involved in purchasing over \$1.4 million in trucks.

Regular rotation of the administrative vehicles has been ongoing for a number of years. In 2019, a 2011 Chevy Pickup is up for replacement. A new Ford Utility will be purchased to replace this truck.

Health and Wellness Fund

The Health and Wellness fund is capped at \$3,000 a year and is replenished year to year, depending on purchases of fitness equipment for the stations. In 2018, the fund was depleted with the replacement of some equipment from the Southside Station.

Building Fund

The building fund is used to pay down a long term debt on the Southside Station, used for its construction in 2013. The loan is backed through a USDA low interest loan program. All property taxes are also paid from the fund.

A construction project at the Central Station will also be funded through the building fund in 2019, to replace concrete along the east side of the Central Station, which has been deteriorating for years and is now at the point of replacement.

Funds

TRUCK REPLACEMENT	\$250,000	COST
Engine 70	Lease a new engine for Central Station	40,000
Ladder 77	Lease a new quint for Southside Station	160,000
C-1	Purchase a new staff car for C1	40,000
	TOTAL	240,000
	2018 EOY Carryover	399,000
	2019 EOY Fund Balance	409,000
HEALTH AND WELLNESS	\$3,000	
BUILDING	\$111,960	
	USDA Loan Payments	84,960
	Property Taxes	2,000
	Central Station Concrete Project	25,000
	TOTAL	111,960