



West Fargo City Commission Meeting
Monday November 6, 2017
Commission Chambers 5:30 PM

- A. Pledge of Allegiance
- B. Approve Order of Agenda
- C. Approval of Minutes – October 16, 2017 **(Pages 3-14)**
- D. Building Permits

Consent Agenda – Approve the Following:

- a. Bills
- b. Schedule a Public Hearing on Monday, November 20, 2017 concerning the granting of a new retail on-premises beer, wine and liquor license at 825 23rd Avenue East, Suite 208, in the City of West Fargo. This application is being made by David John Ross and David Olstad, d/b/a Barcode Bar & Grill. **(Page 15)**
- c. Gaming Site Authorization for Botners Angel's. Games Conducted: 50/50 Raffle, Bingo on 11/17/17-11/18/17 at West Fargo VFW 308 Sheyenne St. **(Page 16)**
- d. Gaming Site Authorization for Benefit for Gabriel Campos. Games Conducted: 50/50 Raffle, on 11/30/17 at West Fargo VFW 308 Sheyenne St. **(Page 17)**
- e. Gaming Site Authorization for West Fargo Lions Club. Games Conducted: Meat Raffle, from 11/15/17-04/30/18 at Silver Dollar Bar, 221 Sheyenne St. **(Page 18)**
- f. Gaming Site Authorization for Shiloh Lodge #1. Games Conducted: Gun Raffle on 11/7/17-5/5/18 at West Fargo VFW, 308 Sheyenne St. **(Page 19)**
- g. Re-approve final plat of West Fargo 5th Addition, property in the W ½ of Section 6, T139N, R49W, City of West Fargo, North Dakota. **(Pages 20-22)**
- h. Review Plans & Specs for Water Improvement Project No. 1311, Authorize Ad for Bids for Water Improvement Project No. 1311 **(Page 23)**
- i. Review/Authorize Engineer's Report for Street Improvement District No. 2251, Authorize preparation of Plans & Specs, Authorize Resolution of Necessity. **(Pages 24-25)**

Regular Agenda

- 1. Consideration of Revised Bus Route #24 (Serving SW West Fargo) – **Larry Weil/Julie Bommelman/Matt Peterson (Pages 26-28)**
- 2. West Fargo Area Community Program funding request for senior programs. Requesting payment of \$6,000 out of approved senior program budget for programs. – **Frank Lenzmeier (Pages 29-30)**
- 3. **Second Reading on the Ordinance Agreement 4-460.9** to allow for increased total sign area for individual and multi-tenant on premise freestanding sign area size, along the Main Ave corridor. – **Larry Weil (Page 31)**



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4. **Second Reading and Final Plat Approval** of West Fargo 7th Addition, Replat of Block 1 and Lot 1, Block 2 of West Fargo 3rd Addition – **Larry Weil (Pages 32-42)**
5. Downtown Plaza Options – **Matt Marshall**
6. Consideration for Abatement or Refund of Taxes (years 2016-2017) for Cashwise – **Nick Lee (Page 43)**
7. Report from the City Administrator
8. Non-Agenda Items
9. Correspondence
10. Adjourn



West Fargo City Commission Meeting
Tuesday October 16, 2017
Commission Chambers 5:30 PM

The West Fargo City Commission met on Monday October 2, 2017, at 5:30 pm. Those present were Duane Hanson, Mark Simmons, Rich Mattern, Mark Wentz and Mike Thorstad. The President of the Board Rich Mattern called the meeting to order.

The Pledge of Allegiance was recited.

Commissioner Mattern advised of the following changes to the order of agenda. Regular agenda item number 3 (Public Hearing for the Hulbert Aquatic Center) will be the first item discussed, and item number 4 (Fee-in-Lieu Funds) will follow. Commissioner Wentz moved and Commissioner Hanson seconded to approve the order of agenda. No opposition. Motion carried.

Commissioner Hanson moved and Commissioner Thorstad seconded to approve the minutes of October 2, 2017. No opposition. Motion carried.

The Commission reviewed the Building Department Activity Report dated October 16, 2017 and Building Permits #727-768.

The Auditor Reports were reviewed without question.

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

- a. Bills
- b. Payroll Checklist
- c. Games of Chance for the VFW Department of North Dakota. Games Conducted: Raffle on 11/01/17 to 06/01/18 at the Arthur W. Jones VFW Post 7564 308 Sheyenne Street.
- d. Create Assessment District for Street Improvement District No. 2249, and Authorize Engineer to prepare Engineer's Report.
- e. Create Water Improvement Project No. 1311, Authorize Engineer to prepare Engineer's Report, Approve Engineer's Report for Water Improvement Project No. 1311 and Authorize preparation of Plans & Specs.
- f. Approve Engineer's Report for Street Improvement District No. 2250, Authorize preparation of Plans & Specs and Authorize Resolution of Necessity.
- g. Approve Engineer's Report for Street Improvement District No. 2244, Authorize preparation of Plans & Specs and Authorize Resolution of Necessity.
- h. Concurrence with the City of Fargo's choice of Apex for design/engineering of 13th Avenue project for 2018.

No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission regarding the Public Hearing on the Conditional Use Permit for an illuminated sign (animated message center) facing a residential district for the Hulbert Aquatic Center. The public hearing was held. There was no public comment. The public hearing was closed. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to approve the proposed application on the basis that it is consistent with the recommended conditions listed within the staff report. Commissioner Thorstad abstained. No opposition. Motion carried.

City Administrator Tina Fisk appeared before the Commission regarding the approval and payment of available outstanding fee-in-lieu funds. Commissioner Mattern addressed the Commission and shared that very good discussion has taken place between Commissioner Mattern and Park Board President Sharon Odegaard, and they will continue dialog regarding this matter. Out of the \$452,442.91 fee-in-lieu funds, \$347,198.97 will be moved to the Parks and the remaining \$105,243.94 will be put towards the plaza work. Commissioner Simmons moved and Commissioner Hanson seconded to approve the proposed plan. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission regarding the Assessment Lists in Sewer, Water, Storm Improvement District No. 1289; Sewer, Water, Storm and Street Improvement District Nos. 1273, 1293, 1294, and 1298; Street Improvement District No. 2239, and Storm Improvement District Nos. 4054 and 4057. Mr. Shockley indicated no written appeals have been received. The public hearing was held. There was no public comment. The public hearing was closed. Discussion was had in regards to how the assessments are determined. There was no further comment. Commissioner Thorstad moved and Commissioner Wentz seconded to confirm the Assessment Lists in Sewer, Water, Storm Improvement District No. 1289; Sewer, Water, Storm and Street Improvement District Nos. 1273, 1293, 1294, and 1298; Street Improvement District No. 2239, and Storm Improvement District Nos. 4054 and 4057. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission regarding the Notice of Assessments for Sidewalk District 6052. Mr. Shockley indicated no written appeals have been received. The public hearing was held. There was no public comment. The public hearing was closed. After discussion, Commissioner Hanson moved and Commissioner Wentz seconded to confirm the Assessment List for Sidewalk District 6052. No opposition. Motion carried.

Jill Gustofson of Indigo Signs appeared before the Commission to hold the first reading and public hearing on a Zoning Ordinance Amendment to consider a change to Ordinance 4-460.9 to allow for increased total sign area for individual and multi-tenant on premise freestanding sign area size along the Main Avenue corridor. Commissioner Hanson moved and Commissioner Simmons moved to place the recommended

amendment to Ordinance 4-460.9 to allow for increased total sign area for individual and multi-tenant on premise freestanding sign area size along the Main Avenue corridor on first reading. Commissioner Thorstad abstained. No opposition. Motion carried.

City Attorney John Shockley appeared before the Commission in regards to a resolution authorizing issuance of a loan. The loan is for the Street Improvement District No. 1279 project. After discussion, Commissioner Simmons moved and Commissioner Thorstad seconded to approve the resolution authorizing issuance of the loan. No opposition. Motion carried.

Senior Planner Tim Solberg appeared before the Commission regarding the second reading and final plat approval for Geller's 4th Addition, a replat and rezoning from C: Light Commercial and HC: Heavy Commercial to PUD: Planned Unit Development. After discussion, Commissioner Hanson moved and Commissioner Thorstad seconded to approve the final plat and place on second reading the Geller's 4th Addition, a replat and rezoning from C: Light Commercial and HC: Heavy Commercial to PUD: Planned Unit Development, based on the conditions specified in the staff report. No opposition. Motion carried.

City Engineer Dustin Scott appeared before the Commission in regards to a Change Order No. 4 and reference documents for Sewer, Water and Storm Improvement District No. 1289 – Phase II. After discussion, Commissioner Hanson moved and Commissioner Simmons seconded to approve the Change Order. No opposition. Motion carried.

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

- SE Cass will be holding a meeting tomorrow to discuss permitting options for Sheyenne Street.
 - Mr. Shockley has been drafting the permit for the Sheyenne Diversion Bridge.
- Police Chief Janke is attending the Churches United Cook Off/Silent Auction, which explains his absence from the Commission Meeting tonight.
- An awards banquet is being held in Williston this week, and Matt Marshall is receiving an award for Economic Director of the Year.
- On 10/18/17, a meeting will be taking place with Reed Township in regards to the sewer connection.
- We are in the final stages of the West Fargo Fire Department contract.

There was no correspondence.

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

Rich Mattern
President of the Board

Tina Fisk
City Auditor

10/17/17
15:48:49

CITY OF WEST FARGO, ND
Check Register
For the Accounting Period: 10/17

Page: 1 of 8
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75481	S	2499 FM CONVENTION & VISITORS BUREAU	14176.29	10/17/17			
						CL 75514	14176.29
75482	S	2499 FM CONVENTION & VISITORS BUREAU	7088.15	10/17/17			
						CL 75515	7088.15
75483	S	566 WEST FARGO PARK DISTRICT	347198.97	10/17/17			
						CL 75533	347198.97
75484	S	808 A & L LANDSCAPING	255.00	10/17/17			
						CL 75383	255.00
75485	S	289 ACME TOOLS	211.38	10/17/17			
						CL 75292	79.99
						CL 75353	11.60
						CL 75365	24.40
						CL 75370	95.39
75486	S	779 AGASSIZ SEED COMPANY	678.50	10/17/17			
						CL 75375	678.50
75487	S	2742 AMBASSADOR INC	7588.59	10/17/17			
						CL 75245	7588.59
75488	S	317 AMERICAN WELDING & GAS, INC.	111.75	10/17/17			
						CL 75286	111.75
75489	S	2353 BEN NECHIPORENKO	348.00	10/17/17			
						CL 75329	348.00
75490	S	2704 BRAD'S COFFEE SERVICE	127.00	10/17/17			
						CL 75409	127.00
75491	S	73 BRAUN INTERTEC	42383.75	10/17/17			
						CL 75513	42383.75
75492	S	351 BUSINESS ESSENTIALS	472.39	10/17/17			
						CL 75310	86.04
						CL 75379	87.32
						CL 75449	4.25
						CL 75531	294.78
75493	S	61 CASS COUNTY TREASURER	16638.40	10/17/17			
						CL 75249	12.35
						CL 75374	16626.05
75494	S	999999 CASSIE HAGEN	300.00	10/17/17			
						CL 75464	300.00
75495	S	56 CENTRE, INC.	210.00	10/17/17			
						CL 75412	210.00
75496	S	999999 CHAD BERGAN	190.00	10/17/17			
						CL 75453	190.00
75497	S	999999 CHAD SAMSON	190.00	10/17/17			
						CL 75461	190.00
75498	S	923 CHRIS DAVIDSON	1309.26	10/17/17			
						CL 75330	595.70
						CL 75504	713.56
75499	S	999999 CHRIS SPANGLER	190.00	10/17/17			
						CL 75463	190.00
75500	S	2097 CITI LITES	5533.75	10/17/17			
						CL 75250	5533.75

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75501	S	111 CITY OF FARGO	73744.61	10/17/17	_____	CL 75334 CL 75397 CL 75524 CL 75526	23210.46 560.00 27526.82 22447.33
75502	S	2880 CITY OF FARGO	327702.75	10/17/17	_____	CL 75511 CL 75523	327694.25 8.50
75503	S	72 CLASSIC FLORAL	40.00	10/17/17	_____	CL 75373	40.00
75504	S	1904 CODE 4 SERVICES, LLC	3164.87	10/17/17	_____	CL 75317	3164.87
75505	S	229 CONSOLIDATED COMMUNICATIONS	1372.21	10/17/17	_____	CL 75528	1372.21
75506	S	47 CORWIN CHRYSLER	194.79	10/17/17	_____	CL 75429	194.79
75507	S	60 CROSSCOUNTRY FREIGHT SOLUTIONS	89.69	10/17/17	_____	CL 75266	89.69
75508	S	24 CULLIGAN WATER CONDITIONING	257.00	10/17/17	_____	CL 75398	257.00
75509	S	999999 CURRY QUENETTE	190.00	10/17/17	_____	CL 75458	190.00
75510	S	65 CURTS LOCK & KEY	234.95	10/17/17	_____	CL 75303 CL 75420 CL 75431	79.95 95.00 60.00
75511	S	1675 DAKOTA FLUID POWER, INC	684.70	10/17/17	_____	CL 75275 CL 75346 CL 75347 CL 75422 CL 75440	49.24 525.52 32.34 57.57 20.03
75512	S	624 DAKOTA SUPPLY GROUP	2194.70	10/17/17	_____	CL 75268 CL 75273 CL 75386 CL 75403 CL 75434	1065.76 301.60 64.86 646.00 116.48
75513	S	1277 DAN'S SERVICE CENTER	25.00	10/17/17	_____	CL 75297	25.00
75514	S	856 DAVE'S WEST FARGO TIRE	218.71	10/17/17	_____	CL 75288 CL 75321	103.36 115.35
75515	S	807 DISCOVERY BENEFITS, INC.	415.75	10/17/17	_____	CL 75335	415.75
75516	S	2070 DORA ROLL	112.00	10/17/17	_____	CL 75326	112.00

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Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75517	S	2100 EAGLE RUN CROSSING LLC	77.44	10/17/17		CL 75376	74.04
						CL 75377	3.40
75518	S	1502 EIDE BAILLY	160.00	10/17/17		CL 75248	160.00
75519	S	963 EXCAVATING, INC.	4963.00	10/17/17		CL 75510	4963.00
75520	S	140 F-M AMBULANCE SERVICE	162.50	10/17/17		CL 75302	162.50
75521	S	1851 F/S MANUFACTURING INC	6.75	10/17/17		CL 75281	6.75
75522	S	660 FARGO FREIGHTLINER	162.29	10/17/17		CL 75343	162.29
75523	S	144 FARMERS BROTHERS COFFEE	215.60	10/17/17		CL 75293	215.60
75524	S	1648 FARSTAD OIL, INC	650.00	10/17/17		CL 75272	650.00
75525	S	329 FERGUSON WATERWORKS #2516	1964.48	10/17/17		CL 75296	368.78
						CL 75355	1595.70
75526	S	989 FERRELLGAS	368.78	10/17/17		CL 75389	368.78
75527	S	104 FORUM COMMUNICATIONS	3693.82	10/17/17		CL 75306	56.70
						CL 75339	1695.00
						CL 75451	1900.00
						CL 75522	42.12
75528	S	2776 FRAME-KRAFT	454.00	10/17/17		CL 75246	454.00
75529	S	1857 G & K SERVICES - FARGO	77.44	10/17/17		CL 75349	77.44
75530	S	999999 GERALD GANGNES	190.00	10/17/17		CL 75462	190.00
75531	S	2904 GLASS DOCTOR-FARGO	286.66	10/17/17		CL 75348	286.66
75532	S	2558 GOODYEAR COMMERCIAL TIRE	3877.88	10/17/17		CL 75300	20.70
						CL 75430	2219.78
						CL 75435	1637.40
75533	S	2877 GREATAMERICA FINANCIAL SERVICES	704.51	10/17/17		CL 75527	704.51
75534	S	2189 GUARDIAN TRACKING LLC	2045.00	10/17/17		CL 75318	2045.00
75535	S	999999 GURDIP MAND	190.00	10/17/17		CL 75457	190.00
75536	S	2318 HABERDASHERY	1181.99	10/17/17		CL 75254	1099.89
						CL 75509	82.10

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75537	S	769 HARBOR FREIGHT TOOLS	39.99	10/17/17			
						CL 75289	39.99
75538	S	999999 HM DEVELOPMENT LLC	97833.00	10/17/17			
						CL 75534	97833.00
75539	S	358 HUBERT OYE-SONS CONST.	2898.84	10/17/17			
						CL 75271	2898.84
75540	S	687 INFORMATION TECHNOLOGY DEPT	659.05	10/17/17			
						CL 75322	659.05
75541	S	2500 INLAND TRUCK PARTS & SERVICE	26.40	10/17/17			
						CL 75436	26.40
75542	S	1076 IPMA - HR	649.05	10/17/17			
						CL 75324	649.05
75543	S	233 J & L SPORTS	112.00	10/17/17			
						CL 75267	49.00
						CL 75352	63.00
75544	S	811 JASON ANDERSON	85.00	10/17/17			
						CL 75332	85.00
75545	S	1095 JASON BALVIK	196.00	10/17/17			
						CL 75325	196.00
75546	S	2055 JOBS HQ	999.00	10/17/17			
						CL 75361	999.00
75547	S	999999 JULIE SORENSON	190.00	10/17/17			
						CL 75456	190.00
75548	S	2735 KADRMAS, LEE & JACKSON, INC	55713.00	10/17/17			
						CL 75252	55713.00
75549	S	2305 KEEPRS, INC.	259.55	10/17/17			
						CL 75312	259.55
75550	S	2752 KOST MATERIALS, LLC	1716.00	10/17/17			
						CL 75357	237.00
						CL 75358	237.00
						CL 75393	1080.00
						CL 75399	162.00
75551	S	1547 LARRY LUBBEN	500.00	10/17/17			
						CL 75512	500.00
75552	S	767 LASER SYSTEMS	2286.12	10/17/17			
						CL 75307	1986.13
						CL 75465	299.99
75553	S	301 MACS INC	87.87	10/17/17			
						CL 75290	87.87
75554	S	1407 MARGY LARSON	85.00	10/17/17			
						CL 75331	85.00
75555	S	999999 MARLYS SMITH	300.00	10/17/17			
						CL 75455	300.00
75556	S	299 MENARDS	339.36	10/17/17			
						CL 75277	59.99
						CL 75278	7.97
						CL 75342	24.98
						CL 75371	85.04
						CL 75415	15.98
						CL 75427	63.94
						CL 75428	71.40
						CL 75507	10.06

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75557	S	2657 MICHAEL KANE	378.00	10/17/17			
75558	S	102 MIDSTATES WIRELESS	87.00	10/17/17		CL 75327	378.00
75559	S	673 MOORHEAD ELECTRIC	1397.00	10/17/17		CL 75313	87.00
75560	S	298 MVTL LABORATORIES	163.00	10/17/17		CL 75417	1397.00
75561	S	335 ND DEPT OF TRANSPORTATION	2942344.01	10/17/17		CL 75366	163.00
75562	S	334 ND STATE RADIO COMM.	1800.00	10/17/17		CL 75340	2942344.01
75563	S	281 NDACO RESOURCES GROUP	423.00	10/17/17		CL 75315	1800.00
75564	S	1158 NDWPCC	220.00	10/17/17		CL 75319	423.00
75565	S	756 NELCO FIRST AID	237.75	10/17/17		CL 75369	220.00
75566	S	1600 NELSON AUTO CENTER FLEET DEPT	27768.47	10/17/17		CL 75284	81.85
75567	S	364 NELSON INTERNATIONAL	1420.16	10/17/17		CL 75285	155.90
						CL 75341	27768.47
						CL 75299	566.75
						CL 75360	15.00
						CL 75362	30.02
						CL 75368	778.73
						CL 75426	29.66
75568	S	2801 NETWORK SERVICES COMPANY	38.50	10/17/17		CL 75418	38.50
75569	S	141 NORTH STAR SAFETY, INC	147.88	10/17/17		CL 75402	147.88
75570	S	328 NORTHERN ENGINE & SUPPL	52.80	10/17/17		CL 75421	52.80
75571	S	331 NORTHERN STATES SUPPLY	215.39	10/17/17		CL 75384	215.39
75572	S	1774 O'REILLY AUTOMOTIVE STORES, INC	2082.69	10/17/17		CL 75280	202.92
						CL 75359	1713.96
						CL 75439	165.81
75573	S	352 OK TIRE	601.10	10/17/17		CL 75282	578.60
						CL 75364	22.50
75574	S	399 OLYMPIC SALES	401.83	10/17/17		CL 75294	101.83
						CL 75295	300.00
75575	S	631 ONE CALL CONCEPT	701.60	10/17/17		CL 75416	701.60

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75576	S	276 OSTROMS ACE HARDWARE	118.80	10/17/17			
						CL 75283	118.80
75577	S	563 PETRO SERVE USA	25158.82	10/17/17			
						CL 75255	21784.75
						CL 75323	483.93
						CL 75378	146.01
						CL 75382	121.45
						CL 75388	72.15
						CL 75390	19.13
						CL 75391	165.02
						CL 75392	72.64
						CL 75394	34.50
						CL 75395	26.63
						CL 75396	26.93
						CL 75401	27.53
						CL 75404	141.64
						CL 75405	5.18
						CL 75410	1938.20
						CL 75413	15.21
						CL 75414	77.92
75578	S	764 POLYGRAPH SERVICES - ROLLIE RUST	875.00	10/17/17			
						CL 75320	875.00
75579	S	411 POWER PLAN OIB	960.33	10/17/17			
						CL 75279	112.74
						CL 75425	188.53
						CL 75437	593.70
						CL 75438	65.36
75580	S	916 PRAIRIE SUPPLY INC	675.00	10/17/17			
						CL 75298	675.00
75581	S	1295 PRO-WEST & ASSOCIATES, INC	212.28	10/17/17			
						CL 75448	212.28
75582	S	1166 PRODUCTIVITY PLUS ACCOUNT	6380.32	10/17/17			
						CL 75270	5523.72
						CL 75350	390.75
						CL 75424	465.85
75583	S	1253 PROTECTION SYSTEMS, INC	405.53	10/17/17			
						CL 75447	405.53
75584	S	999999 PUNEET SHARMA	190.00	10/17/17			
						CL 75454	190.00
75585	S	663 ROAD EQUIPMENT PARTS CENTER	3.24	10/17/17			
						CL 75265	3.24
75586	S	999999 RYAN TYO	165.00	10/17/17			
						CL 75372	165.00
75587	S	2513 SAFETY-KLEEN SYSTEMS, INC.	348.75	10/17/17			
						CL 75291	178.00
						CL 75351	170.75
75588	S	452 SAM'S CLUB	205.56	10/17/17			
						CL 75400	77.68
						CL 75466	127.88

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75589	S	999999 SARA GEFROH	190.00	10/17/17			
						CL 75460	190.00
75590	S	2512 SCOTT DIAMOND	50.00	10/17/17			
						CL 75411	50.00
75591	S	2986 SITEONE LANDSCAPE SUPPLY LLC	29.24	10/17/17			
						CL 75419	29.24
75592	S	38 STRATA CORPORATION	3698.33	10/17/17			
						CL 75264	363.94
						CL 75354	1106.55
						CL 75356	1488.79
						CL 75363	739.05
75593	S	733 SWANSTON EQUIPMENT CORP.	141.98	10/17/17			
						CL 75433	141.98
75594	S	1900 THE UPS STORE #5998	77.62	10/17/17			
						CL 75432	77.62
75595	S	999999 TOM BIRRENKOTT	190.00	10/17/17			
						CL 75459	190.00
75596	S	1234 TOOL WAREHOUSE INC	69.99	10/17/17			
						CL 75367	69.99
75597	S	2952 Town Planning & Urban Design Collaborati	7626.62	10/17/17			
						CL 75407	390.62
						CL 75408	7236.00
75598	S	2604 TRANSUNION RISK AND ALTERNATIVE	48.70	10/17/17			
						CL 75316	48.70
75599	S	3001 TRAVIS GENTY	58.00	10/17/17			
						CL 75446	58.00
75600	S	965 VALLEN DISTRIBUTION, INC	138.71	10/17/17			
						CL 75387	138.71
75601	S	2478 VALLI	7863.39	10/17/17			
						CL 75529	565.36
						CL 75530	7298.03
75602	S	2436 VISA FINANCE	640.99	10/17/17			
						CL 75442	640.99
75603	S	2439 VISA IT	263.84	10/17/17			
						CL 75443	263.84
75604	S	2438 VISA PLANNING	100.00	10/17/17			
						CL 75445	100.00
75605	S	2435 VISA POLICE	3718.17	10/17/17			
						CL 75508	3718.17
75606	S	2423 VISA PW	3481.10	10/17/17			
						CL 75444	3481.10
75607	S	544 WALLWORK TRUCK CENTER	329.45	10/17/17			
						CL 75385	261.25
						CL 75441	68.20
75608	S	576 WALMART COMMUNITY	68.38	10/17/17			
						CL 75311	68.38
75609	S	2740 WASTE MANAGEMENT OF WI-MN	56229.02	10/17/17			
						CL 75333	53255.73
						CL 75344	536.90
						CL 75345	2416.14
						CL 75380	20.25

10/17/17
15:48:49

CITY OF WEST FARGO, ND
Check Register
For the Accounting Period: 10/17

Page: 8 of 8
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
75610	S	577 WAYNE TROPHIES	339.00	10/17/17	_____	CL R CL 75301	310.00 29.00
75611	S	3062 WELK'S LAWN CARE LLC	300.00	10/17/17	_____	CL 75287	300.00
75612	S	2184 WEST SIDE STEEL	450.23	10/17/17	_____	CL 75269 CL 75274 CL 75276 CL 75423	166.18 142.81 131.24 10.00
75613	S	338 XCEL ENERGY	28214.96	10/17/17	_____	CL 75251 CL 75256 CL 75257 CL 75452	49.69 30.00 30.86 28104.41
75614	S	1777 CENTURY LINK	224.54	10/17/17	_____	CL 75381	224.54
75615	S	51 CASS COUNTY ELECTRIC COOP	39566.29	10/17/17	_____	CL 75532	39566.29
Total for Claim Checks			4212537.64				
Count for Claim Checks			135				

* denotes missing check number(s)

of Checks: 135 Total: 4212537.64

NOTICE

PLEASE TAKE NOTICE that the City Commission of the City of West Fargo will hold a public hearing at 5:30 p.m. on November 20, 2017, at the City Commission Chambers in West Fargo City Hall, 800 Fourth Avenue East, West Fargo, North Dakota, concerning the granting of a new retail on-premises beer, wine and liquor license at 825 - 23rd Avenue East, Suite 208, in the City of West Fargo. This application is being made by David John Ross and David Olstad, d/b/a Barcode Bar & Grill. Any person interested in this matter may attend the hearing.

Tina Fisk
City Auditor



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

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

Name of Non-profit Organization Benefit For Gabriel Campos		Date(s) of Activity 11/30/2017 to 11-30-17	
Person Responsible for the Gaming Operation and the Disbursement of Net Income Sheree Kornkven		Title Mrs.	Business Phone Number (701) 261-3662
Business Address P.o. Box 226	City Portland	State ND	Zip Code 58274-0226
Mailing Address (if different)	City	State	Zip Code
Name of Site Where Game(s) will be Conducted West Fargo VFW		Site Address 308 Sheyenne St.	
City West Fargo	State ND	Zip Code 58078-0000	County Cass
Check the Game(s) to be Conducted: * Poker, Twenty-one, and Paddlewheels may be Conducted only by a Charity Local Permit. <input type="checkbox"/> Bingo <input checked="" type="checkbox"/> Raffle <input type="checkbox"/> Calendar Raffle <input type="checkbox"/> Sports Pool <input type="checkbox"/> Poker * <input type="checkbox"/> Twenty-one * <input type="checkbox"/> Paddlewheels *			

DESCRIPTION AND RETAIL VALUE OF PRIZES TO BE AWARDED

Game Type	Description of Prize	Retail Value of Prize	Game Type	Description of Prize	Retail Value of Prize
50-50 Raffle	50% cash				
Total:					(Limit \$12,000 per year) \$ 2500

Intended uses of gaming proceeds: Medical expenses for Gabriel Campos

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

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

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

Signature of Organization's Top Executive Official <i>Sheree Kornkven</i>	Date 10/23/2017	Title Benefit Coordinator	Business Phone Number (701) 261-3662
--	--------------------	------------------------------	---

#10.00% cash
pd 10/23/17

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 9.

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

1. CONTACT PERSON: Larry M. Weil

2. PHONE NUMBER: 433-5230 DATE: November 1, 2017

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

Re-approve West Fargo 5th Addition. Original Plat was approved by the City Commission on April 18, 2016; however the Final Plat was not filed.

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

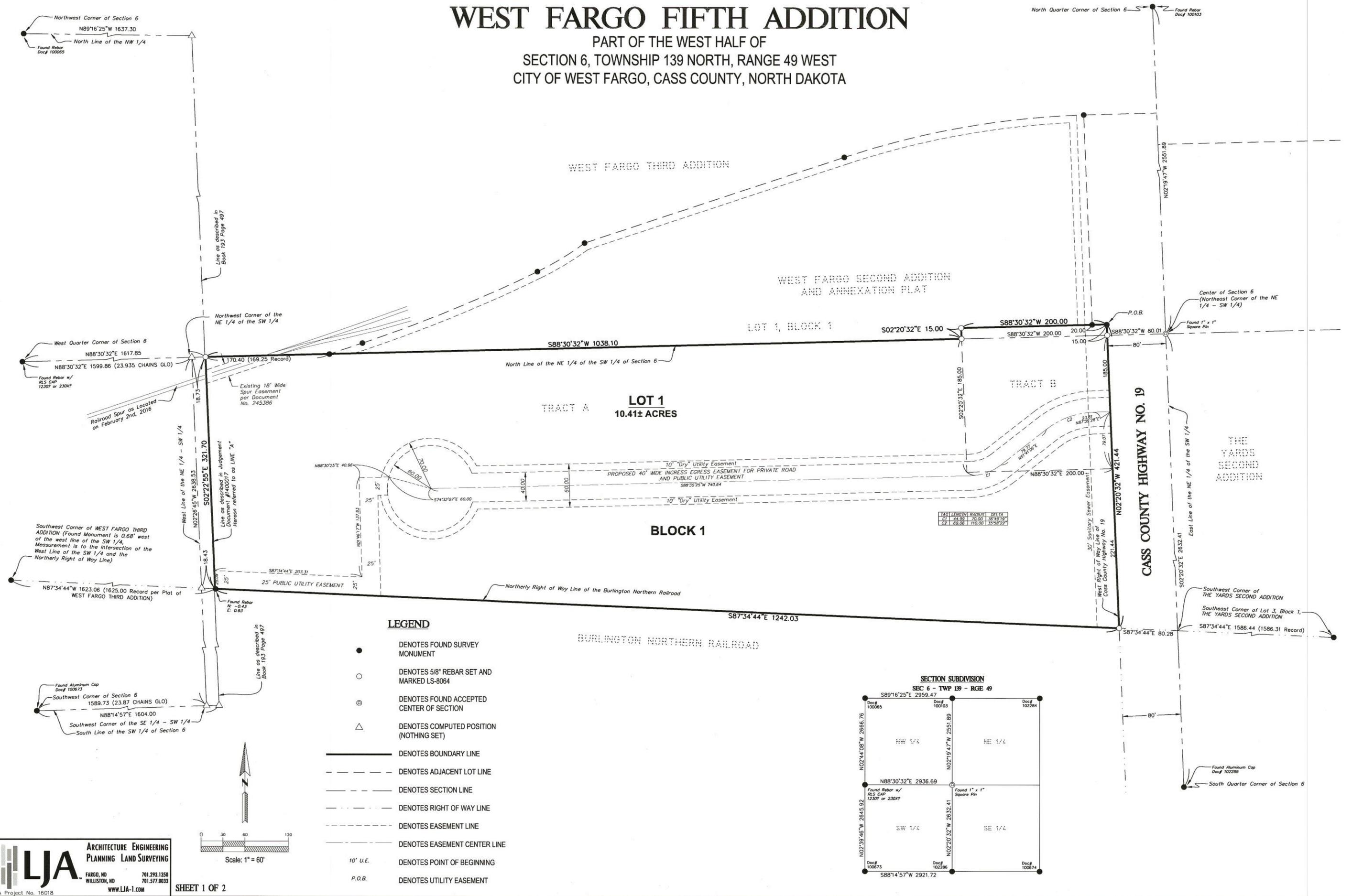
Property in the W¹/₂ of Section 6, T139N, R49W, City of West Fargo, North Dakota.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

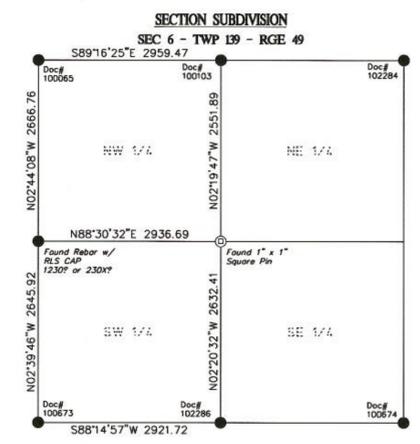
Re-approval of Final Plat

WEST FARGO FIFTH ADDITION

PART OF THE WEST HALF OF
SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST
CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES 5/8" REBAR SET AND MARKED LS-8064
 - ⊙ DENOTES FOUND ACCEPTED CENTER OF SECTION
 - △ DENOTES COMPUTED POSITION (NOTHING SET)
 - DENOTES BOUNDARY LINE
 - - - DENOTES ADJACENT LOT LINE
 - - - DENOTES SECTION LINE
 - - - DENOTES RIGHT OF WAY LINE
 - - - DENOTES EASEMENT LINE
 - - - DENOTES EASEMENT CENTER LINE
 - 10' U.E. DENOTES POINT OF BEGINNING
 - P.O.B. DENOTES UTILITY EASEMENT



WEST FARGO FIFTH ADDITION

PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS CERTIFICATE

That part of the West Half of the Section 6, Township One Hundred Thirty-nine North, Range Forty-nine West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of said Section 6; thence on an assumed bearing of South 88 degrees 30 minutes 32 seconds West along the north line of said Southwest Quarter 80.01 feet to the westerly right-of-way line of Cass County Highway No. 19; thence North 02 degrees 20 minutes 32 seconds West, parallel with the east line of said Southwest Quarter and along said westerly right-of-way line, 15.00 feet to the POINT OF BEGINNING of the tract herein described; thence South 88 degrees 30 minutes 32 seconds West parallel with the north line of said Southwest Quarter 200.00 feet; thence South 02 degrees 20 minutes 32 seconds East parallel with the east line of said Southwest Quarter 15.00 feet to the north line of said Southwest Quarter; thence South 88 degrees 30 minutes 32 seconds West 1038.10 feet to that line described in Document No. 1400017, on file and of record in the office of the County Recorder, Cass County, North Dakota, said line hereinafter referred to as Line "A"; thence South 02 degrees 22 minutes 55 seconds East along said Line "A" 321.70 feet to the northerly right-of-way line of the Burlington Northern Rail Road; thence South 87 degrees 34 minutes 44 seconds East along the northerly right-of-way line of the Burlington Northern Railroad 1242.03 feet to said westerly right-of-way line; thence North 02 degrees 20 minutes 32 seconds West along said westerly right-of-way line 421.44 feet to the POINT OF BEGINNING.

Tract contains 10.41 acres, more or less. Subject to easements and rights-of-way of sight and record.

The above legal description is to replace that particular description described in Document Number 1466242, on file and of record in the office of the County Recorder, Cass County, North Dakota.

Said owner has caused the above described tract of land to be surveyed and platted as WEST FARGO FIFTH ADDITION to the City of West Fargo, North Dakota, containing 1 Block and 1 Lot and do hereby dedicate to the public, for public use, all utility easements as shown on this plat.

Kevin Johnson,
J & S Development LLLP

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Kevin Johnson, J & S Development, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public, Cass County, ND

My Commission Expires_____.

SURVEYORS CERTIFICATE AND ACKNOWLEDGMENT

I, Nathan G. Anderson, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have surveyed and platted the property described on this plat as WEST FARGO FIFTH ADDITION to the of City West Fargo, Cass County, North Dakota; that this plat is a correct representation of said survey; that all distances are shown correctly on said plat in feet and hundredths of a foot; that all monuments are or will be installed correctly in the ground as shown; and that the exterior boundary lines are correctly designated.

Dated this 31ST day of OCTOBER, 2017.

Nathan G. Anderson
Nathan G. Anderson
Registered Land Surveyor
ND Reg. No. LS-8064



STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Nathan G. Anderson, Registered Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public, Cass County, ND

My Commission Expires_____.

CITY OF WEST FARGO PLANNING COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this _____ day of _____, 20____.

Tom McDougall, Chairman
City of West Fargo Planning Commission

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Tom McDougall, Chairman, City of West Fargo Planning Commission, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of the City of West Fargo Planning Commission.

Notary Public, Cass County, ND

My Commission Expires_____.

WEST FARGO CITY ENGINEERS APPROVAL

This plat in the City of West Fargo is hereby approved this _____ day of _____, 20____.

Dustin Scott, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Kevin J. Bucholz, City Engineer, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as City Engineer.

Notary Public, Cass County, ND

My Commission Expires_____.

WEST FARGO CITY COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this _____ day of _____, 20____.

Rich Mattern, President of
the West Fargo City Commission

Tina Fisk, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Rich Mattern, President of the West Fargo City Commission, and Tina Fisk, City Auditor, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same on behalf of the City of West Fargo.

Notary Public, Cass County, ND

My Commission Expires_____.

CITY ATTORNEY APPROVAL

I, John T. Shockey, City Attorney for the City of West Fargo, hereby approve the plat of WEST FARGO FIFTH ADDITION.

Dated this _____ day of _____, 20____.

John T. Shockey
City Attorney,
City of West Fargo

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared John T. Shockey, City Attorney, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as West Fargo City Attorney.

Notary Public, Cass County, ND

My Commission Expires_____.

Agenda #	<u>h.</u>
Agenda Code	<u>Consent</u>
Project #	<u>19921</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: Dustin Scott

2. PHONE NO. 282-4692 DATE: November 6, 2017

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review Plans & Specs for Water Improvement Project No. 1311

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Brooks Harbor Tower (WT 7)

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Approve Plans & Specs for Water Improvement Project No. 1311
Authorize Ad for Bids for Water Improvement Project No. 1311

Agenda # i.
Agenda Code Consent
Project # 19973

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: November 6, 2017

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST: _____
Review Engineer's Report for Street Improvement District No. 2251

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
13th Avenue Reconstruction – 45th St (Fargo) to 12th St E (West Fargo)

5. ACTION BEING REQUESTED FROM CITY COMMISSION: _____
Approve Engineer's Report for Street Improvement District No. 2251
Authorize preparation of Plans & Specs
Authorize Resolution of Necessity

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:

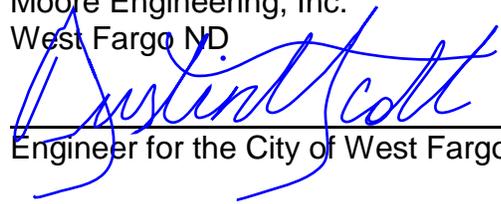
The City of West Fargo and City of Fargo are proceeding with a joint project to reconstruct the existing pavement section on 13th Avenue between 45th Street South to 12th Street East, which is at the end of the service life. The City of Fargo is reconstructing 13th Avenue between 45th Street and 17th Street and they approached the City of West Fargo to expand the project to 12th Street East. This expansion would complete the recent reconstruction efforts of the 13th Avenue Corridor from 9th Street East (West Fargo) to Interstate 29 (Fargo). The City of West Fargo chose to join the Fargo project for this reason as well as construction efficiencies and the economy of scale, minimizing long-term traffic impacts and road closures, among other reasons and City benefits.

Street Improvement District No. 2251 for the West Fargo portion will consist of a reconstructing the existing 4-Lane divided concrete roadway with a new 4-Lane divided concrete roadway. Other items will include curb and gutter, sidewalks, multi-use paths, sanitary sewer, water main, storm sewer, traffic signals, landscaping, street lighting and other miscellaneous installations.

Based upon the estimate of the probable cost, which will be provided at the meeting and made a part thereof, and the engineering information and studies, the work proposed in said district is feasible.

Dated this 6th day of November, 2017.

Dustin Scott
Moore Engineering, Inc.
West Fargo ND



Engineer for the City of West Fargo, ND

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 1.

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

1. CONTACT PERSON: Larry Weil/Julie Bommelman/Matt Peterson

2. PHONE NUMBER: 433-5322/476-6737/476-6660 DATE: October 26, 2017

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

Consideration of Revised Bus Route #24 (Serving SW West Fargo)

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

N/A

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Consider changes to West Fargo Transit Route.

Memorandum



To: MAT Coordinating Board

From: Julie Bommelman, Fargo Transit Director
Matthew Peterson, Fargo Assistant Transit Director

Date: February 28, 2017

RE: *New Fargo/West Fargo Route 24 Serving the New Sanford Hospital and Costco*

One of the leading recommendations from the Transit Development Plan for Fargo and West Fargo is the addition of the new Route 24 which will pulse out of the West Acres Hub and travel to the new Sanford Hospital, hotels, Cashwise and Costco.

Route 24 is planned to begin July 5, 2017 with the hospital opening July 25. Fargo Transit has been working closely with the hospital and West Fargo to plan the route to serve the most areas feasible and provide 30-minute service.

MATBUS has attended and provided bus service on Route 24 for two Sanford job fairs and will participate in various promotional events from now until the opening of the hospital in July. MATBUS has also been promoting the new Route 24 on our website, via social media, and by setting up booths at the job fairs to provide information to employees. As we move forward, we will update the overall system map, the AVA/AVL system, distribute brochures to employees and customers at the hospital and all the main points on the route to encourage the use of transit by employees and patrons. In addition, information depot monitors will be installed in at least two locations at the hospital to provide the most up to date information. The City of West Fargo will be cost sharing in the operation of this new route, costs are allocated based on the miles and hours traveling within the City of West Fargo on Route 24.

At this time there is no action required, this is for informational purposes.

Proposed Route 24

24

West Acres, Sanford Medical Center,
CashWise Foods, Eagle Run, Costco

West Acres	23rd Ave S & 43rd St S	Sanford Medical Center	CashWise Foods	6th St W & 33rd Ave W	Bluestem Dr & 28th Ave E	Costco	Sanford Medical Center	19th Ave & Burlington Dr	West Acres
12:30	12:35	12:45	12:52	12:57	1:04	1:11	1:15	1:18	1:25
1:30	1:35	1:45	1:52	1:57	2:04	2:11	2:15	2:18	2:25
2:30	2:35	2:45	2:52	2:57	3:04	3:11	3:15	3:18	3:25
3:30	3:35	3:45	3:52	3:57	4:04	4:11	4:15	4:18	4:25
4:30	4:35	4:45	4:52	4:57	5:04	5:11	5:15	5:18	5:25
5:30	5:35	5:45	5:52	5:57	6:04	6:11	6:15	6:18	6:25
6:30	6:35	6:45	6:52	6:57	7:04	7:11	7:15	7:18	7:25

Operating on February 22nd, 2017 from 7:30AM to 7:30PM. All are welcome to ride the proposed new route.
Route 24 is scheduled to begin regular operation beginning July 2017.

Initial Proposed Route
 &
 Proposed Revised Route
 Effective 12-1-17



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 #:

2.

Consent Agenda Item #:

Agenda Item Information:

Contact Name: *

Frank Lenzmeier

Phone Number: *

7010-433-5300

Email Address:

fdlenz@midco.net

Date *

11/2/2017

Topic for Consent or Regular Agenda?

Please select one option:

Consent Agenda

Regular Agenda

Please Briefly Describe Your Request *

West Fargo Area Community Program funding request for senior programs.

Site Address or Legal Description (if applicable)

Action Being Requested from City Commission *

Payment of \$6,000 out of approved senior program budget for programs.

Upload Additional Documentation (Optional):

WFACP request.pdf

79.17KB

Aaron G. Mitchell

From: Frank & Darla Lenzmeier <fdlenz@midco.net>
Sent: Wednesday, October 18, 2017 2:10 PM
To: Aaron G. Mitchell
Cc: Batterberry Marlene; Schmidt Vicki
Subject: City Budget Request

Hi Aaron,

1000 415000 374

We are requesting \$6,000.00 for program expenses, check to be made out to WFACP. We will be using these funds for different programs at the Hi Rise and other locations. Below is copy of motion from our September WFACP meeting.

New Business Membership NDA of NO North Dakota Association of Nonprofit Organizations.	Vicki will google and send out info to everyone. NDANO.org Motion Vince/second Marlene to transfer \$6000 from City budget into our checking account for programming. PASSED.
---	---

Thanks,
Frank Lenzmeier
WFACP

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # 3.

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

1. CONTACT PERSON: Larry Weil

2. PHONE NUMBER: 433-5322 DATE: October 30, 2017

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

Zoning Ordinance Amendment to consider an amendment to Ordinance 4-460.9 to allow for increased total sign area for individual and multi-tenant on-premise freestanding sign area size as a conditional use along the Main Avenue corridor.

The public hearing was held on July 5, 2017; First Reading on Ordinance 1097 was given on October 16, 2017.

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

Main Avenue Corridor.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Second Reading on the Ordinance Amendment.

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: Larry Weil

2. PHONE NUMBER: 433-5320 DATE: October 31, 2017

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

West Fargo 7th Addition, Replat of Block 1 and Lot 1, Block 2 of West Fargo 3rd Addition and Subdivision and Rezoning from Agricultural to P: Public Facilities and M: Heavy Industrial, property in the NE $\frac{1}{4}$ of Section 6, T139N, R49W, City of West Fargo, North Dakota; Rezoning from Agricultural to M: Heavy Industrial Lot 5, Block 2 of West Fargo 3rd Addition, from P: Public Facilities to M: Heavy Industrial Lot 12, Block 2 of West Fargo 3rd Addition; And from Agricultural to P: Public Facilities Lot 14, Block 2 of West Fargo 3rd Addition, City of West Fargo, North Dakota.

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

See Above.

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

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

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A16-49		Subdivision/Rezoning	
West Fargo 7 th Addition			
Block 1 and Lot 1, Block 2 of West Fargo 3 rd Addition and property in the NE ¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota; And Rezoning of Lots 5, 12 & 14, Block 2 of West Fargo 3 rd Addition			
Applicant: City of West Fargo Owners: City of West Fargo, Southeast Cass Water Resource District, and Cass County		Staff Contact: Larry Weil	
Planning & Zoning Commission Introduction:		09-12-2016	
Public Hearing:		09-12-2016 – Approved	
City Commission Introduction:		09-19-2016	
Public Hearing & 1 st Reading:		10-03-2016	
2 nd Reading and Final Plat Approval:		11-06-2017	

PURPOSE:

Prepare the property for future industrial and municipal development and plat for County Hwy #19N realignment.

STATEMENTS OF FACT:

Land Use Classification:	General Industrial
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural; Heavy Industrial; Public Facilities
Zoning Overlay District(s):	CO-R: Redevelopment Overlay District
Proposed Zoning District(s):	M: Heavy Industrial
Proposed Lot size(s) or range:	Varied
Total area size:	27.72 Acres
Adjacent Zoning Districts:	North – P: Public Facilities South – M: Heavy Industrial East – M: Heavy Industrial West – M: Heavy Industrial
Adjacent street(s):	12 th Avenue NW – Arterial; 9 th Street NW (County Hwy #19N) - Collector
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None
Public Dedication Requirements:	Dedication Required – 5% of industrial subdivision area which did not have previous dedication.

DISCUSSION AND OBSERVATIONS:

- The applicant is proposing to develop the property into four lots following the re-alignment of Cass County Highway #19/9th Street NW.
- The intent is to zone the properties Public Facilities which belong to SE Cass Water Resource District and accommodating Cass County Drain No. 21, as well as the property (Lot 3, Block 1) which is intended to house the City's salt/sand storage. The remaining property (Lot 2, Block 1)

STAFF REPORT

is intended for industrial use and would be zoned Heavy Industrial.

- The area was recently annexed into the City with a 2015 Annexation Plat.
- Most of the area was platted with West Fargo 3rd Addition. Some additional area was acquired from Central Livestock Association for the re-alignment of Cass County Highway 19/9th Street NW.
- 150 feet of right-of-way is provided for 9th Street NW which meets City standards.
- Access to properties will be provided from 9th St NW (County Hwy #19).
- A limited amount of public dedication is required for the area not platted previously. The dedication is more than adequately satisfied with the lot dedicated to the City's salt/sand storage facility.
- An Attorney Title Opinion is needed to clearly identify ownership, as well as a drainage plan.
- Lots 5, 12, and 14 of Block 2 were not appropriately zoned when the subdivision of West Fargo 3rd Addition was approved. As such the lots are intended to be appropriately zoned with this application. Lot 5 is proposed to be rezoned from Agricultural to Heavy Industrial; Lot 12 from Public Facilities to Heavy Industrial; and Lot 14 from Agricultural to Public Facilities.

NOTICES:

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

Comments Received:

- SE Cass Water Resource District needs to have an easement for Cass County Drain No. 21 across Cass County Highway #19/9th Street NW.

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

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

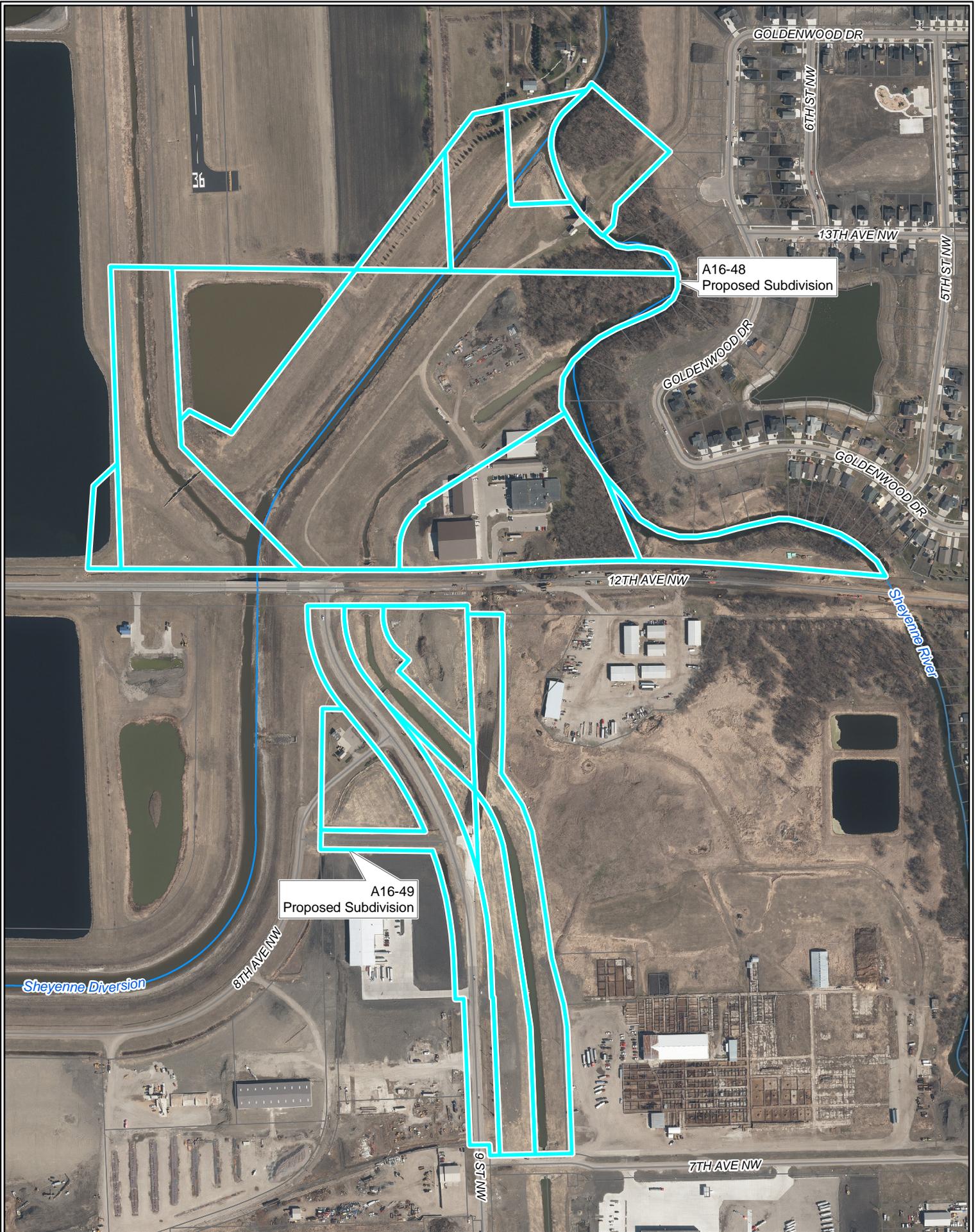
RECOMMENDATIONS:

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

1. Access be approved and provided on the final plat.
2. A drainage plan is received and approved by the City Engineer.
3. An Attorney Title Opinion is received and addressed to the City of West Fargo.
4. Signed Final Plat is received with any necessary easements.
5. A certificate is received showing taxes are current.
6. An easement is provided to SE Cass Water Resource District for Cass County Drain No. 21 across Cass County Highway #19/9th Street NW.

PLANNING AND ZONING RECOMMENDATION:

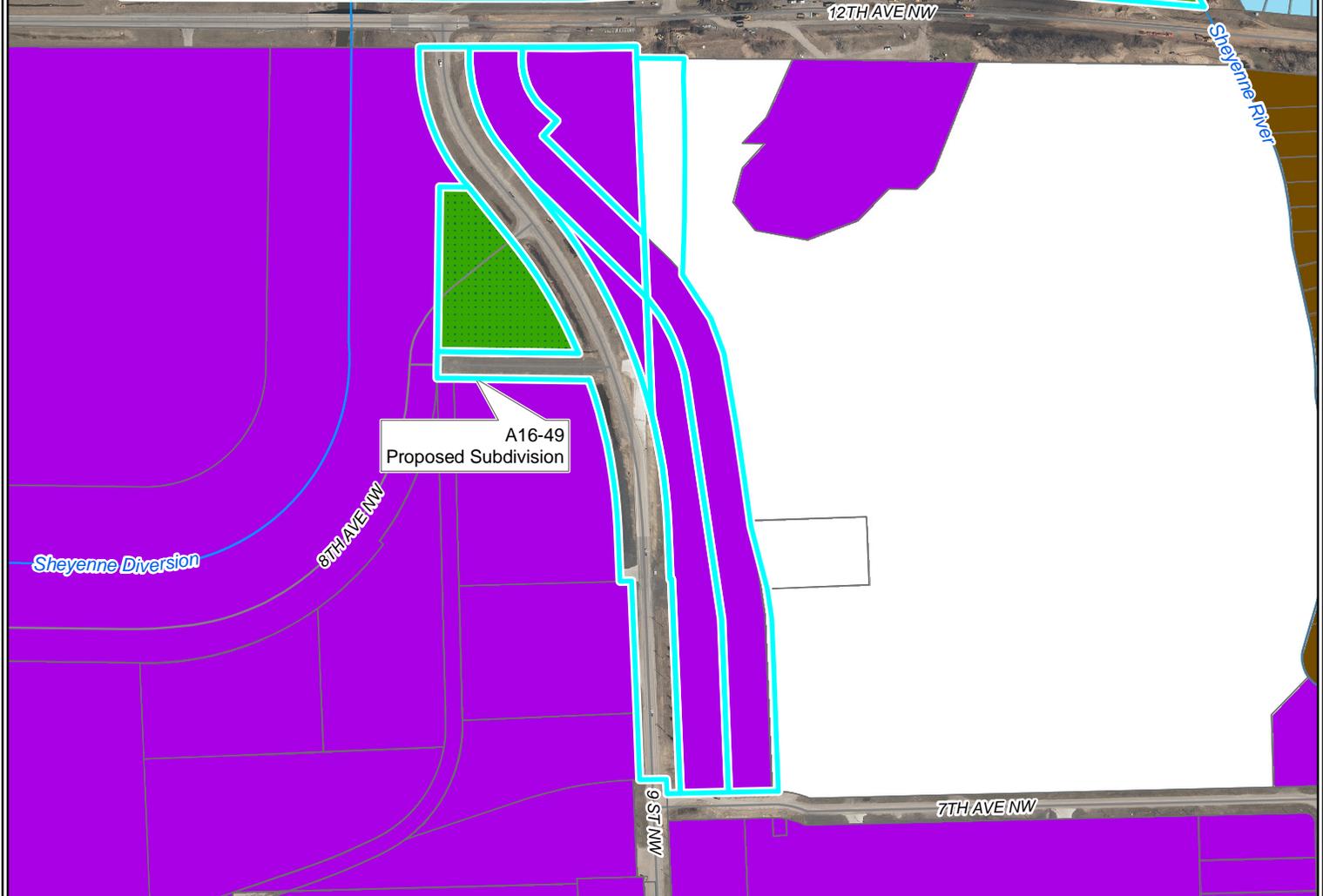
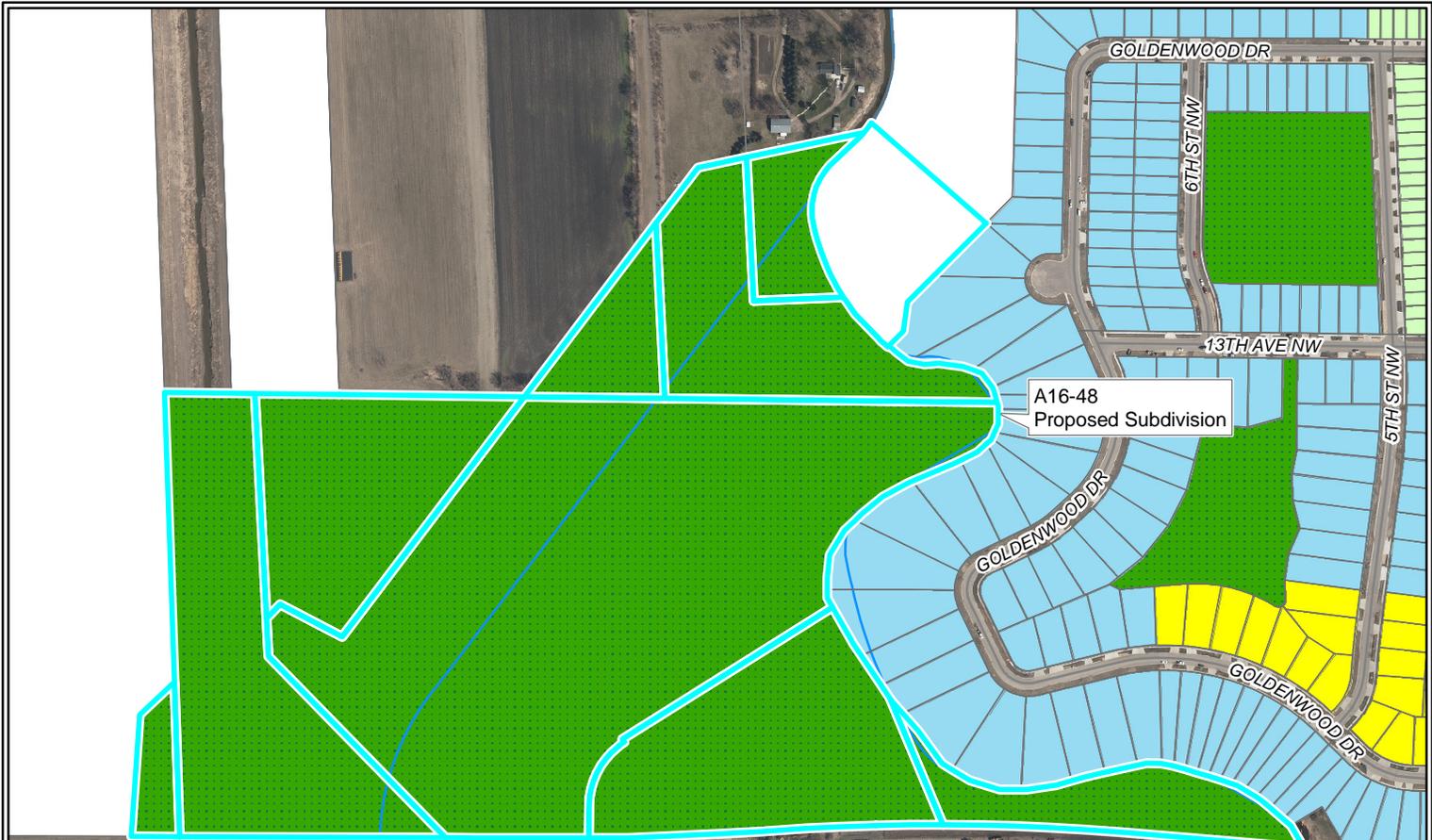
At their September 12, 2016 meeting, the Planning and Zoning Commission approved the request subject to the six conditions listed above.



A16-48
Proposed Subdivision

A16-49
Proposed Subdivision





City of
WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial CC-PUD: PUD in General Commercial CO-P: Commercial Office Park 	<ul style="list-style-type: none"> CO-OP-PUD: PUD in Office Park HC: Heavy Commercial LI: Light Industrial CM-PUD: PUD in Light Industrial 	<ul style="list-style-type: none"> M: Heavy Industrial P: Public PP-PUD: PUD in Public RL-1A: Large Lot Single Family Dwelling 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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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PLAT OF WEST FARGO SEVENTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2, OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.



CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "WEST FARGO SEVENTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO, AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE CORRECTLY DESIGNATED AND DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTH HALF OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA, AS SAID ADDITION IS OF RECORD AND ON FILE IN THE OFFICE OF THE CASS COUNTY RECORDER;

THENCE NORTH 02°20'36" WEST ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 163.58 FEET;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,487.61 FEET AND A CENTRAL ANGLE OF 17°24'18" FOR AN ARC DISTANCE OF 451.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89°15'33" WEST ALONG THE NORTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 457.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SHEYENNE DIVERSION;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 01°26'33", A CHORD BEARING OF NORTH 01°27'44" AND A CHORD OF 22.03 FEET FOR AN ARC DISTANCE OF 22.03 FEET;

THENCE NORTH 00°44'27" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 552.93 FEET;

THENCE SOUTH 89°17'20" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 87.66 FEET;

THENCE NORTH 38°52'33" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 24.98 FEET;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 39°36'28" FOR AN ARC DISTANCE OF 414.77 FEET;

THENCE NORTH 00°43'55" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 18.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH AVENUE NORTHWEST IN THE CITY OF WEST FARGO;

THENCE SOUTH 89°54'11" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID 12TH AVENUE NORTHWEST FOR A DISTANCE OF 455.05 FEET;

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 12TH AVENUE NORTHWEST ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,804.58 FEET AND A CENTRAL ANGLE OF 03°38'26" FOR AN ARC DISTANCE OF 368.81 FEET;

THENCE NORTH 86°36'54" EAST SOUTH RIGHT-OF-WAY OF SAID 12TH AVENUE NORTHWEST FOR A DISTANCE OF 39.07 FEET;

THENCE SOUTH 02°41'28" EAST FOR A DISTANCE OF 39.07 FEET;

THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 635.99 FEET AND A CENTRAL ANGLE OF 14°12'23" FOR AN ARC DISTANCE OF 635.99 FEET;

THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,415.00 FEET AND A CENTRAL ANGLE OF 00°14'21" FOR AN ARC DISTANCE OF 10.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CASS COUNTY DRAIN NO. 21;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID CASS COUNTY DRAIN NO. 21 ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 637.98 FEET, A CENTRAL ANGLE OF 32°25'32", A CHORD BEARING OF SOUTH 24°40'17" EAST AND A CHORD OF 356.21 FEET FOR AN ARC DISTANCE OF 361.01 FEET;

THENCE SOUTH 08°27'36" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID CASS COUNTY DRAIN NO. 21 FOR A DISTANCE OF 720.45 FEET;

THENCE SOUTH 02°20'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID CASS COUNTY DRAIN NO. 21 FOR A DISTANCE OF 530.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE NORTHWEST IN THE CITY OF WEST FARGO;

THENCE SOUTH 88°36'17" WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID 7TH AVENUE NORTHWEST FOR A DISTANCE OF 275.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 9TH STREET NORTHWEST IN THE CITY OF WEST FARGO;

THENCE NORTH 02°20'36" WEST ALONG THE EAST RIGHT-OF-WAY OF SAID 9TH STREET NORTHWEST FOR A DISTANCE OF 642.82 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WEST FARGO 3RD ADDITION;

THENCE SOUTH 88°23'24" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 155.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.72 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

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



STATE OF NORTH DAKOTA)
COUNTY OF CASS)
ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "WEST FARGO SEVENTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2, OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER:

STATE OF NORTH DAKOTA)
COUNTY OF CASS)
ON THIS _____ DAY OF _____, 2016, 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 SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.

TOM McDOUGALL, CHAIRMAN
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM McDOUGALL, 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
MY COMMISSION EXPIRES: _____

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.

RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

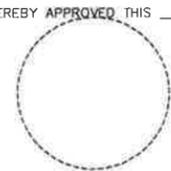
TINA FISK, CITY AUDITOR

ON THIS _____ DAY OF _____, 2016, 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
MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.



KEVIN J. BUCHOLZ, CITY ENGINEER
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN J. BUCHOLZ, 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
MY COMMISSION EXPIRES: _____

WEST FARGO CITY ATTORNEY APPROVAL

I DO HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2016.

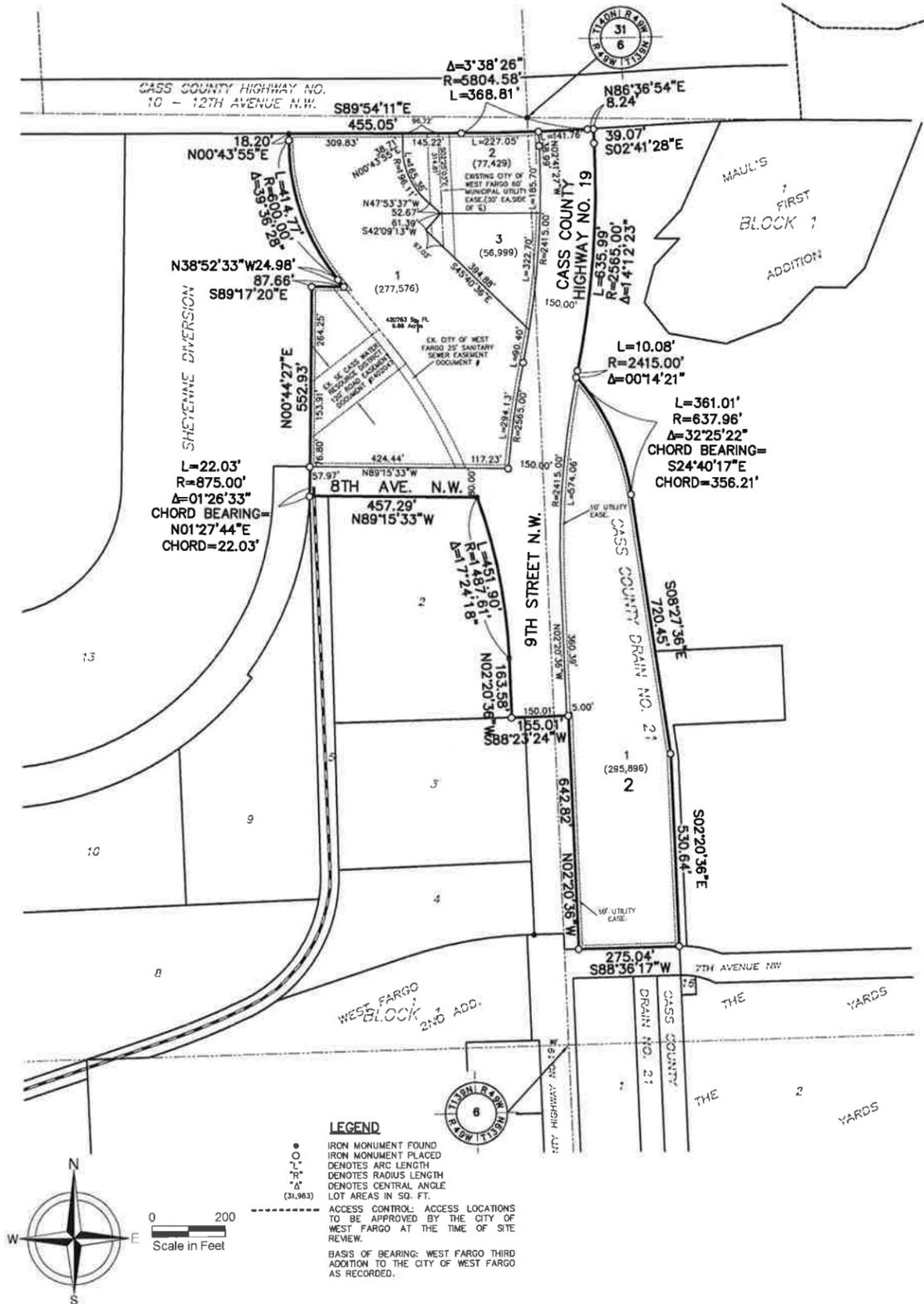
JOHN T. SHOCKLEY, CITY ATTORNEY
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, 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
MY COMMISSION EXPIRES: _____

PLAT OF WEST FARGO SEVENTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2, OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.



CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "WEST FARGO SEVENTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO, AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT THE EXTERIOR BOUNDARY LINES OF SAID ADDITION ARE CORRECTLY DESIGNATED AND DESCRIBED AS FOLLOWS, TO WIT:

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THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 01°26'33", A CHORD BEARING OF NORTH 01°27'44" AND A CHORD OF 22.03 FEET FOR AN ARC DISTANCE OF 22.03 FEET;

THENCE NORTH 00°44'27" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 552.93 FEET;

THENCE SOUTH 89°17'20" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 87.66 FEET;

THENCE NORTH 38°52'33" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 24.98 FEET;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHEYENNE DIVERSION ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 39°36'28" FOR AN ARC DISTANCE OF 414.77 FEET;

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THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID CASS COUNTY DRAIN NO. 21 ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 637.96 FEET, A CENTRAL ANGLE OF 32°25'32", A CHORD BEARING OF SOUTH 24°40'17" EAST AND A CHORD OF 356.21 FEET FOR AN ARC DISTANCE OF 361.01 FEET;

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THENCE SOUTH 02°20'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID CASS COUNTY DRAIN NO. 21 FOR A DISTANCE OF 530.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE NORTHWEST IN THE CITY OF WEST FARGO;

THENCE SOUTH 88°36'17" WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID 7TH AVENUE NORTHWEST FOR A DISTANCE OF 275.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 9TH STREET NORTHWEST IN THE CITY OF WEST FARGO;

THENCE NORTH 02°20'36" WEST ALONG THE EAST RIGHT-OF-WAY OF SAID 9TH STREET NORTHWEST FOR A DISTANCE OF 642.82 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WEST FARGO 3RD ADDITION;

THENCE SOUTH 88°23'24" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 155.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.72 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

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



STATE OF NORTH DAKOTA)
COUNTY OF CASS)
ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "WEST FARGO SEVENTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2, OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER:

STATE OF NORTH DAKOTA)
COUNTY OF CASS)
ON THIS _____ DAY OF _____, 2016, 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 SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.

TOM McDOUGALL, CHAIRMAN
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM McDOUGALL, 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
MY COMMISSION EXPIRES: _____

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.

RICH MATTERN, PRESIDENT OF THE WEST FARGO CITY COMMISSION
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, 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
MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2016.

KEVIN J. BUCHOLZ, CITY ENGINEER
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN J. BUCHOLZ, 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
MY COMMISSION EXPIRES: _____

WEST FARGO CITY ATTORNEY APPROVAL

I DO HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2016.

JOHN T. SHOCKLEY, CITY ATTORNEY
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2016, 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
MY COMMISSION EXPIRES: _____



AREA PLAN: WEST FARGO 7TH ADD.		DATE	REVISED
SECTION 6-139-50		8/18/16	
WEST FARGO, NORTH DAKOTA		DRAWN BY	PROJ. NO.
		JMS	18883
		CH'D BY	DRAWING
			1
		SCALE	OF
		1" = 300'	1



PLAT OF WEST FARGO SEVENTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOTS 1 AND 2, BLOCK 2, OF WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.

CERTIFICATE

STEVEN W. HOLM, PREPARED AND MADE A REPLAT OF BLOCK 1 AND PART OF 49 WEST, CASS COUNTY SURVEY THEREOF, PLACED IN THE (BOUNDARY LINES (

THAT PART (NORTH DAKOTA, DI

BEGINNING AT WEST FARGO, CASS COUNTY THE CASS COUNTY THENCE NORTH THENCE NORTH THE WEST HAVING 451.90 FEET TO THENCE NORTH THEREOF FOR A SHEYENNE DIVERSION THENCE NORTH CURVE CONCAVE TO BEARING OF NORTH THENCE NORTH FOR A DISTANCE C THENCE SOUTH FOR A DISTANCE C THENCE NORTH FOR A DISTANCE C THENCE NORTH A TANGENTIAL CURVE OF 39°36'28" FOR THENCE NORTH FOR A DISTANCE C IN THE CITY OF WEST THENCE SOUTH A DISTANCE OF 45 THENCE EAST TANGENTIAL CURVE 03°38'26" FOR AN THENCE NORTH OF 39.07 FEET; THENCE SOUTH THENCE SOUTH 635.99 FEET AND THENCE SOUTH 2,415.00 FEET AND EASTERLY RIGHT-C THENCE SOUTH NON-TANGENTIAL OF 32°25'32", A DISTANCE OF 361.0 THENCE SOUTH FOR A DISTANCE C THENCE SOUTH FOR A DISTANCE C IN THE CITY OF WEST THENCE SOUTH A DISTANCE OF 27 CITY OF WEST FARGO THENCE NORTH DISTANCE OF 642.1 OF SAID WEST FARGO THENCE SOUTH A DISTANCE OF 15

SAID TRACT RIGHTS-OF-WAY A

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

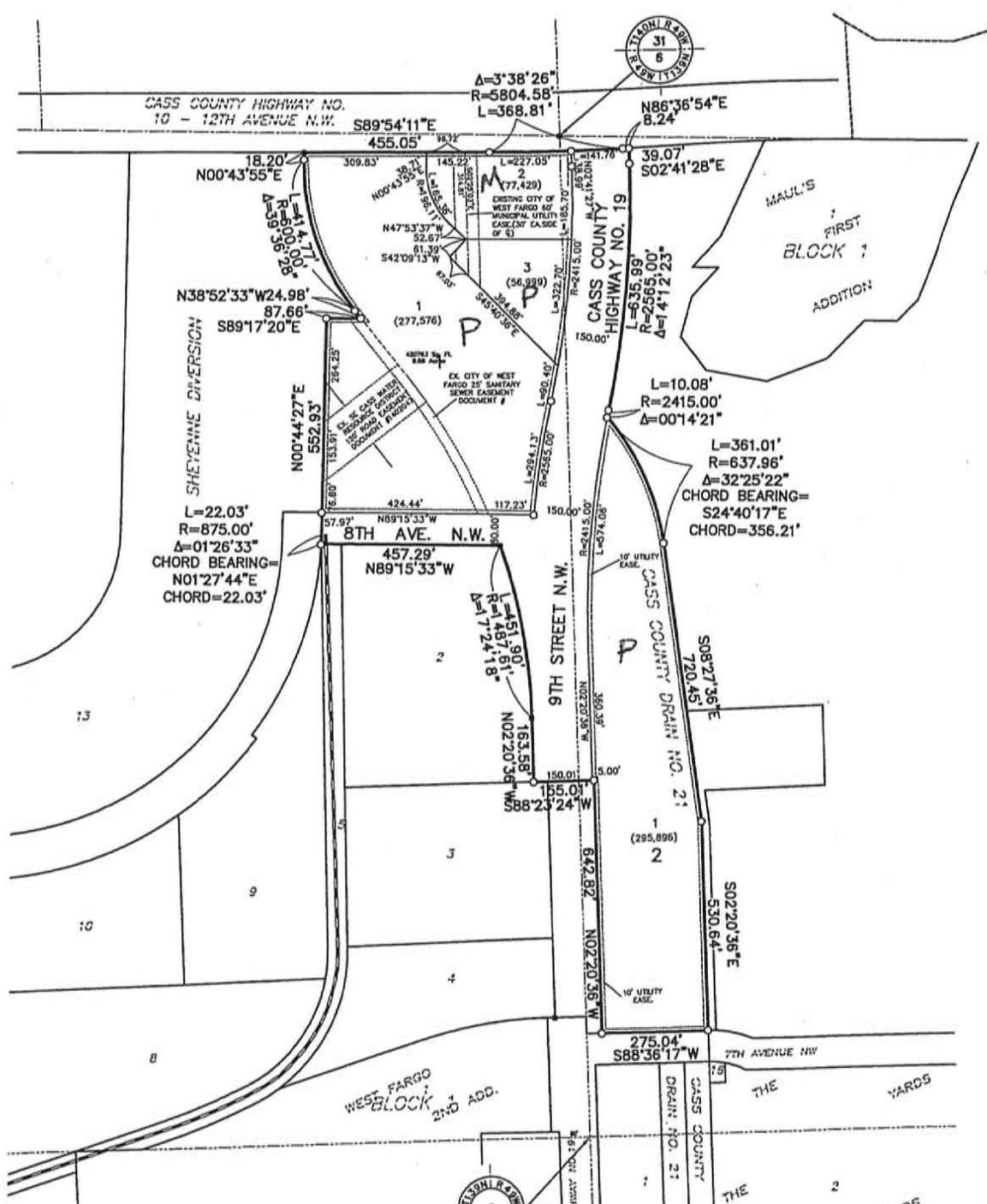
STATE OF NORTH COUNTY OF CASS ON THIS AND STATE, PERSON DESCRIBED EXECUTED THE SA

NOTARY PUBLIC, COUNTY COMMISSION EX DEDICATION

WE, THE UNDERSIGNED OF WEST FARGO BLOCK 2, OF WEST NORTHEAST QUARTER WE HAVE CAUSED STEVEN W. HOLM, THE REGISTERED EASEMENTS SHOWN OWNER:

STATE OF NORTH COUNTY OF CASS ON THIS AND STATE, PERSON DESCRIBED IN AN EXECUTED THE SA

NOTARY PUBLIC, COUNTY COMMISSION EX

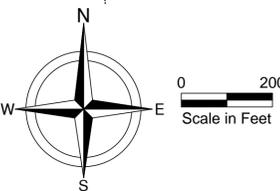
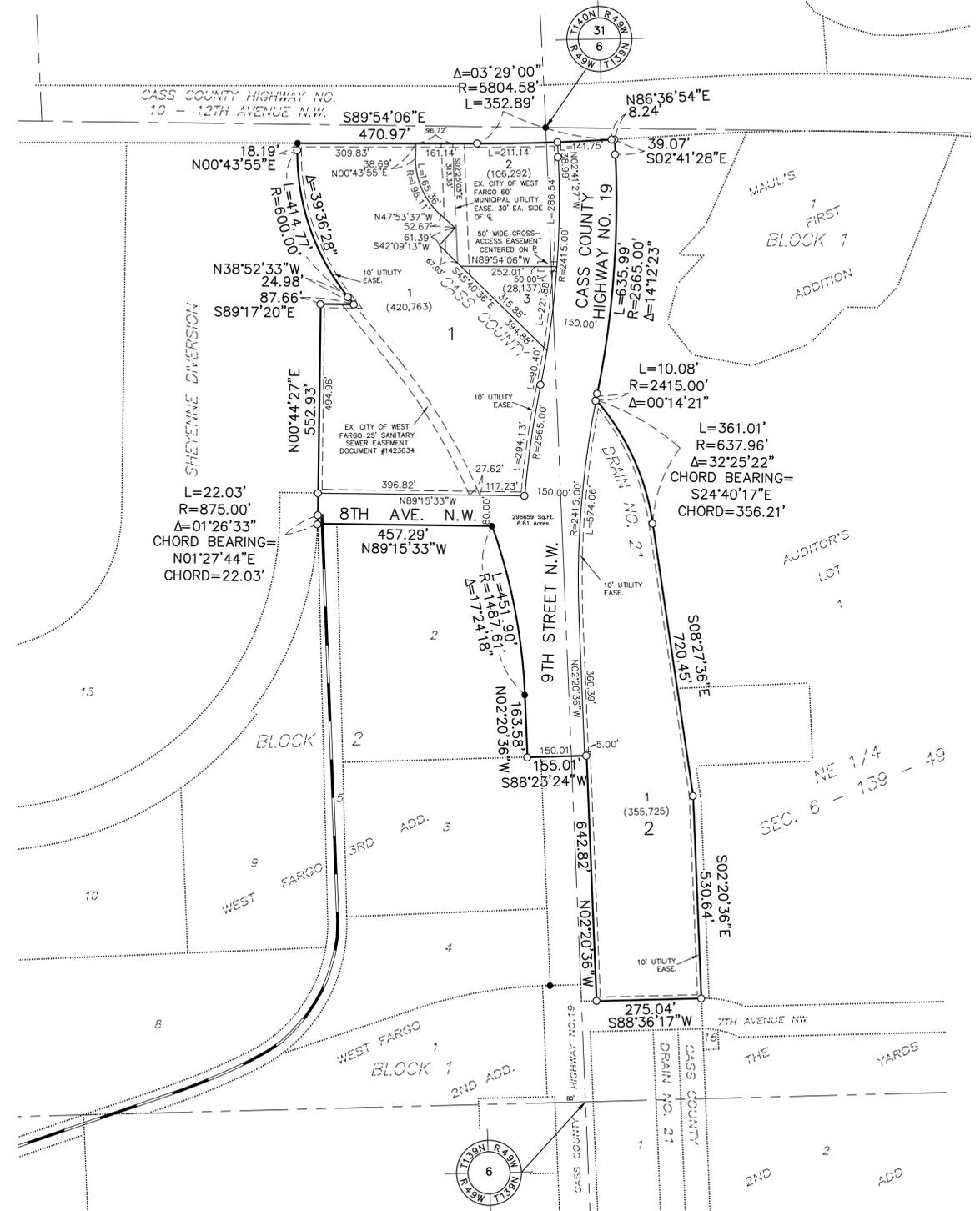


LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT PLACED
- DENOTES ARC LENGTH
- DENOTES RADIUS LENGTH
- DENOTES CENTRAL ANGLE
- LOT AREAS IN SQ. FT.
- ACCESS CONTROL: ACCESS LOCATIONS TO BE APPROVED BY THE CITY OF WEST FARGO AT THE TIME OF SITE REVIEW.
- BASIS OF BEARING: WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AS RECORDED.



**PLAT OF
WEST FARGO SEVENTH ADDITION
TO THE CITY OF WEST FARGO, A REPLAT OF BLOCK 1 AND LOT 1, BLOCK 2, OF
WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO
AND PART OF AUDITORS LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA.**



LEGEND
 ● IRON MONUMENT FOUND
 ○ IRON MONUMENT PLACED
 "L" DENOTES ARC LENGTH
 "R" DENOTES RADIUS LENGTH
 "Δ" DENOTES CENTRAL ANGLE
 (31,963) LOT AREA IN SQ. FT.
 BASIS OF BEARING: WEST FARGO THIRD ADDITION TO THE CITY OF WEST FARGO AS RECORDED.

CERTIFICATE

James A. Cooper, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "WEST FARGO SEVENTH ADDITION" to the City of West Fargo, a replat of Block 1 and Lot 1, Block 2, of West Fargo Third Addition to the City of West Fargo, and part of Auditor's Lot 1 of the Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys; and that the exterior boundary lines of said addition are correctly designated and described as follows, to wit:

That part of the North Half of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota, described as follows:
 Beginning at the Southeast Corner of Lot 2, Block 2, West Fargo Third Addition to the City of West Fargo, Cass County, North Dakota, said addition is of record and on file in the office of the Cass County Recorder; thence North 02 degrees 20 minutes 36 seconds West, assumed bearing, along the east line of said Lot 2 for a distance of 163.58 feet; thence northerly along the easterly line of said Lot 2, along a tangential curve concave to the west having a radius of 1,487.61 feet and a central angle of 17 degrees 24 minutes 18 seconds for an arc distance of 451.90 feet to the northeast corner of said Lot 2; thence North 89 degrees 15 minutes 33 seconds West along the north line of said Lot 2 and the westerly extension thereof for a distance of 457.29 feet to a point on the easterly right-of-way line of the Sheyenne Diversion; thence northerly along the easterly line of said Sheyenne Diversion along a non-tangential curve concave to the west having a radius of 875.00 feet, a central angle of 01 degree 26 minutes 33 seconds, a chord bearing of North 01 degrees 27 minutes 44 seconds East, and a chord distance of 22.03 feet for an arc distance of 22.03 feet; thence North 00 degrees 44 minutes 27 seconds East, along the easterly right-of-way line of said Sheyenne Diversion for a distance of 552.93 feet; thence South 89 degrees 17 minutes 20 seconds East, tangent to said curve, along the easterly right-of-way line of said Sheyenne Diversion for a distance of 87.66 feet; thence North 38 degrees 52 minutes 33 seconds West along the easterly right-of-way line of said Sheyenne Diversion for a distance of 24.98 feet; thence northwesterly along the easterly right-of-way line of said Sheyenne Diversion along a tangential curve concave to the northeast having a radius of 600.00 feet and a central angle of 39 degrees 36 minutes 28 seconds for an arc distance of 414.77 feet; thence North 00 degrees 43 minutes 55 seconds East along the easterly right-of-way line of said Sheyenne Diversion for a distance of 18.19 feet to a point on the south right-of-way line of 12th Avenue Northwest in the City of West Fargo; thence South 89 degrees 54 minutes 06 seconds East along the south right-of-way line of said 12th Avenue Northwest for a distance of 470.97 feet; thence easterly along the south right-of-way line of said 12th Avenue Northwest along a tangential curve concave to the north having a radius of 5,804.58 feet and a central angle of 03 degrees 29 minutes 00 seconds for an arc distance of 352.89 feet; thence North 86 degrees 36 minutes 54 seconds East along the south right-of-way line of said 12th Avenue Northwest for a distance of 8.24 feet; thence South 02 degrees 41 minutes 28 seconds East for a distance of 39.07 feet; thence southwesterly along a tangential curve concave to the northwest having a radius of 2565.00 feet and a central angle of 14 degrees 12 minutes 23 seconds for an arc distance of 635.99 feet to a point of reverse curvature; thence southwesterly along a reverse curve concave to the southeast having a radius of 2415.00 feet and a central angle of 00 degrees 14 minutes 21 seconds for an arc distance of 10.08 feet to a point on the easterly right-of-way line of Cass County Drain No. 21; thence southeasterly along the easterly right-of-way line of said Cass County Drain No. 21 along a non-tangential curve concave to the southwest having a radius of 637.96 feet, a central angle of 32 degrees 25 minutes 22 seconds, a chord bearing of South 24 degrees 40 minutes 17 seconds East, and a chord distance of 356.21 feet for an arc distance of 361.01 feet; thence South 08 degrees 27 minutes 20 seconds East, tangent to said curve, along the easterly right-of-way line of said Cass County Drain No. 21 for a distance of 720.45 feet; thence South 02 degrees 20 minutes 36 seconds East along the easterly right-of-way line of said Cass County Drain No. 21 for a distance of 530.64 feet to a point on the north right-of-way line of 7th Avenue Northwest in the City of West Fargo; thence South 88 degrees 36 minutes 17 seconds West along the north right-of-way line of said 7th Avenue Northwest for a distance of 275.04 feet to a point on the east right-of-way line of 9th Street Northwest in the City of West Fargo; thence North 02 degrees 20 minutes 36 seconds West along the east right-of-way line of said 9th Street Northwest for a distance of 642.82 feet to a point on the easterly extension of the south line of Lot 2, Block 2, of said West Fargo Third Addition; thence South 88 degrees 23 minutes 24 seconds West along said south line and easterly extension thereof, for a distance of 155.01 feet to the point of beginning.

Said tract contains 27.72 acres, more or less, and is subject to all easements, reservations, rights-of-way, and restrictions of record, if any.

James A. Cooper
 Registered Land Surveyor
 Reg. No. LS-5501



State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, before me, a Notary Public in and for said county and state, personally appeared James A. Cooper, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "WEST FARGO SEVENTH ADDITION" to the City of West Fargo, a replat of Block 1 and Lot 1, Block 2, of West Fargo Third Addition to the City of West Fargo and part of Auditor's Lot 1 of the Northeast Quarter of Section 6, Township 139 North, Range 49 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of James A. Cooper, Registered Land Surveyor, and that the description as shown in the certificate of the registered land surveyor is correct. We hereby dedicate all streets, avenues, and utility easements shown on said plat to the use of the public.

OWNER: Lot 3, Block 1, and a part of Auditor's Lot 1: City of West Fargo

Rich Mattern, President of the West Fargo City Commission
 State of North Dakota)
 County of Cass)

Tina Fisk, City Auditor

On this _____ day of _____, 2017, 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

OWNER: Lots 1, 2, 4, and 5, Block 1; Lot 1, Block 2: Southeast Cass Water Resource District

Mark Brodshaug, Chair
 State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, before me, a Notary Public in and for said county and state, personally appeared Mark Brodshaug, Chair of the Southeast Cass Water Resource District, 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 Southeast Cass Water Resource District.

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 _____, 2017.

Tom McDougall, Chairman

State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, before me, a Notary Public in and for said county and state, personally appeared Tom McDougall, Chairman of the West Fargo Planning 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 he executed the same in the name of the West Fargo Planning Commission.

Notary Public, Cass County, North Dakota

WEST FARGO CITY COMMISSION APPROVAL

This plat in the City of West Fargo is hereby approved this _____ day of _____, 2017.

Rich Mattern, President of the West Fargo City Commission

Tina Fisk, City Auditor

State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, before me, a Notary Public in and for said county and state, personally appeared Rich Mattern, President of the West Fargo City Commission, and Tina Fisk, City Auditor, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the City of West Fargo.

Notary Public, Cass County, North Dakota

CITY ENGINEER'S APPROVAL

This plat in the City of West Fargo is hereby approved this _____ day of _____, 2017.



Dustin T. Scott, City Engineer

State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, 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 _____, 2017.

John T. Shockley, City Attorney

State of North Dakota)
 County of Cass)

On this _____ day of _____, 2017, 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



**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: Nick Lee

2. PHONE NUMBER: 701-433-5346

DATE: 11/1/2017

3. PLEASE BRIEFLY DESCRIBE YOUR REQUEST:

Application for Abatement or Refund of Taxes (Years 2016 & 2017) for Cashwise.

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

LOT 1 BLK 1 OAK RIDGE 6TH

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Make recommendation on abatement for the County Board.

Either click above to email your agenda item directly to the City Auditor's office or click on the print button and mail the form to: West Fargo City Hall or fax it to : 701-433-5319
800 4th Avenue East Ste1
West Fargo, ND 58078