

Meeting Items

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approve Order of Agenda
- E. Approval of Minutes -- November 4, 2024
- F. Building Permits

Consent Agenda - Approve the Following:

- a. Bills
- b. Project No. 1316 Phase 3 – Northside Sanitary Sewer Collector Rehabilitation
 - Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed.
- c. October Financial Report
- d. City owned Right-of-Way within city limits of West Fargo
 - Authorize staff to initiate a soft shutdown for all non-emergent hard surface work
- e. Site Authorization for Plains Art Museum at Unhynged
- f. Site Authorizations for Grafton Curlers Inc.
 - December 19-23, 2024
 - February 20-24, 2025
- g. Games of Chance for The American Legion Department of ND

Regular Agenda

- 1. Public Comment

Members of the public will be allowed 2 minutes and 30 seconds to address the City Commission. Commissioners will not take any official action during this comment period. Please sign up no later than 12 p.m. the day of the City Commission Meeting you wish you attend. [City Commission Meeting Public Comment | West Fargo, ND \(westfargond.gov\)](https://www.westfargond.gov/city-commission-meeting-public-comment)
- 2. Public Hearing Items (each item will adjourn out of regular meeting into a public hearing)
 - A. A24-2 Sandhills 8th Addition, request for approval of zone change from A, LI, & P to LI & P; first reading of rezone ordinance -- Aaron Nelson, Director of Planning
 - B. A24-30 Meadow Ridge 18th Addition, request for approval of a Planned Unit Development; first reading of rezone ordinance -- Leslie McGillivray-Rivas, Senior Planner
- 3. SAG Award Presentation – Dan Hanson, City Engineer
 - Informational – No Action
- 4. HSIP Turn Lane Realignment – Various Locations -- Dan Hanson, City Engineer
 - Create Project No. 2284 and Approve Task Order for Engineering Services
- 5. Appointment of Commissioner Brad Olson to RRRDC Authority Board

5. City Administrator's Report -- Dustin Scott, City Administrator
6. Correspondence
7. Non-Agenda Items
8. Adjourn



Meeting Items

A. Call to Order

The West Fargo City Commission meeting was held in the City of West Fargo Commission Chambers on Monday, November 4, 2024.

B. Swearing in of Officers Garrett Dixon and Andrew VonEschen

Swearing in of Officers Garrett Dixon and Andrew VonEschen was led by Chief of Police Pete Nielsen.

C. Pledge of Allegiance

The Pledge of Allegiance was recited.

D. Roll Call

Commissioner Rory Jorgensen – present; Commissioner Amy Zundel – present; Commissioner Bernie Dardis – present; Commissioner Brad Olson – present; Commissioner Roben Anderson – present; All Commissioners were present, there was no Commissioner absent from the meeting.

E. Approve Order of Agenda

Commissioner Zundel moved and Commissioner Anderson seconded to approve the order of the agenda. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve the order of agenda, was declared carried.

F. Approval of Minutes -- October 21, 2024

Commissioner Olson moved and Commissioner Jorgensen seconded to approve the minutes of October 21, 2024. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve the minutes of October 21, 2024, was declared carried.

G. Building Permits

Commissioner Anderson moved and Commissioner Olson seconded to approve the building permits. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve the building permits, was declared carried.

Consent Agenda - Approve the Following:

- a. Bills
- b. **Agreement for Provision of Environmental Health Services for the City of West Fargo by Fargo Cass Public Health**
- c. Sanitation Update Report
- d. **(2) Additional Snow Emergency Routes**
- e. **Games of Chance for VFW, Department of North Dakota**
- f. **Games of Chance for Tech Team Wrestling**
- g. **Games of Chance for Schwetty, Inc.**
- h. **Games of Chance for Fargo Moorhead Quilters**
- i. **Games of Chance for Bridging the Gap**
- j. **Games of Chance for VOLT Volleyball**

Commissioner Zundel moved and Commissioner Jorgensen seconded to approve the consent agenda. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve the consent agenda, was declared carried.

Regular Agenda

1. Public Comment

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Please sign up no later than 12 p.m. the day of the City Commission Meeting you wish you attend. City Commission Meeting Public Comment | West Fargo, ND (westfargond.gov)

2. Update on Street Parking -- Matt Andvik, Director of Public Works

This item was informational only, no action was taken.

3. Flock Safety System (Public Safety Operating System) -- Pete Nielsen, Chief of Police
• **Approved within the Police Department 2025 Budget**

Pete Nielsen, Chief of Police presented the Flock Safety System (Public Safety Operating System). No action was taken.

4. A24-27 Zoning Ordinance Amendment to Title IV regarding lot coverage
-- Aaron Nelson, Director of Planning

Commissioner Jorgensen moved and Commissioner Olson seconded to approve A24-27 Zoning Ordinance Amendment to Title IV regarding lot coverage.

Commissioners Jorgensen, Dardis, and Olson voted aye. Commissioners Zundel and Anderson voted nay, the motion to approve A24-27 Zoning Ordinance Amendment to Title IV regarding lot coverage, was declared carried on a 3:2 vote.

5. River's Bend Multiuse Path and Pedestrian Bridge -- Dan Hanson, City Engineer

- **Create Project No. 6060, Approve Task Order No. 2.2 with HDR for Preliminary Engineering Services**

Commissioner Zundel moved and Commissioner Olson seconded to approve River's Bend Multiuse Path and Pedestrian Bridge; create Project No. 6060, Approve Task Order No. 2.2 with HDR for Preliminary Engineering Services. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve River's Bend Multiuse Path and Pedestrian Bridge; create Project No. 6060, Approve Task Order No. 2.2 with HDR for Preliminary Engineering Services, was declared carried.

6. Beaton Drive Multi-Use Path Improvements -- Dan Hanson, City Engineer

- **Approve Grant Application for TA/CRP grant opportunities**

Commissioner Olson moved and Commissioner Zundel seconded to approve Beaton Drive Multi-Use Path Improvements; approve grant application e Multi-Use Path Improvements for TA/CRP grant opportunities. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners present voted nay, the motion to approve Beaton Drive Multi-Use Path Improvements; approve grant application e Multi-Use Path Improvements for TA/CRP grant opportunities, was declared carried.

7. Project No. 9036 – I-94 and 26th St W -- Dan Hanson, City Engineer

- **Hazer Property Purchase Update**

This item was informational only. There was no direction to stop the project from moving forward following Project No. 9036 – I-94 and 26th St W; Hazer property purchase update.

8. City Administrator's Report -- Dustin Scott, City Administrator

- IT Department overhaul of infrastructure including but not limited to server replacement, network appliances, adding a new disaster recovery site, upgrading phones and cybersecurity
- November 11, 2024, City offices are closed in observance of Veterans Day

9. Correspondence

There were no correspondence.

10. Non-Agenda Items

Special Liquor Control Board meeting, for staff to look into what costs are associated with these types of meetings. Recommendation from Dustin Scott, City Administrator

11. Adjourn

Commissioner Jorgensen moved and Commissioner Zundel seconded to adjourn. Commissioners Jorgensen, Zundel, Dardis, Olson and Anderson voted aye. No Commissioners voted nay, the motion to adjourn was declared carried. The meeting was adjourned at 6: 37 PM.

**WEST FARGO CITY COMMISSION MEETING
BUILDING DEPARTMENT ACTIVITY REPORT
11/18/2024**

	AS OF 11/14/2024			YEAR TO DATE		
	# PERMITS	# UNITS	VALUATION	# PERMITS	# UNITS	VALUATION
<u>BUILDING NEW</u>						
COMMERCIAL				7		\$ 13,560,675.00
RESIDENTIAL DWELLING	2	2	\$ 696,394.00	139	139	\$ 54,866,730.00
RESIDENTIAL TWINHOME						
RESIDENTIAL TOWNHOME				23	83	\$ 18,260,000.00
RESIDENTIAL MULTIPLE						
PUBLIC				2		\$ 7,378,072.00
CHURCH						
ACCESSORY	4		\$ 27,700.00	160		\$ 5,530,276.00
FOUNDATION ONLY	1		\$ 60,000.00	7		\$ 1,418,400.00
<u>BUILDING REMODEL</u>						
COMMERCIAL				52		\$ 17,442,816.00
RESIDENTIAL	6		\$ 244,498.00	133		\$ 4,460,857.00
PUBLIC				5		\$ 1,604,940.00
CHURCH				1		\$ 1,727,000.00
ACCESSORY				1		\$ 7,000.00
<u>BUILDING OTHER</u>						
DEMOLITION				15		\$ 830,669.00
MOVE				1		\$ 20,000.00
PERMIT CANCELLATION				1		\$ (8,345.00)
TOTALS	13	2	\$ 1,028,592.00	545	222	\$ 127,099,090.00

WEST FARGO CITY COMMISSION MEETING
Building Department Report - Summary

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NO.	CONTRACTOR	ADDRESS	OWNER	VALUATION	PERMIT FOR
241142	Jordahl Custom Homes, Inc.	1109 MARLYS DR W	JORDAHL CUSTOM HOMES, INC	\$ 2,700.00	Accessory - Deck
241155	KEITH SHIMPA	238 10 1/2 AVE E	KEITH SHIMPA	\$ 3,000.00	Remodel - Residential - Install Egress
241158	Safebasements Of Minnesota, Inc.	1231 6 ST E	RICHARD W & LORI J ANDERSON	\$ 163,000.00	Remodel - Residential - Foundation Repair
241159	Breland Enterprises, Inc.	802 12 AVE E	MARK W & BETSY J DENIS	\$ 4,792.00	Remodel - Residential - Drain Tile
240944	MICHAEL ALLEN & SHELLY KEMP	315 WOODLAND PL NW	MICHAEL ALLEN & SHELLY KEMP	\$ 8,000.00	Accessory - Structure
241174	Groundworks Minnesota, LLC	2162 4 AVE E	JOHN & TARA HOLEN	\$ 12,106.00	Remodel - Residential - Foundation Repair
241154	Designer Homes of Fargo-Moorhead LLC	951 50 AVE W	WESTPORT INVESTMENTS LLC	\$ 60,000.00	Foundation Only - Future Accessory Structure
241156	MICHAEL ALLEN & SHELLY KEMP	315 WOODLAND PL NW	MICHAEL ALLEN & SHELLY KEMP	\$ 7,000.00	Accessory - Structure
241162	Jordahl Custom Homes, Inc.	1208 26 AVE W	JORDAHL CUSTOM HOMES, INC	\$ 400,000.00	Residential Dwelling
241157	Signature Landscapes, Inc.	925 31 AVE W	VI L & MAI THY NGUYEN	\$ 3,700.00	Remodel - Residential - Install Foundation Insulation
241175	Northland Sheds, Inc.	707 10 AVE W	JANET E & FRANCIS GERSZEWSKI	\$ 10,000.00	Accessory - Structure

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CITY OF WEST FARGO, ND
Claim Details by Posted Date
For Claims from 11/01/24 to 11/15/24

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* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
121729		289 ACME TOOLS	1,134.26						
1	13482235	11/04/24 MIXER/DRILL/BATTERIES	584.45			6025 450000	432		101000
2	13508754	11/08/24 DIAMOND CUP WHEEL	1.84			6025 450000	432		101000
3	13502246	11/07/24 ROTARY HAMMER/BATTERY	547.97			6025 450000	432		101000
121757		289 ACME TOOLS	104.99						
1	13524372	11/12/24 ANGLE GRINDER	104.99			1000 455000	432		101000
121820		289 ACME TOOLS	1,279.19						
1	13475940	11/02/24 20T COLLISION REPAIR KIT	1,189.00			1000 455000	641		101000
2	13483622	11/05/24 HEX TOOL	90.19			1000 430002	392		101000
121826		289 ACME TOOLS	397.19						
1	13525148	11/12/24 MIXER/DRILL	397.19			6025 450000	432		101000
121849		289 ACME TOOLS	1.80						
1	13521404	11/12/24 SPRING	1.80			1000 430000	427		101000
		Total for Vendor:	2,917.43						
121830		779 AGASSIZ SEED COMPANY	7,606.40						
1	089534	11/07/24 TYPE III MIXTURE SEED	7,606.40			4387 480000	500		101000
		Total for Vendor:	7,606.40						
121823		5243 ALFREDO ARCE	205.00						
		MIDWESTERN ELECTRICAL SEMINAR							
1		11/09/24 ELECT. SEMINAR REIMBURSEMENT	205.00			1000 430000	340		101000
		Total for Vendor:	205.00						
121619	114628S	3490 AMAZON CAPITAL SERVICES	248.95						
1		10/25/24 LED BULBS	132.98			1000 430002	427		101000
		1NX6K3JDD9XH							
2		10/28/24 LED BULBS - DANE	44.99			6025 450000	427		101000
		1NTFXQQY7K7C							
3		10/28/24 C JOCHIM PANTS	59.99			1000 455000	422		101000
		1NTFXQQY7K7C							
4		10/28/24 RUST BUSTER	10.99			6020 450000	432		101000
		1NJ99VVM7KCG							

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121622	114628S	3490 AMAZON CAPITAL SERVICES	199.99								
1	10/23/24	7026 INVERTER	199.99			6025		450000	427		101000
		1JJWN7W6NGMK									
121708		3490 AMAZON CAPITAL SERVICES	153.47								
1	11/05/24	office supplies	74.72			1000		421000	410		101000
		1WQXY3VR943Q									
2	11/05/24	boot polish	11.99			1000		421000	420		101000
		1WQXY3VR943Q									
3	11/07/24	boot polish	17.99			1000		421000	420		101000
		1FFT4D93HNV7									
4	11/05/24	k9 treats - vito	48.77			1000		421000	915		101000
		1WQXY3VR943Q									
121713		3490 AMAZON CAPITAL SERVICES	63.74								
1	11/06/24	ww gym equip	23.99			2975		421000	641	18	101000
		14GNLTTCCK3D4									
2	11/06/24	ww gym equip	39.75			2975		421000	641	18	101000
		1MPHK7X331VQ									
121720		3490 AMAZON CAPITAL SERVICES	109.26								
1	11/08/24	Office Supplies - Planning	109.26			1000		418000	410	18	101000
		1YHJ4T3HLDF9									
121727		3490 AMAZON CAPITAL SERVICES	1,362.37								
1	10/31/24	CASH BOX	17.80			1000		450000	410		101000
		19WNNRQKH41J									
2	11/04/24	2025 ON CALL CALENDARS	125.86			1000		430000	410		101000
		1Y9QKLRQHFFYY									
3	11/07/24	OFFICE SUPPLIES	109.22			6020		450000	410		101000
		1RCJMN99CTVV									
4	11/09/24	WINTER GLOVES - RW	229.92			1000		430000	639		101000
		1R4VX4L4TC6Y									
5	11/09/24	WINTER GLOVES - SW	229.92			6025		450000	639		101000
		1R4VX4L4TC6Y									
6	11/09/24	WINTER GLOVES - ST	229.92			1000		430000	639		101000
		1R4VX4L4TC6Y									

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7	11/09/24	WINTER GLOVES - WA	229.92			6020		450000	639		101000
1R4VX4L4TC6Y											
8	11/11/24	SAFETY GLASSES	259.80			6010		450200	639		101000
1MGXCLCD9P9H											
9	11/09/24	LED BULB RETURN	-69.99			1000		430002	427		101000
1FRFTM1MRFQP											
121750		3490 AMAZON CAPITAL SERVICES	410.96								
1	11/05/24	lab scale for evidence rm	153.59			1000		421000	365		101000
1H6Q6TMP4766											
2	11/11/24	surge protectors/HDMI	67.39			1000		421000	497		101000
1QGHWNQDV6D											
3	11/11/24	ww coffee cabinet oval office	189.98			2975		421000	641	18	101000
1KCFNV6THJVK											
121840		3490 AMAZON CAPITAL SERVICES	8.69								
1	11/13/24	OFFICE SUPPLIES	8.69			6010		450200	410		101000
131LT6C6CFFL											
121844		3490 AMAZON CAPITAL SERVICES	366.59								
1	11/12/24	WINTER GLOVES	359.80			6010		450200	639		101000
1PGF1YGR1MM1											
2	11/12/24	OFFICE SUPPLIES	6.79			6020		450000	410		101000
1RFDT49D3CJN											
121942		3490 AMAZON CAPITAL SERVICES	197.76								
1	10/18/24	Treat Street Event	197.76			1000		416200	602		101000
A1NTPXHGG3ZTSF											
Total for Vendor:			3,121.78								
121658	-98910E	5229 AMB INVESTMENTS, LLC	47,700.00								
New City Hall											
1	11/01/24	Nov Lease - WEX Building	47,700.00			1001		415000	389		101000
Total for Vendor:			47,700.00								

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121616	114630S	317 AMERICAN WELDING & GAS, INC.	74.35								
1	0010433770	10/30/24 C02	74.35			6020		450000	432		101000
		Total for Vendor:	74.35								
121901		999999 APARTMENTS AT EAGLE LAKE	331.20								
		Acct: 05000531-00									
		Overpaid on account, need to refund									
1	11/14/24	UB Overpayment	331.20			6020		214100			101000
		Total for Vendor:	331.20								
121795		22 ASPLIN EXCAVATING	2,969.57								
1	24-3989	10/28/24 SHREDDED BLACK DIRT	362.40			1000		430001	358		101000
2	24-3927	10/25/24 CLASS 5	2,607.17			6020		450000	394		101000
121913		22 ASPLIN EXCAVATING	1,715.34								
1	24-4106	11/04/24 CLASS 5	1,715.34			1000		430000	394		101000
		Total for Vendor:	4,684.91								
121661	-98909E	4672 ASURE PAYROLL TAX MANAGEMENT	226,665.68								
		11/01/24 payroll									
1	11/01/24	Social Security	107,453.04			1000		212501			101000
2	11/01/24	Medicare	25,130.18			1000		212502			101000
3	11/01/24	Federal Income Tax	85,804.46			1000		212503			101000
4	11/01/24	ND State Tax	4,209.00			1000		212504			101000
5	11/01/24	MN State Tax	4,069.00			1000		212505			101000
121894	-98906E	4672 ASURE PAYROLL TAX MANAGEMENT	224,692.38								
		11/15/24 payroll									
1	11/15/24	Social Security	105,869.10			1000		212501			101000
2	11/15/24	Medicare	24,840.78			1000		212502			101000
3	11/15/24	Federal Income Tax	85,757.50			1000		212503			101000
4	11/15/24	ND State Tax	4,070.00			1000		212504			101000
5	11/15/24	MN State Tax	4,155.00			1000		212505			101000
		Total for Vendor:	451,358.06								

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121615	114634S	2931 AUTO VALUE PARTS STORES	290.25						
1	99304245	10/24/24 5304 FILTER	9.69			1000 430001	427		101000
2	99304846	10/29/24 HD HYDRAULIC/FUEL/CONSTRUCTI	220.57			1000 430000	427		101000
3	847024271	10/23/24 2006 3/8 RING	3.19			6020 450000	427		101000
4	99304698	10/28/24 SA28 V BELT	56.80			6025 450000	825		101000
121753		2931 AUTO VALUE PARTS STORES	40.69						
1	99306030	11/05/24 FUEL/WATER SEPARATOR	16.65			6010 450200	427		101000
2	99306266	11/06/24 EXT PIN	52.23			6025 450000	432		101000
3	99306032	11/05/24 FILTERS	6.52			1000 415000	427		101000
4	99306027	11/05/24 FUEL PUMP	9.69			1000 430001	427		101000
5	99306029	11/05/24 FILTERS	143.14			6010 450200	427		101000
6	99306026	11/05/24 FILTERS	16.30			1000 421000	427		101000
7	99303602	11/12/24 ACCT CREDIT	-203.84			6010 450200	427		101000
121847		2931 AUTO VALUE PARTS STORES	88.24						
1	99307405	11/13/24 5400 HYDRAULIC CONSTRUCTION	66.00			1000 430001	427		101000
2	99307406	11/13/24 FILTERS	3.26			1000 415000	427		101000
3	99307345	11/12/24 POWER PLUG LIGHTER	3.99			6020 450000	427		101000
4	99307383	11/13/24 CV TUBE	14.99			1000 455000	433		101000
121864		2931 AUTO VALUE PARTS STORES	220.74						
1	99307402	11/13/24 FILTERS	161.97			1000 430000	427		101000
2	99307401	11/13/24 FILTERS	23.63			1000 421000	427		101000
3	99307404	11/13/24 FILTERS	29.30			6025 450000	427		101000
4	99303236	10/18/24 4008 FILTER	14.80			6010 450200	427		101000
5	99293809	08/27/24 FILTERS - RET	-8.96			1000 455000	427		101000
Total for Vendor:			639.92						
121741		3149 BEE SEEN GEAR	91.96						
1	66675	11/12/24 peer support shirts	91.96			1000 421000	375		101000
Total for Vendor:			91.96						

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121783		36 BERT'S TRUCK EQUIPMENT	10,802.00						
1	105572	11/01/24 #5003B 2024 8'2" BOSS V-XT	10,802.00			1000 455000	610		101000
121859		36 BERT'S TRUCK EQUIPMENT	48.48						
1	101620	11/12/24 3019 HINGE/HARDWARE	48.48			1000 430000	427		101000
		Total for Vendor:	10,850.48						
121624	114638S	1127 BIERSCHBACH EQUIPMENT & SUPPLY	103.00						
1	115222	10/16/24 299 BELT	103.00			6020 450000	427		101000
121841		1127 BIERSCHBACH EQUIPMENT & SUPPLY	1,008.00						
1	120653	11/12/24 CONCRETE OFF KIT/SPOTLIGHT/BAT	1,008.00			1000 430000	432		101000
121862		1127 BIERSCHBACH EQUIPMENT & SUPPLY	595.00						
1	116956	10/24/24 299 BELT TENSIONER KIT	595.00			6020 450000	427		101000
		Total for Vendor:	1,706.00						
121771		637 BLACK MOUNTAIN SOFTWARE	50.00						
1	INV-01559	11/06/24 ACH Credit Add-On	50.00			1000 414100	497		101000
		Total for Vendor:	50.00						
121644	-98914E	3552 BLUE CROSS BLUE	322,919.90						
		November 2024 Premium - Med/Dental/Vision							
1	1021102708	10/21/24 Nov 2024 Premium	322,919.90			1000 212539			101000
		Total for Vendor:	322,919.90						
121794		28 BORDER STATES PAVING	7,076.25						
1	2764-24	11/01/24 HOT MIX ASPHALT	7,076.25			1000 430000	722		101000
		Total for Vendor:	7,076.25						
121902		73 BRAUN INTERTEC	2,960.00						
1	B408379	11/13/24 Project 2282	350.00			4026 480000	724		101000
2	B408383	11/13/24 Dist 1348	350.00			4444 480000	724		101000
3	B408382	11/13/24 Dist 1349	350.00			4445 480000	724		101000
4	B408381	11/13/24 Project 6059	290.00			4021 480000	724		101000
5	B408380	11/13/24 Dist 1345	1,620.00			4009 480000	724		101000
		Total for Vendor:	2,960.00						

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121703		999999 BRENNANS GARAGE LLC	675.00								
1	134482	11/27/24 Brennans - 2 squads towed	150.00			1000		421000	660		101000
2	34861	10/31/24 Brennans - case 24-26026	525.00			1000		421000	660		101000
		Total for Vendor:	675.00								
121617	114644S	3892 BURGGRAF'S ACE FARGO WEST #17458	39.99								
1	3800	10/30/24 FILTER	39.99			6020		450000	433		101000
121733		3892 BURGGRAF'S ACE FARGO WEST #17458	69.90								
1	3817	11/07/24 ANTI SEIZE LUBRICANT	6.99			1000		430001	358		101000
2	3796	10/29/24 SPRAY/MARKER PAINT	46.93			1000		430000	486		101000
3	3819	11/08/24 SPRAY PAINT	15.98			6025		450000	433		101000
121934		3892 BURGGRAF'S ACE FARGO WEST #17458	11.98								
1	3793	10/28/24 FD ST 75 Plymovement	11.98			2060		415200	500		101000
		Total for Vendor:	121.87								
121690		351 BUSINESS ESSENTIALS	851.59								
1		11/04/24 Office Chair	851.59			1000		414100	410		101000
		FR-FQ-1156-1									
121793		351 BUSINESS ESSENTIALS	85.98								
1	1320664	11/04/24 OFFICE SUPPLIES	85.98			6020		450000	410		101000
121874		351 BUSINESS ESSENTIALS	399.47								
1	W01320930-	11/05/24 PAPER PLATES;TAPE;RECEIPT	399.47			7000		411600	410		101000
		Total for Vendor:	1,337.04								
121623	114646S	39 BUTLER MACHINERY	742.31								
1	PS0648436	10/22/24 4008 FILTER/ELEMENT	742.31			6010		450200	427		101000
121779		39 BUTLER MACHINERY	47,899.00								
1	SS0006435	10/30/24 #2600 2024 TRAIL KING TKT 5	47,899.00			6020		450000	870		101000

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121857		39 BUTLER MACHINERY	560.76						
1	PS0649422	11/06/24 PUMP	78.05			6010 450200	427		101000
2	W00276671	10/31/24 4005 FILTERS	362.52			6010 450200	427		101000
3	PS0649686	11/09/24 380 BULB	120.19			1000 430000	427		101000
		Total for Vendor:	49,202.07						
121880		4788 CAMELOT CLEANERS	11.00						
		Luke Pettinger's Class A Jacket							
1	1835	11/04/24 L Pettinger Class A Jacket	11.00			2060 415200	422		101000
		Total for Vendor:	11.00						
121869		4508 CARE RESOURCE CONNECTION	3,000.00						
1	7460	11/01/24 WFFD 11-01-24 thru 11-30-24	3,000.00			2060 415200	307		101000
		Total for Vendor:	3,000.00						
121758		51 CASS COUNTY ELECTRIC COOP	253.84						
1	428342	Nov 11/05/24 Airport 09/30/24 - 10/31/2	253.84			7050 500000	420		101000
121770		51 CASS COUNTY ELECTRIC COOP	3,933.73						
		Wex building							
1	1190696	11 11/08/24 New City Hall (WEX Buildin	3,933.73			1001 415000	527		101000
121817		51 CASS COUNTY ELECTRIC COOP	19,402.00						
1	1156426	11/08/24 WATER TOWERS	516.85			6020 450000	527		101000
2	1156426	11/08/24 INERT LANDFILL	65.12			6010 450200	527		101000
3	1156426	11/08/24 LIFT STATIONS	18,820.03			6025 450000	527		101000
121818		51 CASS COUNTY ELECTRIC COOP	2,892.37						
1	1168003	11/08/24 THE LIGHTS PARKING RAMP	1,071.76			2310 452120	527		101000
2	1163206	11/08/24 THE LIGHTS STAGE & COURTYARD	1,416.63			2310 452120	527		101000
3	1168004	11/08/24 THE LIGHTS CITY METER	403.98			2310 452120	527		101000
121846		51 CASS COUNTY ELECTRIC COOP	20,279.00						
1	1156424	11/08/24 STREET LIGHT FEED POINTS	20,279.00			1000 430002	527		101000
		Total for Vendor:	46,760.94						

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121632	114647S	1355 CASS COUNTY GOVERNMENT	3,485.00						
1	011394	10/31/24 sept 2024 jail housing	3,315.00			1000 421000	398		101000
2	011393	10/31/24 sept 2024 intox	170.00			1000 421000	398		101000
		Total for Vendor:	3,485.00						
121808		1777 CENTURY LINK	215.28						
1	11/01/24	nov 2024 police sirens	215.28			1000 421000	356		101000
		Total for Vendor:	215.28						
121629	114655S	111 CITY OF FARGO	23,521.78						
1	469377	10/23/24 LANDFILL FEES	23,521.78			6010 450200	355		101000
121687		111 CITY OF FARGO	2568,907.03						
1	11/04/24	Project 2268 (52nd Ave) WF Cost Share	2568,907.03			4092 480000	670		101000
121738		111 CITY OF FARGO	88.00						
1	469486	10/30/24 WASTEWATER TESTING	88.00			6025 450000	335		101000
121803		111 CITY OF FARGO	25,341.15						
1	469485	10/30/24 LANDFILL FEES	25,341.15			6010 450200	355		101000
121866		111 CITY OF FARGO	585,226.95						
1	11/05/24	1 GSR - WATER CHARGE	94,418.20			6020 450000	345		101000
2	11/05/24	2220 57TH ST N - SEWER CHARGE	243,252.00			6025 450000	347		101000
3	11/05/24	5635 14TH AVE N - WATER CHARGE	21.05			6020 450000	345		101000
4	11/05/24	1 MAIN AVE - WATER CHARGE	156,340.45			6020 450000	345		101000
5	11/05/24	1 32ND AVE S - WATER CHARGE	91,195.25			6020 450000	345		101000
121921		111 CITY OF FARGO	27,253.98						
1	471106	11/06/24 LANDFILL FEES	27,253.98			6010 450200	355		101000
		Total for Vendor:	3230,338.89						

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121655	114657S	3021 CIVICPLUS LLC	36,080.10								
1	321047	11/01/24 Annual Fees	36,080.10			1000		416200	497		101000
		Total for Vendor:	36,080.10								
121701		1904 CODE 4 SERVICES, INC	117.60								
1	10091	11/04/24 #1210 install gps	117.60			1000		421000	610		101000
121747		1904 CODE 4 SERVICES, INC	58.80								
1	10124	11/11/24 #1170 repairs	58.80			1000		421000	427		101000
		Total for Vendor:	176.40								
121839		133 COLE PAPERS	2,969.82								
1	10509301	11/13/24 PW PAPER PRODUCTS	819.80			6020		450000	500		101000
2	10509302	11/13/24 SANITAITON PAPER PRODUCTS	318.12			6010		450200	500		101000
3	10509281	11/13/24 PD PAPER PRODUCTS	962.03			1000		455000	500		101000
4	10509296	11/13/24 CH PAPER PRODUCTS	869.87			1000		455000	500		101000
		Total for Vendor:	2,969.82								
121649	114659S	5293 COLUMN SOFTWARE PBC	121.60								
1	1442-0060	10/31/24 General Public Notice	76.00			1000		418000	668		101000
2	1442-0061	10/31/24 General Public Notice	45.60			1000		418000	668		101000
		Total for Vendor:	121.60								
121673		4832 CONNECT INTERIORS	17,564.35								
	1st half installment										
1	14841	11/01/24 WEX fit-up	17,564.35			2970		480000	653		101000
		Total for Vendor:	17,564.35								
121802		3245 CORE & MAIN	2,263.20								
1	V937346	11/01/24 CPLG EPXY B&G/BRZ BALL VLV	942.32			6020		450000	438		101000
2	V920002	10/30/24 MANHOLE FRAMES	1,926.40			6025		450000	437		101000
3	V907288	10/29/24 MANHOLE FRAMES/RINGS	1,526.38			6025		450000	437		101000
4	V813647	10/14/24 SS TILE PROBE	238.64			6025		450000	432		101000
5	V873716	10/23/24 APT SLIDE	1,954.71			6020		450000	438		101000
6	V837397	10/17/24 CURB BOX LID	84.18			6020		450000	438		101000
7	V848875	10/18/24 CURB BOX CPLG/LID	403.08			6020		450000	438		101000

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8	V829850	10/17/24 WATER METERS	10,965.00			4972 480000	670		101000
9	V823319	10/15/24 CPLG EPXY	902.02			6020 450000	438		101000
10	V808013	10/15/24 GASKETS/CPLG	1,667.26			6020 450000	438		101000
11	V469922	10/23/24 #36-24-MISC	2,412.45			6025 450000	437		101000
12	V761468	10/14/24 CORP WRENCH	79.95			6025 450000	432		101000
13	V941140	11/05/24 MANHOLE RING	741.08			6025 450000	437		101000
14	V844334	10/17/24 WATER METERS - CREDIT	-21,010.00			4972 480000	670		101000
15	V890207	10/24/24 WATER METERS - CREDIT	-570.27			4972 480000	670		101000
Total for Vendor:			2,263.20						
121763		47 CORWIN CHRYSLER	42.85						
1	163110	11/04/24 1188 RADIATOR/HEATER HOSE	465.85			1000 421000	427		101000
9900	CM158021	09/11/24 1197 PAD KIT - RETURN	-423.00			1000 421000	427		101000
CI	35								
Total for Vendor:			42.85						
121907		4655 CORY HODGSON	233.99						
1	2024	11/13/24 2024 Boots reimbursement	233.99			2060 415200	422		101000
Total for Vendor:			233.99						
121676		5150 CREATIVE MINDS PRESCHOOL AND	4,574.50						
1	11/05/24	Child Care Grant	4,574.50			2960 411900	416		101000
Total for Vendor:			4,574.50						
121798		65 CURT'S LOCK & KEY	10.62						
1	2-80222	10/17/24 DUPLICATE KEYS	10.62			6025 450000	825		101000
Total for Vendor:			10.62						
121905		5319 DAKOTA CHILDREN'S ADVOCACY	1,620.94						
1	25748	10/31/24 WFFD Sept Wellness Visits	1,620.94			2060 415200	996		101000
Total for Vendor:			1,620.94						
121670		3050 DAKOTA UPREIT LIMITED	7,812.38						
Pioneer Center - Nov rent									
1	00037287	11/01/24 Common Area - Nov	2,402.29			1001 415000	389		101000
2	00037287	11/01/24 Base Rent - Nov	5,410.09			1001 415000	389		101000
Total for Vendor:			7,812.38						

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121772		2948 DELTA 54 AVIATION LLC	3,685.60								
1	November 11/12/24	Airport Management Fees	3,600.00			7050		500000	307		101000
2	November 11/12/24	Lightbulbs for terminal	85.60			7050		500000	420		101000
		Total for Vendor:	3,685.60								
121875		77 DEMCO INC	389.85								
1	7557971 10/25/24	TAPE; LABEL PROTECTORS	389.85			7000		411600	410		101000
		Total for Vendor:	389.85								
121925		2225 DTN, LLC	488.25								
1	90744 11/01/24	WEATHER BILLING	488.25			1000		450000	497		101000
		Total for Vendor:	488.25								
121721		2862 ESSENTIA HEALTH	329.00								
		Pre-employment/random drug screens									
1	10/28/24	Willy G - Finance	25.00			1000		414100	399		101000
		890000526.10.2024									
2	10/28/24	Travis B - Street	60.00			1000		430000	399		101000
		890000526.10.2024									
3	10/28/24	Chad M - Inspections	62.00			1000		418000	399		101000
		890000526.10.2024									
4	10/28/24	Zach P - PW	91.00			1000		450000	387		101000
		890000526.10.2024									
5	10/28/24	Jeremy D - Fleet	91.00			1000		455000	387		101000
		890000526.10.2024									
		Total for Vendor:	329.00								
121920		3344 FACTORY MOTOR PARTS	378.18								
1	371231302 11/05/24	ANTIFREEZE	128.40			1000		421000	427		101000
2	371231302 11/05/24	BRAKE CLEAN/CLAMPS	249.78			1000		455000	433		101000
		Total for Vendor:	378.18								
121752		660 FARGO FREIGHTLINER	296.13								
1	X101164477 11/06/24	407 ALTERNATOR	296.13			6010		450200	427		101000
		Total for Vendor:	296.13								

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121653	114679S	1979 FARGO MHD WEST FARGO CHAMBER OF	400.00								
1	337162	07/11/24 Website Banner/eBridge Ads	400.00			2970		480000	653		101000
		Total for Vendor:	400.00								
121800		124 FASTENAL	154.19								
1	308670	11/08/24 DRILL SET	154.19			6025		450000	432		101000
121828		124 FASTENAL	198.51								
1	308794	11/12/24 DRILL SET	198.51			6025		450000	432		101000
		Total for Vendor:	352.70								
121812		151 FEDERAL EXPRESS	14.64								
1	868072971	11/13/24 ND Lab - pkg mailed	7.32			1000		421000	661		101000
2	866630755	10/30/24 ND Lab - pkg mailed	7.32			1000		421000	661		101000
		Total for Vendor:	14.64								
121881		3566 FIRST ARRIVING IO, INC.	1,381.72								
		Fire Department Dashboard Renewal 01-31-25 thru 01-30-26									
1	4206	10/30/24 Dashboard renewal 01-31-2025	1,381.72			2060		415200	497		101000
		Total for Vendor:	1,381.72								
121707		999999 FM KENNEL CLUB	60.00								
1	16161471	09/16/24 fm kennel club - labby trn	60.00			1000		421000	340		101000
		Total for Vendor:	60.00								
121710		155 GALLS, LLC	1,331.85								
1	029549065	11/04/24 new officer equip	28.08			1000		421000	422		101000
2	029505018	10/30/24 new officer equip	43.98			1000		421000	422		101000
3	029434196	10/23/24 less lethal gloves	359.94			1000		421000	987		101000
4	029505136	10/30/24 less lethal gloves	899.85			1000		421000	987		101000
121746		155 GALLS, LLC	277.46								
1	028900773	08/27/24 uniforms for casperson	83.07			1000		421000	422		101000
2	029235756	10/02/24 cuffs for stanton	134.40			1000		421000	422		101000
3	029384643	10/17/24 gloves for adel	59.99			1000		421000	422		101000

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121813		155 GALLS, LLC	322.71								
1	029505146	10/30/24 gloves for swiggum	59.99			1000		421000	422		101000
2	029608066	11/11/24 new officers- gun lights	262.72			1000		421000	422		101000
121814		155 GALLS, LLC	342.08								
1	029595843	11/08/24 new officer equip	37.60			1000		421000	422		101000
2	029577854	11/07/24 new officer equip- hill	110.93			1000		421000	422		101000
3	029579467	11/07/24 shirts for young	110.60			1000		421000	422		101000
4	029579488	11/07/24 shirts for balvik	82.95			1000		421000	422		101000
121867		155 GALLS, LLC	171.98								
1	029621802	11/12/24 shirt for williams	85.99			1000		421000	422		101000
2	029621801	11/12/24 shirt for coffield	85.99			1000		421000	422		101000
121883		155 GALLS, LLC	579.61								
1	27725777	10/02/24 S/H for pants return Qualley	10.00			2060		415200	422		101000
2	029513216	10/31/24 R Qualley Pants	84.80			2060		415200	422		101000
3	029470466	10/28/24 H Kalina Pants	154.16			2060		415200	422		101000
4	029364486	10/16/24 A Wagemann Polo	75.56			2060		415200	422		101000
5	029244608	10/02/24 R Qualley Pants return	-74.80			2060		415200	422		101000
6	029237108	10/02/24 D Nerud polos	205.71			2060		415200	422		101000
7	029505380	10/30/24 M Obryant Boots	124.18			2060		415200	422		101000
121903		155 GALLS, LLC	274.70								
1	029625431	11/12/24 new officer - hill	16.00			1000		421000	422		101000
2	029619584	11/12/24 new officer equip	122.82			1000		421000	422		101000
3	029605630	11/11/24 boots for roll	135.88			1000		421000	422		101000
		Total for Vendor:	3,300.39								
121884		3678 GARRETT RIX	51.58								
1	2024 11/05/24	G Rix Boots	51.58			2060		415200	422		101000
		Total for Vendor:	51.58								

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121852		93 GATEWAY CHEVROLET	49.47								
1	2627143	11/12/24 5003 TIRE SENSOR	49.47			1000		455000	427		101000
		Total for Vendor:	49.47								
121923		156 GENERAL EQUIP & SUPPLIES	4,520.19								
1	W00168839	11/13/24 3206 PLOW/CONTROLS INSTALL	4,520.19			1000		430000	870		101000
		Total for Vendor:	4,520.19								
121853		2864 GOODIN COMPANY	999.53								
1	8327412	11/06/24 FILTERS	999.53			1000		455000	500		101000
		Total for Vendor:	999.53								
121626	114687S	2558 GOODYEAR COMMERCIAL TIRE	1,569.55								
1	1301092071	10/25/24 4201 TIRES	1,569.55			6010		450200	427		101000
121640	114687S	2558 GOODYEAR COMMERCIAL TIRE	1,058.73								
1	1301092004	10/15/24 4101 TIRES	1,058.73			6010		450200	427		101000
		Total for Vendor:	2,628.28								
121724		556 GRAINGER, INC.	263.88								
1	930891779	11/07/24 CORROSION INHIBITOR	263.88			6010		450200	914		101000
121773		556 GRAINGER, INC.	38.86								
1	9289457526	10/22/24 FILTERS	58.19			1000		430002	487		101000
2	9291055060	10/23/24 FILTERS	5.11			1000		430002	487		101000
3	9291055086	10/23/24 FILTERS - RET	-24.44			1000		430002	487		101000
121819		556 GRAINGER, INC.	28.94								
1	9308047688	11/07/24 VALVE SOCKET	28.94			6025		450000	825		101000
		Total for Vendor:	331.68								
121825		135 HAWKINS WTR TREATMENT	1,920.32								
1	6911713	11/07/24 SA40 SET UP	1,920.32			6025		450000	423		101000

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121832		135 HAWKINS WTR TREATMENT	8,357.09						
1	6904305	10/30/24 AQUAHAWK	8,357.09			6025 450000	423		101000
		Total for Vendor:	10,277.41						
121776		180 HAZERS	740.00						
1	1979	11/01/24 APPLIANCE DISPOSAL	740.00			6010 450200	357		101000
		Total for Vendor:	740.00						
121700		1310 HERO SCHEDULE LLC	294.00						
1	41017	11/01/24 nov 2024 active user fee	294.00			1000 421000	497		101000
121885		1310 HERO SCHEDULE LLC	156.00						
1	41016	11/01/24 FD November 2024 Charge	156.00			2060 415200	497		101000
		Total for Vendor:	450.00						
121634	114694S	3593 HOLIDAY COMPANIES	10.00						
1		10/31/24 oct 2024 car wash	10.00			1000 421000	420		101000
	063501112400								
		Total for Vendor:	10.00						
121897		3285 HOUSTON ENGINEERING INC.	18,008.75						
1	73598	11/07/24 Imp Dist 2265	18,008.75			4793 480000	313		101000
		Total for Vendor:	18,008.75						
121797		358 HUBERT OYE-SONS CONST.	1,111.36						
1	1212234	11/01/24 HOT MIX ASPHALT	1,111.36			6025 450000	437		101000
		Total for Vendor:	1,111.36						
121692		5194 HUNTER HICKS	72.00						
1		10/29/24 intox 8000 training reimb	72.00			1000 421000	340		101000
		Total for Vendor:	72.00						
121677		687 INFORMATION TECHNOLOGY DEPT	655.00						
1	1020248493	10/31/24 Oct WAN/Fiber/VPN	655.00			1000 414104	497		101000
		Total for Vendor:	655.00						

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121879		4592 INGRAM LIBRARY SERVICES	2,770.19								
1	84055686	10/03/24 B00KS	11.33			7000		411600	662		101000
2	84055685	10/03/24 B00KS	14.73			7000		411600	662		101000
3	84055684	10/03/24 B00KS	11.97			7000		411600	662		101000
4	84055677	10/03/24 B00KS	13.90			7000		411600	662		101000
5	84055678	10/03/24 B00KS	14.45			7000		411600	662		101000
6	84055679	10/03/24 B00KS	26.64			7000		411600	662		101000
7	84055680	10/03/24 B00KS	42.08			7000		411600	662		101000
8	84055681	10/03/24 B00KS	9.63			7000		411600	662		101000
9	84055682	10/03/24 B00KS	21.49			7000		411600	662		101000
10	84055683	10/03/24 B00KS	23.96			7000		411600	662		101000
11	84519491	10/30/24 B00KS	28.43			7000		411600	662		101000
12	84519492	10/30/24 B00KS	10.15			7000		411600	662		101000
13	84519493	10/30/24 B00KS	68.60			7000		411600	662		101000
14	84519494	10/30/24 B00KS	31.95			7000		411600	662		101000
15	84519495	10/30/24 B00KS	18.24			7000		411600	662		101000
16	84519496	10/30/24 B00KS	13.15			7000		411600	662		101000
17	84531911	10/30/24 B00KS	66.89			7000		411600	662		101000
18	84531912	10/30/24 B00KS	71.14			7000		411600	662		101000
19	84531913	10/30/24 B00KS	28.43			7000		411600	662		101000
20	84531914	10/30/24 B00KS	112.31			7000		411600	662		101000
21	84531915	10/30/24 B00KS	12.15			7000		411600	662		101000
22	84531916	10/30/24 B00KS	21.07			7000		411600	662		101000
23	84545252	10/31/24 B00KS	59.17			7000		411600	662		101000
24	84545253	10/31/24 B00KS	82.65			7000		411600	662		101000
25	84545254	10/31/24 B00KS	60.79			7000		411600	662		101000
26	84545255	10/31/24 B00KS	28.14			7000		411600	662		101000
27	84545256	10/31/24 B00KS	39.83			7000		411600	662		101000
28	84545257	10/31/24 B00KS	236.88			7000		411600	662		101000
29	84545258	10/31/24 B00KS	283.41			7000		411600	662		101000
30	84545259	10/31/24 B00KS	125.83			7000		411600	662		101000
31	84545260	10/31/24 B00KS	248.62			7000		411600	662		101000
32	84545261	10/31/24 B00KS	18.36			7000		411600	662		101000
33	84545262	10/31/24 B00KS	17.54			7000		411600	662		101000
34	84594104	11/04/24 B00KS	13.94			7000		411600	662		101000
35	84594105	11/04/24 B00KS	33.47			7000		411600	662		101000

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36	84594106	11/04/24 BOOKS	22.30			7000 411600	662		101000
37	84594107	11/04/24 BOOKS	146.33			7000 411600	662		101000
38	84594108	11/04/24 BOOKS	121.04			7000 411600	662		101000
39	84619174	11/05/24 BOOKS	22.01			7000 411600	662		101000
40	84619175	11/05/24 BOOKS	78.51			7000 411600	662		101000
41	84619176	11/05/24 BOOKS	16.84			7000 411600	662		101000
42	84645869	11/06/24 BOOKS	31.23			7000 411600	662		101000
43	84665900	11/07/24 BOOKS	21.86			7000 411600	662		101000
44	84665901	11/07/24 BOOKS	59.38			7000 411600	662		101000
45	84665902	11/07/24 BOOKS	12.27			7000 411600	662		101000
46	84665903	11/07/24 BOOKS	13.99			7000 411600	662		101000
47	84665904	11/07/24 BOOKS	12.94			7000 411600	662		101000
48	84708814	11/11/24 BOOKS	15.32			7000 411600	662		101000
49	84708815	11/11/24 BOOKS	15.48			7000 411600	662		101000
50	84708816	11/11/24 BOOKS	15.76			7000 411600	662		101000
51	84708817	11/11/24 BOOKS	31.31			7000 411600	662		101000
52	84735138	11/12/24 BOOKS	45.45			7000 411600	662		101000
53	84735139	11/12/24 BOOKS	15.11			7000 411600	662		101000
54	84735140	11/12/24 BOOKS	58.11			7000 411600	662		101000
55	84735141	11/12/24 BOOKS	14.85			7000 411600	662		101000
56	84735142	11/12/24 BOOKS	43.28			7000 411600	662		101000
57	84735143	11/12/24 BOOKS	13.44			7000 411600	662		101000
58	84735144	11/12/24 BOOKS	22.06			7000 411600	662		101000
59	BOOKS		0.00			7000 411600	662		101000
Total for Vendor:			2,770.19						
121768		211 INTERSTATE BATTERIES	272.69						
1	2801041566	11/01/24 BATTERIES	272.69			1000 455000	433		101000
121822		211 INTERSTATE BATTERIES	1,090.10						
1	2801041030	08/27/24 BATTERIES	94.40			1000 430002	487		101000
2	2801041126	09/11/24 BATTERIES	995.70			1000 430002	487		101000
Total for Vendor:			1,362.79						

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121628	114699S	1012 INTERSTATE POWER SYSTEMS, INC	1,664.44						
1	R002105135	10/24/24 4007 GEAR REPAIR	1,664.44			6010 450200	427		101000
		Total for Vendor:	1,664.44						
121630	114700S	233 J & L SPORTS	656.40						
1	33395	10/31/24 ST - EMBROIDERY/SHIRTS + DAN	152.98			1000 430000	422		101000
2	33395	10/31/24 WA - EMBROIDERY/SHIRTS	86.48			6020 450000	422		101000
3	33395	10/31/24 SW - EMBROIDERY/SHIRTS	86.48			6025 450000	422		101000
4	33395	10/31/24 RW - EMBROIDERY/SHIRTS	86.46			1000 430001	422		101000
5	33395	10/31/24 SA - JACKETS	244.00			6010 450200	422		101000
121811		233 J & L SPORTS	333.34						
1	33441	11/13/24 cadet shirts	68.10			1000 421000	375		101000
2	33439	11/13/24 sworn officers shirts	265.24			1000 421000	422		101000
		Total for Vendor:	989.74						
121842		1765 J.J. KELLER & ASSOC, INC	707.98						
1	9109311121	08/07/24 CDL TRAINING	330.48			1000 450000	751		101000
2	9109575931	11/01/24 CDL TRAINING	377.50			1000 450000	751		101000
		Total for Vendor:	707.98						
121633	114702S	5265 JARED HAHN	59.00						
		WATER TESTING - BISMARCK, ND							
1		10/31/24 TRAVEL REIMBURSEMENT	59.00			6025 450000	340		101000
		Total for Vendor:	59.00						
121745		4503 JARED JOHNSON	493.00						
1		11/09/24 PIT/EVOC trn meal reimb	413.00			1000 421000	340		101000
2		11/09/24 PIT/EVOC luggage & parking	80.00			1000 421000	340		101000
		Total for Vendor:	493.00						
121695		794 JASON DURA	383.00						
1		11/05/24 COPS conf - travel reimb	383.00			1000 421000	340		101000
		Total for Vendor:	383.00						

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121775		5137 JODI ROLLE	79.60								
1	10/31/24	Mileage 10/01/24-10/31/24	79.60			1000		414100	340		101000
		Total for Vendor:	79.60								
121790		344 KARL'S AT THE NODAK CENTER	139.47								
1	343351293	11/12/24 S TIFFANY - SHIRTS	139.47			1000		455000	422		101000
		Total for Vendor:	139.47								
121646	114708S	5458 KAYLA BIRKHOLZ	22.00								
1	10/15/24	TRAVEL REIMBURSEMENT FOR NDLA	22.00			7000		411600	340		101000
		Total for Vendor:	22.00								
121872		5464 KNOW BUDDY RESOURCES	281.08								
1	ARU0379509	11/07/24 BOOKS	281.08			7000		411600	662		101000
		Total for Vendor:	281.08								
121637	114710S	2752 KOST MATERIALS, LLC	158.00								
1	134882	10/22/24 SIDEFORM PAVING	158.00			6025		450000	437		101000
121914		2752 KOST MATERIALS, LLC	10,860.00								
1	135803	11/06/24 4000 COMMERCIAL EXT	10,860.00			1000		430000	722		101000
		Total for Vendor:	11,018.00								
121662	-98908E	4482 KOTAPAY	3,570.40								
	11/01/24 payroll										
1	11/01/24	Child Support	3,570.40			1000		212549			101000
121895	-98905E	4482 KOTAPAY	3,570.40								
	11/15/24 payroll										
1	11/15/24	Child Support	3,570.40			1000		212549			101000
		Total for Vendor:	7,140.80								
121683		4543 KRAUS-ANDERSON CONSTRUCTION	9,759.23								
	Final Payment										
1	67154	10/22/24 Fire Headquarters	9,759.23			4795		480000	670		101000
		Total for Vendor:	9,759.23								

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121809		2508 KYLE HINRICHS	1,057.35								
1	11/09/24	USP search warrants in CA	1,057.35			1000		421000	340		101000
		Total for Vendor:	1,057.35								
121668		2085 LANGUAGE LINE SERVICES	35.76								
1	11431381	10/31/24 Oct Interpretation Service	35.76			1000		412000	304		101000
121691		2085 LANGUAGE LINE SERVICES	164.21								
1	11446525	10/31/24 oct 2024 Interpreter	164.21			1000		421000	304		101000
		Total for Vendor:	199.97								
121806		260 LARS BODY SHOP	8,774.26								
1	6200	11/12/24 #1192 crash repair	9,117.04			1000		421000	322		101000
2	6167	10/18/24 credit	-342.78			1000		421000	322		101000
		Total for Vendor:	8,774.26								
121641	114714S	277 LARSONS WELDING/MACHINE	1,104.20								
1	81725	10/31/24 275 WELDED MOUNTS	1,104.20			6020		450000	427		101000
		Total for Vendor:	1,104.20								
121760		4767 LENOVO (UNITED STATES) INC.	1,853.04								
1	6469730155	11/07/24 WEX - Laptops for PD offic	1,853.04			2970		480000	653		101000
		Total for Vendor:	1,853.04								
121682		5462 LESLIE MCGILLIVRAY-RIVAS	192.00								
1	10/02/24	Reimb for APA membership	192.00			1000		418000	667		101000
		Total for Vendor:	192.00								
121748		2466 LEXIPOL LLC	1,025.88								
1	11/01/24	4 front leadership training	1,025.88			1000		421000	340		101000
		INVPRA11243197									
121865		2466 LEXIPOL LLC	3,586.64								
1	003366	09/01/24 police shield suite	3,586.64			1000		421000	497		101000
		contract term 9/1/24 to 12/31/24									
		Total for Vendor:	4,612.52								

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121886		3418 LOFFLER	166.06						
	Final Billing for 09-25-24 thru 10-24-24 period								
1	4842155	10/24/24 FD 09-25-24 thru 10-24-24	166.06			2060 415200	428		101000
		Total for Vendor:	166.06						
121742		3491 LOFFLER COMPANIES INC	86.15						
1	37868268	11/11/24 Nov 24 training room copier	86.15			1000 421000	428		101000
		Total for Vendor:	86.15						
121932		4872 LOWE'S (FD)	45.18						
1	77750	11/12/24 FD St 76 Saw Fuel	45.18			2060 415200	424		101000
		Total for Vendor:	45.18						
121765		711 LUTHER FAMILY FORD	851.76						
1	395841	11/06/24 1191 CONVERT/GASKET	770.43			1000 421000	427		101000
2	395348	10/30/24 1192 SWITCH	81.33			1000 421000	427		101000
		Total for Vendor:	851.76						
121766		4418 MAC TOOLS	6.99						
1	26522	11/05/24 TOOLS	6.99			1000 455000	432		101000
		Total for Vendor:	6.99						
121620	114721S	3304 MAC'S - FARGO	384.98						
1	I19718	10/29/24 HARDWARE	384.98			6020 450000	432		101000
121638	114721S	3304 MAC'S - FARGO	122.12						
1	I20289	10/30/24 RBR HAND BLT CTTR	75.98			4387 480000	500		101000
2	I17564	10/22/24 TOOLS/HARDWARE	46.14			6025 450000	432		101000
121650	114721S	3304 MAC'S - FARGO	123.33						
1	I20931	11/01/24 SAW BLADES/WRECKING BAR	123.33			1000 430000	432		101000
121732		3304 MAC'S - FARGO	92.20						
1	I22887	11/07/24 TUBING/PRYBAR	21.28			6025 450000	825		101000
2	I21784	11/04/24 SAFETY HASPS	41.94			6025 450000	825		101000
3	I22856	11/07/24 HARDWARE	28.98			6025 450000	825		101000

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121755		3304 MAC'S - FARGO	93.62								
1	I21667	11/04/24 SHOP SUPPLIES	93.62			1000		455000	433		101000
		Total for Vendor:	816.25								
121887		3536 MACQUEEN EMERGENCY	357.86								
1	p38314	11/04/24 L-75 & L-76 Rebuild valves	357.86			2060		415200	427		101000
		Total for Vendor:	357.86								
121698		5416 MARCO TECHNOLOGIES LLC NW 7128	85.00								
1	13142352	11/01/24 nov 24 - plotter	85.00			1000		421000	428		101000
		Total for Vendor:	85.00								
121908		5349 MARCO TECHNOLOGIES, LLC	123.61								
1	37881589	11/12/24 WFFD New HQ Nov. Fee	123.61			2060		415200	428		101000
		Total for Vendor:	123.61								
121774		3119 MATT RETKA	50.00								
1	11/13/24	Nov WF Airport Secretary	50.00			7050		500000	120		101000
		Total for Vendor:	50.00								
121935		299 MENARDS (FIRE)	137.89								
1	43810	11/12/24 FD L-76 Maintenance	122.55			2060		415200	420		101000
2	43840	11/13/24 FD Medical Stor. Bags	15.34			2060		415200	500		101000
		Total for Vendor:	137.89								
121712		5206 MENARDS (POLICE)	7.67								
1	43210	11/04/24 #30360698 pd trailer	7.67			2531		421000	610		101000
	PO/200177										
		Total for Vendor:	7.67								
121618	114727S	4622 MENARDS (PUBLIC WORKS)	67.92								
1	42868	10/30/24 HARDWARE	67.92			6020		450000	433		101000

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121699		4622 MENARDS (PUBLIC WORKS)	52.41						
1	43273 11/05/24	IT Tools	52.41			1000 414104	410		101000
121726		4622 MENARDS (PUBLIC WORKS)	2,020.73						
1	43297 11/05/24	HARDWARE	13.51			6010 450200	420		101000
2	43212 11/04/24	SAFETY HASPS	140.45			6025 450000	825		101000
3	43196 11/04/24	HARDWARE/DRILL BITS	120.84			6025 450000	825		101000
4	42954 10/31/24	BLADE	16.95			6020 450000	432		101000
5	39930 11/01/24	ACCT CREDIT	-41.94			1000 455000	420		101000
6	40534 10/18/24	ACCT CREDIT - CORRECTION	10.11			1000 455000	420		101000
7	42818 10/29/24	WOODEN DOLLY	39.22			1000 455000	420		101000
8	42955 10/31/24	WATER HEATER/UTILITY TUB	992.98			1000 455000	420		101000
9	42720 10/28/24	HARDWARE	33.98			1000 455000	420		101000
10	43530 11/08/24	BRUSH/FOAM KIT	32.46			1000 430000	722		101000
11	43465 11/07/24	YELLOW STRIPING PAINT	43.48			1000 430000	486		101000
12	43438 11/07/24	BLUE/YELLOW SRIPING PAINT	286.45			1000 430000	486		101000
13	43463 11/07/24	BLUE STRIPINING PAINT - RET	-17.98			1000 430000	486		101000
14	43304 11/05/24	SAFETY HASP/HARDWARE	350.22			6025 450000	825		101000
121762		4622 MENARDS (PUBLIC WORKS)	2.47						
1	43440 11/07/24	HARDWARE	2.47			1000 430000	427		101000
121821		4622 MENARDS (PUBLIC WORKS)	403.16						
1	43437 11/07/24	WIRE SPLICE KIT	28.56			1000 455000	420		101000
2	43777 11/12/24	POLE BREAKER/CAULKING	83.11			1000 455000	420		101000
3	43874 11/13/24	SHOP SUPPLIES	291.49			1000 455000	433		101000
121827		4622 MENARDS (PUBLIC WORKS)	51.76						
1	43769 11/12/24	SURE GRIP/MAGNETS	51.76			6025 450000	433		101000
121855		4622 MENARDS (PUBLIC WORKS)	119.36						
1	43424 11/07/24	SEALANT	16.16			1000 455000	420		101000
2	43456 11/07/24	ADAPTERS	46.22			6020 450000	420		101000
3	43522 11/08/24	HARDWARE	6.99			6020 450000	420		101000
4	43435 11/07/24	WF WRG WIRE	49.99			6020 450000	420		101000
Total for Vendor:			2,717.81						

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121900		999999 MICHAEL BOUB	300.00								
		Tree Planting Permit - 521 34th Way E									
1	11/14/24	Tree - 521 34th Way E	300.00			5000		422000	490		101000
		Total for Vendor:	300.00								
121781		2766 MIDCONTINENT COMMUNICATIONS	88.39								
1	20114360	11/01/24 PW INTERNET	88.39			1000		450000	497		101000
		Total for Vendor:	88.39								
121878		1854 MIDWEST TAPE	745.85								
1	506327105	11/12/24 AUDIOBOOK	50.49			7000		411600	664		101000
2	506292995	11/06/24 DVD	14.97			7000		411600	664		101000
3	506293771	11/06/24 DVD	98.65			7000		411600	664		101000
4	506292996	11/06/24 DVD	40.44			7000		411600	664		101000
5	506292997	11/06/24 DVD	47.94			7000		411600	664		101000
6	506292998	11/06/24 DVD	141.54			7000		411600	664		101000
7	506293770	11/06/24 DVD	15.72			7000		411600	664		101000
8	506327104	11/12/24 DVD	43.47			7000		411600	664		101000
9	506327130	11/12/24 DVD	59.94			7000		411600	664		101000
10	506327131	11/12/24 DVD	106.94			7000		411600	664		101000
11	506327107	11/12/24 DVD	39.28			7000		411600	664		101000
12	506327108	11/12/24 DVD	31.47			7000		411600	664		101000
13	506327109	11/12/24 DVD	55.00			7000		411600	664		101000
		Total for Vendor:	745.85								
121666		305 MOORE ENGINEERING INC	3,659.52								
1	41048	10/30/24 Lot Staking	3,659.52			1000		418000	520		101000
121684		305 MOORE ENGINEERING INC	166,705.87								
1	40959	10/28/24 Project 9043	14,365.63			4181		480000	313		101000
2	41002	10/29/24 Project 1349	16,830.99			4445		480000	313		101000
3	40958	10/28/24 Project 9052	1,248.75			4136		480000	313		101000
4	40965	10/28/24 Project 9056	5,942.50			4435		480000	313		101000
5	41001	10/29/24 Project 9038	11,498.24			4505		480000	313		101000
6	40964	10/28/24 Imp Dist 3006	21,833.75			4003		480000	313		101000
7	41003	10/29/24 Imp Dist 1348	49,828.68			4444		480000	313		101000

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8	40963	10/28/24 Imp Dist 1345	25,647.53			4009 480000	313		101000
9	40957	10/28/24 Project 1342	651.25			4002 480000	313		101000
10	40956	10/28/24 Imp Dist 1339	430.00			4088 480000	313		101000
11	41000	10/29/24 Imp Dist 1337	402.44			4086 480000	313		101000
12	41056	10/30/24 Project 1316.3	7,572.01			4065 480000	313		101000
13	41058	10/30/24 Project 1316.2	5,732.04			4181 480000	313		101000
14	40962	10/28/24 Imp Dist 1309.1	3,293.31			4387 480000	313		101000
15	40955	10/28/24 CWF Task Order #2	1,428.75			1000 414200	313		101000
		Total for Vendor:	170,365.39						
121915		1014 MOTION INDUSTRIES, INC	4.29						
1	00528600	11/12/24 RADIAL BALL BEARING	4.29			6020 450000	427		101000
		Total for Vendor:	4.29						
121702		688 MOTOROLA SOLUTIONS, INC	2,180.00						
1	1187133566	10/23/24 camera dock in squads	2,180.00			1000 421000	641		101000
		Total for Vendor:	2,180.00						
121739		298 MVTL LABORATORIES	807.00						
1	1278995	11/01/24 WATER TESTING	807.00			6025 450000	335		101000
		Total for Vendor:	807.00						
121784		2882 NARDINI FIRE EQUIPMENT	6,101.17						
1	JI00306828	10/10/24 WEX FIT UP	6,101.17			2970 480000	653		101000
		Total for Vendor:	6,101.17						
121627	114741S	5461 NB DESIGNS LLC	960.00						
1	1166	10/31/24 proj #12 PR items	960.00			1000 421000	375	12	101000
		Total for Vendor:	960.00						
121898		335 ND DEPT OF TRANSPORTATION	6,473.58						
1	0002483440	10/29/24 Project 9040	6,473.58			4507 480000	670		101000
121899		335 ND DEPT OF TRANSPORTATION	18,239.50						
1	0002483442	10/29/24 Project 6058	18,239.50			4019 480000	670		101000
		Total for Vendor:	24,713.08						

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121888		3537 ND FIRE CHIEF'S ASSOCIATION	100.00						
		West Fargo Fire Department							
1	2025 11/01/24	West Fargo FD 2025 Chiefs Dues	100.00			2060 415200	667		101000
		Total for Vendor:	100.00						
121647	-98913E	363 ND PERS	7,374.80						
	11/01/24	Payroll							
1	11/01/24	457b Def Comp - Contributions	7,374.80			1000 212532			101000
121648	-98912E	363 ND PERS	1,532.24						
		Adjustment for Willy Galindo							
		NDPERS contributions for Sept/Oct 2024 - no withholding from check at that time							
1	10/31/24	Sept/Oct 2024 Adj	1,532.24			1000 212532			101000
		Total for Vendor:	8,907.04						
121704		723 ND POST BOARD	90.00						
1	11/08/24	new officer license - hill	45.00			1000 421000	667		101000
2	11/08/24	new officer license -wirtzfeld	45.00			1000 421000	667		101000
		Total for Vendor:	90.00						
121890		3946 NDFA	608.47						
1	2024110702 11/07/24	N Sahr FF II retest	10.00			2060 415200	340		101000
2	2024110709 11/04/24	Fire Svc. Inst books	598.47			2060 415200	340		101000
		Total for Vendor:	608.47						
121404		756 NELCO FIRST AID	108.68						
1	015104 09/30/24	FIRT AID SUPPLIES - SA	108.68			6010 450200	639		101000
121785		756 NELCO FIRST AID	161.72						
1	015245 11/04/24	FIRST AID SUPPLIES - PW	77.12			6020 450000	639		101000
2	015244 11/04/24	FIRST AID SUPPLIES - SANITATIO	84.60			6010 450200	639		101000
		Total for Vendor:	270.40						

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121455	114737S	364 NELSON INTERNATIONAL	1,847.26						
1	X102233664	10/18/24 2006 CLUSTER CTR BLK	1,847.26			6020 450000	427		101000
		Total for Vendor:	1,847.26						
121621	114738S	5431 NEOTREKS INC	1,980.00						
1	04104	11/01/24 PLOW OPS SUBSCRIPTION (NOV)	1,980.00			1000 430000	497		101000
		Total for Vendor:	1,980.00						
121659	114739S	271 NETCENTER TECHNOLOGIES	1,310.00						
1	197355	10/30/24 Moving AV to VLANS	1,310.00			1000 414104	497		101000
		Total for Vendor:	1,310.00						
121688		2261 NETWORK CENTER INCORPORATED	6,942.00						
		Office 365 G1 - 150 licenses							
		Office 365 G3 - 221 licenses							
		MS Teams Rooms Pro - 7 licenses							
		Power BI Pro - 1 license							
		Office 365 G5 - 2 licenses							
1	INV223068	11/01/24 Microsoft 365 Subscriptions	170.60			1000 414000	497		101000
2	INV223068	11/01/24 Microsoft 365 Subscriptions	161.00			1000 414101	497		101000
3	INV223068	11/01/24 Microsoft 365 Subscriptions	115.00			1000 415000	497		101000
4	INV223068	11/01/24 Microsoft 365 Subscriptions	69.00			1000 416200	497		101000
5	INV223068	11/01/24 Microsoft 365 Subscriptions	124.60			1000 412000	497		101000
6	INV223068	11/01/24 Microsoft 365 Subscriptions	46.00			1000 414102	497		101000
7	INV223068	11/01/24 Microsoft 365 Subscriptions	253.00			1000 414200	497		101000
8	INV223068	11/01/24 Microsoft 365 Subscriptions	235.80			1000 414100	497		101000
9	INV223068	11/01/24 Microsoft 365 Subscriptions	92.00			1000 414103	497		101000
10	INV223068	11/01/24 Microsoft 365 Subscriptions	176.40			1000 414104	497		101000
11	INV223068	11/01/24 Microsoft 365 Subscriptions	226.20			1000 418000	497		101000
12	INV223068	11/01/24 Microsoft 365 Subscriptions	2,187.20			1000 421000	497		101000
13	INV223068	11/01/24 Microsoft 365 Subscriptions	103.60			1000 430000	497		101000
14	INV223068	11/01/24 Microsoft 365 Subscriptions	51.80			1000 430001	497		101000
15	INV223068	11/01/24 Microsoft 365 Subscriptions	260.20			1000 450000	497		101000
16	INV223068	11/01/24 Microsoft 365 Subscriptions	220.60			1000 455000	497		101000
17	INV223068	11/01/24 Microsoft 365 Subscriptions	723.40			2060 415200	497		101000
18	INV223068	11/01/24 Microsoft 365 Subscriptions	42.20			2210 428000	497		101000

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19	INV223068	11/01/24 Microsoft 365 Subscriptions	270.60			6010 450200	497		101000
20	INV223068	11/01/24 Microsoft 365 Subscriptions	189.80			6020 450000	497		101000
21	INV223068	11/01/24 Microsoft 365 Subscriptions	214.80			6025 450000	497		101000
22	INV223068	11/01/24 Microsoft 365 Subscriptions	489.00			7000 411600	497		101000
23	INV223068	11/01/24 Microsoft 365 Subscriptions	519.20			1000 415000	497		101000
121940		2261 NETWORK CENTER INCORPORATED	562.50						
1	INV223608	11/14/24 ECP login issues	562.50			1000 414104	497	18	101000
		Total for Vendor:	7,504.50						
121706		2523 NEXUS INNOVATIONS, INC	2,042.50						
1	9953	10/31/24 sharepoint service - oct 24	2,042.50			1000 421000	497		101000
		Total for Vendor:	2,042.50						
121889		3094 NFPA (NATIONAL FIRE PROTECTION	225.00						
thru 12-13-2025									
1	2025	10/18/24 D Sprecher ID# 362368	225.00			2060 415200	667		101000
		Total for Vendor:	225.00						
121645	114743S	5459 NORTH DAKOTA PROFESSIONAL	10.00						
1	00476	10/24/24 COMMUNICATIONS MEETING VIRTUAL	10.00			7000 411600	340		101000
		Total for Vendor:	10.00						
121861		4892 NORTHWEST TIRE INC.	107.88						
3	26051934	11/04/24 7002 TIRE REPAIR	19.41			6025 450000	427		101000
4	26051860	10/31/24 366 TIRE REPAIR	88.47			6020 450000	427		101000
		Total for Vendor:	107.88						
121636	114746S	5440 NORTHWEST TIRE INC. (PD)	884.36						
1	26051881	10/31/24 NDJ903ABM tire repair	31.11			1000 421000	427		101000
2	26051868	10/31/24 #1195 tires	853.25			1000 421000	427		101000
121697		5440 NORTHWEST TIRE INC. (PD)	31.11						
1	26051925	11/04/24 G949968 - tire repair	31.11			1000 421000	427		101000

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121816		5440 NORTHWEST TIRE INC. (PD)	995.00						
1	26052206	11/13/24 #1180 tires/install	995.00			1000 421000	427		101000
		Total for Vendor:	1,910.47						
121778		753 O'DAY EQUIPMENT	23.55						
1	165469	11/04/24 7601 FUEL TANK CAP	23.55			4387 480000	500		101000
		Total for Vendor:	23.55						
121891		1774 O'REILLY AUTOMOTIVE STORES, INC	237.81						
1	388468	10/27/24 Anti-freeze & Trans Fluid	119.94			2060 415200	424		101000
2	388468	10/27/24 L-75 heater hose/clamps	34.80			2060 415200	420		101000
3	393619	11/12/24 Exchange Anti-freeze	39.12			2060 415200	420		101000
4	393619	11/12/24 Foam Clnr & degreaser	43.95			2060 415200	420		101000
		Total for Vendor:	237.81						
121625	114749S	4744 O'REILLY AUTOMOTIVE STORES, INC	11.99						
1	1932388720	10/28/24 7033 TOGGLE SWITCH	11.99			6025 450000	427		101000
121734		4744 O'REILLY AUTOMOTIVE STORES, INC	35.27						
1	1932390983	11/04/24 CLEANING WIPES	10.98			4387 480000	500		101000
2	1932391942	11/07/24 GASKET MAKER	24.29			6025 450000	825		101000
121756		4744 O'REILLY AUTOMOTIVE STORES, INC	196.05						
1	1932391742	11/06/24 1189 CV SHIFT	79.43			1000 421000	427		101000
2	1932391351	11/05/24 1188 MICRO V BELT	29.69			1000 421000	427		101000
3	1932391590	11/06/24 5PIN RELAY	29.98			6020 450000	427		101000
4	1932391599	11/06/24 BATTERY ROTATE	440.93			1000 455000	427		101000
5	1932391601	11/06/24 BATTERY ROTATE - CREDIT	-440.93			1000 455000	427		101000
6	1932392057	11/07/24 MOTOR OIL	56.95			6025 450000	427		101000
121850		4744 O'REILLY AUTOMOTIVE STORES, INC	144.79						
1	1932393513	11/12/24 1185 WATER PUMP	144.79			1000 421000	427		101000

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121856		4744 O'REILLY AUTOMOTIVE STORES, INC	430.84						
1	1932392405	11/08/24 FOG CAPSULE	9.87			1000 430000	427		101000
2	1932391594	11/06/24 BATTERIES	553.59			1000 421000	427		101000
3	1932391596	11/06/24 CORE CREDIT	-132.62			1000 421000	427		101000
		Total for Vendor:	818.94						
121804		353 OHNSTAD TWICHELL	38,241.78						
		October invoices							
2	199478	10/21/24 Open Records Requests	70.50			1000 415000	312		101000
3	199475	10/21/24 Imp Dist 2265	200.00			4793 480000	312		101000
5	199476	10/21/24 Imp Dist 1345	598.00			4009 480000	312		101000
7	199480	10/21/24 Misc Real Estate Matters	203.00			4009 480000	312		101000
8	199477	10/21/24 Conditional Use Permits	80.00			1000 418000	312		101000
14	199474	09/30/24 Municipal Prosecutions	20,847.36			1000 412000	312		101000
19	199479	10/21/24 Liquor License Applications	240.00			1000 415000	312		101000
20	199481	10/21/24 General	3,037.50			1000 415000	312		101000
22	199482	10/21/24 Personnel Issues	2,852.92			1000 414103	312		101000
48	199483	10/21/24 Electric Franchise Ord Amend	483.00			1000 415000	312		101000
49	199485	10/21/24 The Wilds 24th Addition	80.00			1000 418000	312		101000
50	199486	10/21/24 Simpson's 7th Subdivision	120.00			1000 418000	312		101000
51	199484	10/21/24 Sandhills 8th Addition	560.00			1000 418000	312		101000
52	199492	10/21/24 Nuisance Ordinance Amendment	2,920.00			1000 415000	312		101000
55	199493	10/21/24 Zoning Amendment - Lot Cover	346.50			1000 415000	312		101000
56	199489	10/21/24 Imp Dist 3006	763.00			4003 480000	312		101000
58	199487	10/21/24 Landscaping Ordinance Amend	1,800.00			1000 415000	312		101000
60	199488	10/21/24 Imp Dist 1316.3	80.00			4065 480000	312		101000
61	199490	10/21/24 Ambulance Service Ordinance	80.00			1000 415000	312		101000
62	199491	10/21/24 Sheywest	2,880.00			1000 415000	312		101000
		Total for Vendor:	38,241.78						
121829		352 OK TIRE STORE - COM CTR	3,560.00						
1	05364143	11/07/24 7041 TIRES	3,560.00			4387 480000	427		101000

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121860		352 OK TIRE STORE - COM CTR	782.50						
1	05364177	11/08/24 2200 TIRE REPAIR	782.50			4387 480000	427		101000
121910		352 OK TIRE STORE - COM CTR	1,026.50						
1	05363519	10/26/24 263 TIRES	1,026.50			6020 450000	427		101000
121917		352 OK TIRE STORE - COM CTR	153.82						
1	05364334	11/12/24 366 TIRE MOUNT	153.82			1000 430000	427		101000
		Total for Vendor:	5,522.82						
121639	114751S	399 OLYMPIC SALES	2,483.33						
1	15079	10/22/24 4200 REEVING CYLINDER	2,483.33			6010 450200	427		101000
		Total for Vendor:	2,483.33						
121896		631 ONE CALL CONCEPTS, INC	708.60						
1	4104292	10/31/24 Oct Locates	708.60			6020 450000	412		101000
		Total for Vendor:	708.60						
121904		276 OSTROMS ACE HARDWARE	315.93						
1	227831	11/14/24 acct #44818 comfrot & k9 food	299.95			1000 421000	915		101000
	PO-200185								
2	227831	11/14/24 acct #44818 bleach for mat cln	15.98			1000 421000	420		101000
	PO-200185								
121933		276 OSTROMS ACE HARDWARE	36.17						
1	227654	10/16/24 Ext. Training Burn Pans	19.18			2060 415200	375		101000
2	227684	10/23/24 Station Batteries	16.99			2060 415200	500		101000
		Total for Vendor:	352.10						
121730		5119 OSTROMS ACE HARDWARE (PW)	89.88						
1	227786	11/06/24 GARDEN SPRAYER	19.99			2210 428000	432		101000
2	227779	11/05/24 HARDWARE	36.92			6025 450000	825		101000
3	227794	11/07/24 STRIPING PAINT	32.97			1000 430000	486		101000

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121838		5119 OSTROMS ACE HARDWARE (PW)	4.98						
1	227811	11/12/24 AERATOR	4.98			1000 455000	420		101000
121924		5119 OSTROMS ACE HARDWARE (PW)	7.98						
1	227830	11/14/24 DOORSTOPS	7.98			6020 450000	420		101000
		Total for Vendor:	102.84						
121631	114753S	4455 OTIS ELEVATOR COMPANY	1,918.56						
		MAINTENANCE SERVICE CONTRACT: 7/1/24-6/30/025							
1	0401740419	10/22/24 CH - SERVICE CONTRACT	1,918.56			1000 455000	307		101000
		Total for Vendor:	1,918.56						
121922		999999 OUTLET RECREATION.COM-DL	166.65						
1	69610	07/30/24 AC REPAIR	166.65			6025 450000	427		101000
		OUTLET RECREATION.COM							
		Total for Vendor:	166.65						
121876		2126 OVERDRIVE, INC	661.07						
1	10/29/24	EBOOK / AUDIO BOOKS	661.07			7000 411600	650		101000
		02139C024333277							
		Total for Vendor:	661.07						
121743		4722 PASSPORT LABS INC	1,540.52						
1	1048895	10/31/24 citation paper rolls	1,540.52			1000 421000	410		101000
		Total for Vendor:	1,540.52						
121709		563 PETRO SERVE USA	103.76						
1	0967933	10 10/31/24 WF Airport Fuel	103.76			7050 500000	420		101000
121767		563 PETRO SERVE USA	503.79						
1	101917	11/04/24 WASHER FLUID - WA	251.89			6020 450000	427		101000
2	101917	11/04/24 WASHER FLUID - ST	251.90			1000 430000	427		101000

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121893		563 PETRO SERVE USA	41,623.50						
1	Oct 2024	10/31/24 Police	12,684.34			1000 421000	424		101000
2	Oct 2024	10/31/24 Public Works	1,046.35			1000 450000	424		101000
3	Oct 2024	10/31/24 Sanitation	13,909.12			6010 450200	424		101000
4	Oct 2024	10/31/24 Street	5,184.97			1000 430000	424		101000
5	Oct 2024	10/31/24 Sewer	2,762.80			6025 450000	424		101000
6	Oct 2024	10/31/24 Water	2,772.83			6020 450000	424		101000
7	Oct 2024	10/31/24 City Hall	1,275.06			1000 415000	420		101000
8	Oct 2024	10/31/24 Fleet & Facilities	638.69			1000 455000	424		101000
9	Oct 2024	10/31/24 Storm Sewer / Lagoon	1,038.26			4387 480000	424		101000
10	Oct 2024	10/31/24 Forestry	311.08			1000 430000	424		101000
121906		563 PETRO SERVE USA	2,700.88						
1	2316 11/13/24	7702 BULK FUEL	2,700.88			4387 480000	424		101000
121912		563 PETRO SERVE USA	1,601.37						
		Fire Department October Billing							
1	0967995 10/31/24	WFFD October	1,601.37			2060 415200	424		101000
		Total for Vendor:	46,533.30						
121614	114757S	4034 PETRO SERVE USA #63	33.32						
1	8249 10/28/24	LPS LBS	33.32			6020 450000	424		101000
121696		4034 PETRO SERVE USA #63	44.04						
1	10/31/24	#1210 fuel for squad	44.04			1000 421000	424		101000
121937		4034 PETRO SERVE USA #63	1,656.32						
1	9291 10/31/24	417 DIESEL	100.06			6010 450200	424		101000
2	3110 11/05/24	7001 DIESEL	93.12			6025 450000	424		101000
3	4223 11/07/24	440 DIESEL	76.56			6010 450200	424		101000
4	801 10/04/24	407 DIESEL	55.93			6010 450200	424		101000
5	5041 10/16/24	7001 DIESEL	108.06			6025 450000	424		101000
6	4986 10/16/24	SA DIESEL	170.31			6010 450200	424		101000
7	4222 10/14/24	SA DIESEL	69.58			6010 450200	424		101000
8	3349 10/10/24	7043 DIESEL	207.90			6025 450000	424		101000
9	2251 10/08/24	7001 DIESEL	165.31			6025 450000	424		101000

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10	1887	10/08/24 3401 PREMIUM	22.12			1000	430001	424	101000
11	801	10/04/24 4027 DIESEL	55.93			6010	450200	424	101000
12	8998	10/24/24 4201 DIESEL	100.28			6010	450200	424	101000
13	6634	10/22/24 4102 DIESEL	70.64			6010	450200	424	101000
14	2217	10/08/24 412 DIESEL	176.95			6010	450200	424	101000
15	190	10/03/24 4021 DIESEL	183.57			6010	450200	424	101000
		Total for Vendor:	1,733.68						
121916		2922 PIERRE FREEMAN	212.00						
		Professional Training FEMA Advanced Academy							
1	2024	11/06/24 FEMA Training in MD Per Diem	212.00			2060	415200	340	101000
		Total for Vendor:	212.00						
121764		384 PITNEY BOWES GLOBAL FINANCIAL	398.82						
		Oct-Dec 2024							
1	3319943288	11/11/24 Q4 Postage Lease	398.82			1000	414100	428	101000
		Total for Vendor:	398.82						
121877		4792 PLAYAWAY PRODUCTS	1,589.90						
1	480711	11/07/24 books	1,589.90			7000	411600	662	101000
		Total for Vendor:	1,589.90						
121810		3391 PPI CONSULTING LLC	475.00						
1	24-221	11/08/24 assessment	475.00			1000	421000	399	101000
		Total for Vendor:	475.00						
121728		916 PRAIRIE SUPPLY INC	1,478.40						
1	0641124	10/31/24 CHEMLINK	663.00			6025	450000	437	101000
2	0642442	11/11/24 WHITE WATER WAX	90.00			1000	430000	722	101000
3	06421111	11/07/24 STREET REPAIR	725.40			1000	430000	722	101000
121833		916 PRAIRIE SUPPLY INC	1,189.00						
1	0642112	11/07/24 REBAR #4	1,189.00			1000	430000	722	101000
		Total for Vendor:	2,667.40						

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121642	114759S	1755 PRO SWEEP INC	1,700.00						
1	24370	10/28/24 SHEYENNE TUNNEL SWEEP (OCT)	1,700.00			1000 430000	485		101000
121782		1755 PRO SWEEP INC	30,360.00						
1	24477	11/06/24 ALL CITY STREET SWEEP (OCT)	15,720.00			1000 430000	485		101000
2	24538	11/12/24 ALL CITY STREET SWEEP (NOV)	14,640.00			1000 430000	485		101000
		Total for Vendor:	32,060.00						
121759		1295 PRO-WEST & ASSOCIATES, INC	72.20						
1	0000000325	11/08/24 GIS Tech Support	72.20			1000 414000	497		101000
		Total for Vendor:	72.20						
121652	114761S	4348 R L ENGBRETSON ARCHITECTS FARGO	41,339.70						
1	24112	06/30/24 City Hall & PD Space Study	33,946.25			2975 480000	418		101000
2	24129	07/31/24 City Hall & PD Space Study	1,514.50			2975 480000	418		101000
3		08/31/24 Finance Charges	33.48			2975 480000	418		101000
4	24149	09/13/24 City Hall & PD Space Study	5,342.50			2975 480000	418		101000
5		09/30/24 Finance Charges	502.97			2975 480000	418		101000
		Total for Vendor:	41,339.70						
121858		2982 RDO EQUIPMENT CO	22.06						
1	P0067054	11/05/24 SA34 THERMOSTATE/GASKET	22.06			6025 450000	825		101000
		Total for Vendor:	22.06						
121780		3183 RDO EXCH 80-5800/6130	31,750.00						
1	E2427054	10/22/24 #3206B '24 FALLS FOLDING VPL	31,750.00			1000 430000	870		101000
		Total for Vendor:	31,750.00						
121919		3893 RDO TRUCK CENTERS	231.36						
1	820135F	10/01/24 FUEL FILTER	231.36			4387 480000	427		101000
		Total for Vendor:	231.36						
121777		999999 RED RIVER CONCRETE & RED RIVER CONCRETE & CONSTRUCTION	5,412.00						
1	24-1761	11/05/24 PROJ 9046	5,412.00			4094 480000	670		101000
		Total for Vendor:	5,412.00						

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121737		1016 RED WING BUSINESS ADVANTAGE	237.99						
1	169903	11/04/24 J HAHN - BOOTS	237.99			6025 450000	422		101000
121769		1016 RED WING BUSINESS ADVANTAGE	450.48						
1	169801	11/01/24 Z STEFFENS BOOTS	195.49			1000 455000	422		101000
2	169800	11/01/24 E WILM BOOTS	195.49			1000 455000	422		101000
3	169809	11/01/24 B PERRAULT - BOOT EXCAHNGE	59.50			1000 455000	422		101000
		Total for Vendor:	688.47						
121786		1182 REFRIGERATION HEATING INC	3,550.00						
1	1412683	10/28/24 MILWAUKEE TOOL PRESS	3,550.00			6020 450000	438		101000
121787		1182 REFRIGERATION HEATING INC	258.83						
1	1412687	10/25/24 HARDWARE	258.83			6020 450000	420		101000
121854		1182 REFRIGERATION HEATING INC	13.97						
1	1416740	11/06/24 COUPLING	13.97			6020 450000	420		101000
		Total for Vendor:	3,822.80						
121918		3522 RJ'S TESORO	1,340.64						
	WF Fire Department October Usage								
1	2024	10/31/24 FD October Fuel Usage	1,340.64			2060 415200	424		101000
		Total for Vendor:	1,340.64						
121678		2045 RMLS	3,320.00						
1	21309	11/01/24 SOLD Info Access	3,320.00			1000 414101	497		101000
		Total for Vendor:	3,320.00						
121926		4720 ROCKNRESCUE	705.00						
1	239862	02/19/24 Conterra Hitch Plate	705.00			2060 415200	641		101000
		Total for Vendor:	705.00						
121744		2291 RYAN WUOLLET	413.00						
1	11/09/24	PIT/EVOC trn meal reimb	413.00			1000 421000	340		101000
		Total for Vendor:	413.00						

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121788		3353 SAM'S CLUB MC/SYNCB	594.62						
1	11/06/24	KITCHEN SUPPLIES - SA	168.00			6010 450200	500		101000
2	11/06/24	KITCHEN SUPPLIES - TAX REFUND	-11.30			6010 450200	500		101000
3	11/04/24	KITCHEN SUPPLIES - PW	437.92			6020 450000	500		101000
121789		3353 SAM'S CLUB MC/SYNCB	761.72						
1	02/01/24	CH supplies	177.88			1000 415000	410		101000
2	03/25/24	CH pop/water	416.47			1000 415000	410		101000
3	09/21/24	Annual membership fee	110.00			1000 415000	667		101000
4	11/07/24	Late fees	57.37			1000 415000	740		101000
121943		3353 SAM'S CLUB MC/SYNCB	199.80						
1	10/28/24	Treat Street Event	466.20			1000 416200	602		101000
2	10/28/24	Treat Street Event (Returns)	-266.40			1000 416200	602		101000
		Total for Vendor:	1,556.14						
121911		454 SANITATION PRODUCTS	3,709.25						
1	91131 11/12/24	3061 BROOM BEAR BELT	3,709.25			1000 430000	427		101000
		Total for Vendor:	3,709.25						
121749		450 SCHEELS	190.00						
1	41324 11/08/24	new officer boots - hill	190.00			1000 421000	422		101000
		PO 200176							
121815		450 SCHEELS	198.39						
1	41327 11/13/24	boots/gloves for balvik	198.39			1000 421000	422		101000
		PO-200183							
		Total for Vendor:	388.39						
121791		459 SHERWIN WILLIAMS	359.60						
1	3100-4 11/07/24	STREET STRIPING	359.60			1000 430000	486		101000
		Total for Vendor:	359.60						

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121941		5467 SHOPPES ON SHEYENNE	29,500.00								
1	#1 11/15/24	Enterprise Grant	29,500.00			2960		411900	654		101000
		Total for Vendor:	29,500.00								
121635	114780S	2885 SHORTPRINTER	47.45								
1	154916 10/31/24	bc for Hill	47.45			1000		421000	668		101000
121792		2885 SHORTPRINTER	57.40								
1	154878 11/01/24	BUISNESS CARDS	57.40			6010		450200	410		101000
121799		2885 SHORTPRINTER	102.50								
1	154120 10/11/24	Notary Stamp - Emily	62.60			1000		414000	667		101000
2	154788 10/25/24	Business Cards - Casey	19.95			1000		414102	410		101000
3	154788 10/25/24	Business Cards - Chad M	19.95			1000		418000	410		101000
		Total for Vendor:	207.35								
121751		3642 SIGN PRO	620.00								
1	88395 11/06/24	ww remodel - signage	620.00			2975		421000	420	18	101000
121845		3642 SIGN PRO	800.00								
1	88462 11/12/24	RECRUITING MAGNETS	800.00			6020		450000	668		101000
		Total for Vendor:	1,420.00								
121796		91 SIGN SOLUTIONS USA	3,779.73								
1	414623 10/30/24	SIGNS	3,779.73			1000		430001	358		101000
		Total for Vendor:	3,779.73								
121656	114783S	2655 SIMPLIFILE	344.00								
1	NDT8B31031 10/31/24	Service 10/01/24-10/31/24	344.00			1000		418000	668		101000
		Total for Vendor:	344.00								
121654	114784S	4042 SIR SPEEDY	252.39								
1	137551 10/17/24	Open Enrollment Postcards	252.39			1000		414103	661		101000
		Total for Vendor:	252.39								

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121725		4048 SNS AUTO SUPPLY	168.00						
1	34361 11/07/24	DEGREASER/CLEANER	168.00			6010 450200	433		101000
		Total for Vendor:	168.00						
121868		999999 STEELE SOLUTIONS	17,293.00						
1	060653 11/11/24	steele solutions ww lockers	17,293.00			2975 421000	641	18	101000
	PO-200161								
		Total for Vendor:	17,293.00						
121928		3516 STEIN'S INC	315.89						
1	945814 10/07/24	Both Statons-Supplies	315.89			2060 415200	500		101000
		Total for Vendor:	315.89						
121657	114788S	274 STEVE MOTTINGER	5,250.00						
	November								
1	11/01/24	Court Appointed Attorney	5,250.00			1000 412000	310		101000
		Total for Vendor:	5,250.00						
121674		4821 STROH ARCHITECTS	208.00						
1	2024.24 11/06/24	New Commission Chambers	208.00			2970 480000	653		101000
		Total for Vendor:	208.00						
121929		5466 STUTSMAN COUNTY CORRECTIONAL	250.00						
1	1 10/31/24	T Clark-Drive the Road Registr	250.00			2060 415200	340		101000
		Total for Vendor:	250.00						
121735		176 SUMMIT FIRE PROTECTION	2,603.00						
1	2791649 11/01/24	ANNUAL ALARM MONITORING-TS	469.00			6010 450200	307		101000
2	2813421 11/12/24	ANNUAL SPRINK INSPECTION-40TH	325.00			1000 455000	420		101000
3	2801053 11/06/24	ANNUAL ALARM INSPECTION-SANIT	237.00			6010 450200	420		101000
4	2800979 11/06/24	ANNUAL ALARM INSPECTION-TS	243.00			6010 450200	420		101000
5	2800420 11/06/24	ANNUAL ALARM INSPECTION-PW	617.00			1000 455000	420		101000
6	2800996 11/06/24	ANNUAL ALARM INSPECTION-40TH	243.00			1000 455000	420		101000
7	2788806 11/01/24	ANNUAL ALARM MONITORING - SAN	469.00			6010 450200	307		101000
		Total for Vendor:	2,603.00						

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121754		733 SWANSTON EQUIPMENT CORP.	404.24						
1	P07460	11/08/24 7041 OIL, DRIVE MOTO DSPLY	33.26			4387 480000	427		101000
2	P07329	11/05/24 TRANS/DIFFERENT DSPLY	370.98			1000 430001	427		101000
121851		733 SWANSTON EQUIPMENT CORP.	68.32						
1	P07551	11/12/24 7041 HEATER FILTER	68.32			4387 480000	427		101000
		Total for Vendor:	472.56						
121882		3411 THE UPS STORE #6740	47.46						
		WF Fire Department Charges							
1	24258	11/05/24 return Helmet fronts WPSG	23.42			2060 415200	661		101000
2	29662	11/01/24 Send Knox Box in for repairs	24.04			2060 415200	661		101000
		Total for Vendor:	47.46						
121909		3352 TITAN MACHINERY-FARGO CASE	4,278.87						
1	PS0459053	11/13/24 SNOW CUTTING EDGES	4,278.87			1000 430001	381		101000
		Total for Vendor:	4,278.87						
121736		1285 TRAFFIC CONTROL CORPORATION	384.00						
1	154603	10/29/24 ALPHACELL BATTERY	384.00			1000 430002	487		101000
		Total for Vendor:	384.00						
121931		3524 TRAVIS OLSON	129.99						
1	2024	11/06/24 T Olson Boots Reimbursement	129.99			2060 415200	422		101000
		Total for Vendor:	129.99						
121694		1237 TRENT STANTON	373.00						
1	11/05/24	COPS conf - travel reimb	373.00			1000 421000	340		101000
		Total for Vendor:	373.00						
121693		5463 TROY CASPERSON	72.00						
1	11/06/24	intox 8000 training reimb	72.00			1000 421000	340		101000
		Total for Vendor:	72.00						

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121669		2951 TYLER TECHNOLOGIES, INC	517.46						
1	020-156401	10/31/24 OTC & Portal	517.46			1000 412000	740		101000
		Total for Vendor:	517.46						
121801		3833 VALLEY GREEN	2,231.08						
1	262377	11/05/24 FERTILIZER/WEED CONTROL - PD	929.39			1000 455000	420		101000
2	262376	11/05/24 CONTRACTED MOWING	1,190.00			1000 430001	381		101000
3	260729	10/10/24 FERTILIZER/WEED CONTROL - CH	111.69			1000 455000	420		101000
		Total for Vendor:	2,231.08						
121680		2478 VALLI	6,320.03						
1	97413	10/31/24 Postage - Oct	6,320.03			6020 450000	360		101000
121681		2478 VALLI	1,526.65						
1	97415	10/31/24 Lockbox and ACH - Oct	1,526.65			6020 450000	360		101000
		Total for Vendor:	7,846.68						
121807		3668 VERIZON WIRELESS	225.15						
1	9977651387	10/02/24 oct 2024 river sensors	225.15			6020 450000	356		101000
		Total for Vendor:	225.15						
121831		3230 VESSCO, INC	1,513.91						
1	095789	11/07/24 INTERFACE TUBING/LOADSURE ELEM	1,513.91			6025 450000	825		101000
		Total for Vendor:	1,513.91						
121679	E	3212 VISA ADMINISTRATION	2,328.96						
		Nov statement for Oct transactions							
1	CC-1559	10/03/24 ND Secretary of State	36.00			1000 202200			101000
		Notary renewal for Emily H				-414000-667			
		ND SECRETARY OF STATE							
2	CC-1559	10/17/24 ICMA	1,200.00			1000 202200			101000
		Annual membership for Dustin S.				-414000-667			
		ICMA MEMBERSHIP RENEWALS							
3	CC-1559	10/21/24 ND League of Cities	50.00			1000 202200			101000
		Conference registration for Bernie Dardis				-415000-340			
		ND LEAGUE OF CITIES							

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4	CC-1559 10/27/24	Make.com	108.00			1000 202200			101000
		GIS Annual Sub 10/27/24 to 10/27/25		CC Accounting: 1000-		-414000-497			
		MISC CLAIM VENDOR							
5	CC-1559 10/31/24	Survey Monkey	900.00			1000 202200			101000
		Annual sub for Comm 10/31/24 to 10/30/25		CC Accounting: 1000-		-416200-497			
		SURVEYMONKEY							
6	CC-1559 10/31/24	Family Fare	34.96			1000 202200			101000
		supplies for Chili Cookoff		CC Accounting: 1000-		-414103-378			
		FAMILY FARE							
		Total for Vendor:	2,328.96						
121664	E	2437 VISA ASSESSING	802.86						
		Nov statement for Oct transactions							
1	CC-1556 10/04/24	Holiday Inn-Duluth	398.02			1000 202200			101000
		hotel for Austin for conference		CC Accounting: 1000-		-414000-340			
		MISC CLAIM VENDOR							
2	CC-1556 10/04/24	Cenex-Walker MN	34.01			1000 202200			101000
		gas for conference		CC Accounting: 1000-		-414000-340			
		MISC CLAIM VENDOR							
3	CC-1556 10/03/24	Home Depot	-3.23			2970 202200			101000
		tile return		CC Accounting: 2970-		-480000-653			
		HOME DEPOT							
4	CC-1556 10/08/24	Amazon	40.33			1000 202200			101000
		office supplies for Finance Director		CC Accounting: 1000-		-414100-410			
		AMAZON CAPITAL SERVICES							
5	CC-1556 10/23/24	Dropbox	119.88			1000 202200			101000
		annual subscription		CC Accounting: 1000-		-414101-497			
		MISC CLAIM VENDOR							
6	CC-1556 10/22/24	Amazon	113.97			2970 202200			101000
		picture frames-new City Hall		CC Accounting: 2970-		-480000-653			
		AMAZON CAPITAL SERVICES							
7	CC-1556 10/24/24	Amazon	21.90			1000 202200			101000
		batteries		CC Accounting: 1000-		-414101-410			
		AMAZON CAPITAL SERVICES							
8	CC-1556 10/28/24	Amazon	37.99			2970 202200			101000
		frame reorder-new City Hall		CC Accounting: 2970-		-480000-653			
		AMAZON CAPITAL SERVICES							

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9	CC-1556	10/28/24 Amazon Olympus camera battery AMAZON CAPITAL SERVICES	39.99			1000 202200 -414101-410			101000
				CC Accounting: 1000-					
Total for Vendor:			802.86						
121672	E	3706 VISA COMMUNICATIONS Nov statement for Oct transactions	90.56						
1	CC-1558	10/18/24 Canva annual subscription MISC CLAIM VENDOR	89.57			1000 202200 -416200-497			101000
				CC Accounting: 1000-					
2	CC-1558	10/24/24 Apple cloud storage APPLE.COM	0.99			1000 202200 -416200-497			101000
				CC Accounting: 1000-					
Total for Vendor:			90.56						
121663	E	3693 VISA ENGINEERING Nov statement for Oct transactions	1,097.80						
1	CC-1554	10/02/24 Karl's Benji Clothing KARL'S AT THE NODAK CENTER	59.49			1000 202200 -414200-422			101000
				CC Accounting: 1000-					
2	CC-1554	10/01/24 Holiday Station Stores car washes HOLIDAY STATIONSTORE #469	35.00			1000 202200 -414200-420			101000
				CC Accounting: 1000-					
3	CC-1554	10/02/24 Boot Barn Benji Boots MISC CLAIM VENDOR	143.99			1000 202200 -414200-422			101000
				CC Accounting: 1000-					
4	CC-1554	10/04/24 Canad Inn hotel for NDWPC Conf CANAD INN DESTINATION CENTER GRAND FORKS	223.22			1000 202200 -414200-340			101000
				CC Accounting: 1000-					
5	CC-1554	10/07/24 UND Ext. Learning NDWPC Conference - Jerry Wallance UND EXTENDED LEARNING	185.00			1000 202200 -414200-340			101000
				CC Accounting: 1000-					
6	CC-1554	10/07/24 Duluth Trading Company Benji clothing MISC CLAIM VENDOR	150.00			1000 202200 -414200-422			101000
				CC Accounting: 1000-					
7	CC-1554	10/11/24 USPS mailing USPS	5.58			1000 202200 -414200-360			101000
				CC Accounting: 1000-					

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Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
8	CC-1554	10/21/24 Karl's Clothing - Troy O KARL'S AT THE NODAK CENTER	46.74			1000 202200 -414200-422			101000
9	CC-1554	10/21/24 International Right of Way Benji yearly membership MISC CLAIM VENDOR	260.00			1000 202200 -414200-667			101000
10	CC-1554	10/24/24 Canad Inn credit credit for taxes CANAD INN DESTINATION CENTER GRAND FORKS	-21.22			1000 202200 -414200-340			101000
11	CC-1554	11/01/24 Holiday Station Stores car wash HOLIDAY STATIONSTORE #469	10.00			1000 202200 -414200-420			101000
Total for Vendor:			1,097.80						
121675	E	2436 VISA FINANCE Nov statement for Oct transactions	297.00						
1	CC-1557	10/03/24 Eide Bailly Accounting Webinar EIDE BAILLY LLP	125.00			1000 202200 -414100-340			101000
2	CC-1557	10/14/24 ND Secretary of State Notary application-Lisa Breyer ND SECRETARY OF STATE	36.00			1000 202200 -414100-829			101000
3	CC-1557	10/14/24 ND Secretary of State Notary application-Jodi Rolle ND SECRETARY OF STATE	36.00			1000 202200 -414100-829			101000
4	CC-1557	10/24/24 Eide Bailly 2024 Tax Update webinar EIDE BAILLY LLP	100.00			1000 202200 -414100-340			101000
Total for Vendor:			297.00						
121892	E	4335 VISA HUMAN RESOURCES Nov statement for Oct transactions	10,425.47						
1	CC-1568	10/05/24 Uber NeoGov conference UBER.COM	31.57			1000 202200 -414103-340			101000
2	CC-1568	10/04/24 Uber NeoGov conference UBER.COM	20.33			1000 202200 -414103-340			101000

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3	CC-1568 10/04/24	Uber NeoGov conference UBER.COM	7.55	CC Accounting: 1000-	1000-	1000 202200 -414103-340			101000
4	CC-1568 10/04/24	Uber NeoGov conference UBER.COM	26.43	CC Accounting: 1000-	1000-	1000 202200 -414103-340			101000
5	CC-1568 10/10/24	Uber NeoGov conference UBER.COM	4.73	CC Accounting: 1000-	1000-	1000 202200 -414103-340			101000
6	CC-1568 10/09/24	Amazon cllipboard AMAZON CAPITAL SERVICES	9.98	CC Accounting: 1000-	1000-	1000 202200 -414103-410			101000
7	CC-1568 10/09/24	Amazon cllipboard AMAZON CAPITAL SERVICES	9.98	CC Accounting: 1000-	1000-	1000 202200 -414103-410			101000
8	CC-1568 10/09/24	Amazon cllipboard AMAZON CAPITAL SERVICES	9.99	CC Accounting: 1000-	1000-	1000 202200 -414103-410			101000
9	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
10	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
11	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
12	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
13	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
14	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
15	CC-1568 10/12/24	Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000

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16	CC-1568	10/13/24 Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
17	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
18	CC-1568	10/13/24 Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
19	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
20	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
21	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
22	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
23	CC-1568	10/14/24 Amazon ergonomic mouse AMAZON CAPITAL SERVICES	67.81	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
24	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
25	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
26	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
27	CC-1568	10/14/24 Amazon ergonomic mouse & keyboards AMAZON CAPITAL SERVICES	1,825.39	CC Accounting: 1000-	1000-	202200 -363400- 0			101000
28	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	202200 -363400- 0			101000

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29	CC-1568	10/14/24 Amazon ergonomic keyboard AMAZON CAPITAL SERVICES	112.37	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
30	CC-1568	10/14/24 Amazon dual monitor stand AMAZON CAPITAL SERVICES	139.74	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
31	CC-1568	10/14/24 Amazon monitor stands AMAZON CAPITAL SERVICES	256.32	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
32	CC-1568	10/14/24 Amazon dual monitor stand AMAZON CAPITAL SERVICES	93.16	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
33	CC-1568	10/15/24 Amazon returned items AMAZON CAPITAL SERVICES	-306.32	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
34	CC-1568	10/15/24 Amazon returned items AMAZON CAPITAL SERVICES	-382.90	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
35	CC-1568	10/18/24 Linked In CI Supervisor for PD MISC CLAIM VENDOR	272.00	CC Accounting: 1000-	1000-	1000 202200 -421000-399			101000
36	CC-1568	10/24/24 Amazon returned items AMAZON CAPITAL SERVICES	-612.64	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
37	CC-1568	10/24/24 Amazon returned items AMAZON CAPITAL SERVICES	-382.90	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
38	CC-1568	10/24/24 Amazon returned items AMAZON CAPITAL SERVICES	-76.58	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
39	CC-1568	10/24/24 Amazon returned items AMAZON CAPITAL SERVICES	-76.58	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000
40	CC-1568	10/28/24 Time Clock Plus annual 6/1/24 thru 5/31/25 TIMECLOCK PLUS	7,632.00	CC Accounting: 1000-	1000-	1000 202200 -414103-497			101000
41	CC-1568	10/28/24 Amazon chair AMAZON CAPITAL SERVICES	269.99	CC Accounting: 1000-	1000-	1000 202200 -363400- 0			101000

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
42	CC-1568	10/28/24 Amazon book AMAZON CAPITAL SERVICES	23.00	CC Accounting: 1000-	1000- -363400-	202200 0			101000
43	CC-1568	10/28/24 Amazon returned items AMAZON CAPITAL SERVICES	91.97	CC Accounting: 1000-	1000- -363400-	202200 0			101000
44	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-94.57	CC Accounting: 1000-	1000- -363400-	202200 0			101000
45	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-68.93	CC Accounting: 1000-	1000- -363400-	202200 0			101000
46	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-184.31	CC Accounting: 1000-	1000- -363400-	202200 0			101000
47	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-133.93	CC Accounting: 1000-	1000- -363400-	202200 0			101000
48	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-36.37	CC Accounting: 1000-	1000- -363400-	202200 0			101000
49	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-8.87	CC Accounting: 1000-	1000- -363400-	202200 0			101000
50	CC-1568	10/27/24 Amazon returned items AMAZON CAPITAL SERVICES	-63.85	CC Accounting: 1000-	1000- -363400-	202200 0			101000
51	CC-1568	10/31/24 Amazon Govt leader Field guide AMAZON CAPITAL SERVICES	29.29	CC Accounting: 1000-	1000- -363400-	202200 0			101000
52	CC-1568	11/02/24 Fargo Moorhead Human Res Nathan membership FMHRA FMHRA	299.00	CC Accounting: 1000-	1000- -414103-	202200 667			101000
Total for Vendor:			10,425.47						

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121722	E	2439 VISA IT	975.43						
		Nov statement for Oct transactions							
1	CC-1566	10/10/24 Amazon	116.20			1000 202200			101000
		ergonomic keyboard		CC Accounting: 1000-		-414100-497			
		AMAZON CAPITAL SERVICES							
2	CC-1566	10/12/24 Amazon	67.78			1000 202200			101000
		ergonomic mouse		CC Accounting: 1000-		-414100-497			
		AMAZON CAPITAL SERVICES							
3	CC-1566	10/14/24 Amazon	13.49			1000 202200			101000
		connector screws		CC Accounting: 1000-		-414104-497			
		AMAZON CAPITAL SERVICES							
4	CC-1566	10/19/24 Amazon	162.24			1000 202200			101000
		display port cables & surge protectors		CC Accounting: 1000-		-421000-497			
		AMAZON CAPITAL SERVICES							
5	CC-1566	10/20/24 Go Daddy	44.34			1000 202200			101000
		domain renewal-monthly		CC Accounting: 1000-		-414104-497			
		MISC CLAIM VENDOR							
6	CC-1566	10/23/24 Amazon	42.99			1000 202200			101000
		printer stand		CC Accounting: 1000-		-412000-410			
		AMAZON CAPITAL SERVICES							
7	CC-1566	10/24/24 Amazon	119.42			1000 202200			101000
		keyboard/mouse batch		CC Accounting: 1000-		-421000-497			
		AMAZON CAPITAL SERVICES							
8	CC-1566	10/24/24 Best Buy	249.99			1000 202200			101000
		Sony sound controller		CC Accounting: 1000-		-411600-497			
		BEST BUY BUSINESS ADVANTAGE ACCOUNT							
9	CC-1566	10/27/24 Amazon	358.97			1000 202200			101000
		ice maker, keys lockbox, key tags		CC Accounting: 1000-		-414104-410			
		AMAZON CAPITAL SERVICES							
10	CC-1566	11/02/24 Amazon	-199.99			1000 202200			101000
		ice maker return		CC Accounting: 1000-		-414104-410			
		AMAZON CAPITAL SERVICES							
Total for Vendor:			975.43						

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121723	E	5092 VISA IT 2	492.18						
		Nov Statement for Oct transactions							
1	CC-1567	10/04/24 Amazon	97.90			1000 202200			101000
		network cable		CC Accounting: 1000-		-414104-497			
		AMAZON CAPITAL SERVICES							
2	CC-1567	10/04/24 Amazon	249.99			1000 202200			101000
		Epson scanner		CC Accounting: 1000-		-418000-497			
		AMAZON CAPITAL SERVICES							
3	CC-1567	10/07/24 Amazon	4.97			1000 202200			101000
		screen protector kit		CC Accounting: 1000-		-414104-497			
		AMAZON CAPITAL SERVICES							
4	CC-1567	10/09/24 Amazon	25.45			1000 202200			101000
		Iphone cover		CC Accounting: 1000-		-414104-497			
		AMAZON CAPITAL SERVICES							
5	CC-1567	10/09/24 Amazon	26.98			1000 202200			101000
		UCP charger & power supply adapter		CC Accounting: 1000-		-416000-497			
		AMAZON CAPITAL SERVICES							
6	CC-1567	10/15/24 Amazon	9.95			1000 202200			101000
		Otterbox phone holster		CC Accounting: 1000-		-415200-497			
		AMAZON CAPITAL SERVICES							
7	CC-1567	10/17/24 Amazon	29.95			1000 202200			101000
		phone case		CC Accounting: 1000-		-415200-497			
		AMAZON CAPITAL SERVICES							
8	CC-1567	11/01/24 Zoom	40.00			1000 202200			101000
		storage subscription		CC Accounting: 1000-		-414104-497			
		MISC CLAIM VENDOR							
9	CC-1567	11/01/24 Amazon	6.99			1000 202200			101000
		screen protector kit		CC Accounting: 1000-		-414104-497			
		AMAZON CAPITAL SERVICES							
Total for Vendor:			492.18						
121843	E	3161 VISA LIBRARY #1	1,500.80						
1	CC-1572	10/02/24 PROGRAM SUPPLIES	152.83			7000 202200			101000
		WALMART		CC Accounting: 7000-		-411600-649			
2	CC-1572	10/05/24 UPRINTING	283.39			7000 202200			101000
		STICKERS		CC Accounting: 7000-		-411600-689			
		MISC CLAIM VENDOR							

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3	CC-1572 10/08/24	DISPOSABLE WIPES AMAZON CAPITAL SERVICES	105.90			7000 202200			101000
				CC Accounting: 7000-		-411600-410			
4	CC-1572 10/11/24	WIZARDS OF THE COAST LLC PROGRAM SUPPLY - 2014 PLAYER'S HANDBOOK MISC CLAIM VENDOR	158.09			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
5	CC-1572 10/16/24	BOOKS AMAZON CAPITAL SERVICES	114.54			7000 202200			101000
				CC Accounting: 7000-		-411600-662			
6	CC-1572 10/16/24	WOOD SHADOW BOXES AMAZON CAPITAL SERVICES	38.99			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
7	CC-1572 10/18/24	BOOKS AMAZON CAPITAL SERVICES	14.96			7000 202200			101000
				CC Accounting: 7000-		-411600-662			
8	CC-1572 10/23/24	PROGRAM SUPPLIES FAMILY FARE	37.95			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
9	CC-1572 10/26/24	ADOBE CREATIVE CLOUD MISC CLAIM VENDOR	29.99			7000 202200			101000
				CC Accounting: 7000-		-411600-497			
10	CC-1572 10/26/24	PROGRAM SUPPLIES AMAZON CAPITAL SERVICES	242.22			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
11	CC-1572 10/26/24	PENS AMAZON CAPITAL SERVICES	11.82			7000 202200			101000
				CC Accounting: 7000-		-411600-410			
12	CC-1572 10/26/24	BOOK AMAZON CAPITAL SERVICES	9.99			7000 202200			101000
				CC Accounting: 7000-		-411600-662			
13	CC-1572 10/26/24	BLU-RAY DVD PLAYER AMAZON CAPITAL SERVICES	68.00			7000 202200			101000
				CC Accounting: 7000-		-411600-497			
14	CC-1572 10/21/24	PROGRAM SUPPLIES MICHAELS STORE #4818	48.90			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
15	CC-1572 10/31/24	RUSTIC WOOD SLICES AMAZON CAPITAL SERVICES	84.99			7000 202200			101000
				CC Accounting: 7000-		-411600-649			
16	CC-1572 10/31/24	META / FACEBOOK ADVERTISING MISC CLAIM VENDOR	98.24			7000 202200			101000
				CC Accounting: 7000-		-411600-689			
Total for Vendor:			1,500.80						
121870	E 3162	VISA LIBRARY #2	1,943.46						
1	CC-1573 10/04/24	EXXON RED CARPET BISMARCK GAS FOR NDLA CONFERENCE MISC CLAIM VENDOR	27.77			7000 202200			101000
				CC Accounting: 7000-		-411600-340			

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2	CC-1573	10/11/24 BOPPAS BAGELS	40.83			7000 202200			101000
		BAGELS FOR STAFF TRAINING DAY		CC Accounting: 7000-		-411600-340			
		MISC CLAIM VENDOR							
3	CC-1573	10/14/24 SNACKS FOR STAFF TRAINING DAY	86.80			7000 202200			101000
		FAMILY FARE		CC Accounting: 7000-		-411600-340			
4	CC-1573	10/14/24 PIZZA HUT	128.06			7000 202200			101000
		LUNCH FOR STAFF TRAINING DAY		CC Accounting: 7000-		-411600-340			
		MISC CLAIM VENDOR							
5	CC-1573	10/15/24 PURE WATER TECHNOLOGY	100.00			7000 202200			101000
		WATER MACHINES		CC Accounting: 7000-		-411600-410			
		MISC CLAIM VENDOR							
6	CC-1573	10/23/24 MOBILE BEACON	1,560.00			7000 202200			101000
		HOTSPOTS		CC Accounting: 7000-		-411600-497			
		MISC CLAIM VENDOR							
Total for Vendor:			1,943.46						
121871	E	4576 VISA LIBRARY #3	710.75						
1	CC-1574	10/02/24 PAINT BRUSH SET	7.99			7000 202200			101000
		AMAZON CAPITAL SERVICES		CC Accounting: 7000-		-411600-649			
2	CC-1574	10/04/24 GAS FOR NDLA CONFERENCE	39.45			7000 202200			101000
		CASEY'S GENERAL STORE #3356		CC Accounting: 7000-		-411600-340			
3	CC-1574	10/04/24 CENEX-FARSTAD OIL INC TOWERCI	15.20			7000 202200			101000
		GAS FOR NDLA CONFERENCE		CC Accounting: 7000-		-411600-340			
		MISC CLAIM VENDOR							
4	CC-1574	10/04/24 HOTEL STAY FOR NDLA CONFERENC	197.00			7000 202200			101000
		RADISSON HOTEL BISMARCK		CC Accounting: 7000-		-411600-340			
5	CC-1574	10/04/24 HOTEL STAY FOR NDLA CONFERENC	216.96			7000 202200			101000
		RADISSON HOTEL BISMARCK		CC Accounting: 7000-		-411600-340			
6	CC-1574	10/04/24 HOTEL STAY FOR NDLA CONFERENC	197.00			7000 202200			101000
		RADISSON HOTEL BISMARCK		CC Accounting: 7000-		-411600-340			
7	CC-1574	10/04/24 CREDIT - HOTEL - NDLA CONFERE	-19.96			7000 202200			101000
		RADISSON HOTEL BISMARCK		CC Accounting: 7000-		-411600-340			
8	CC-1574	10/25/24 PROGRAM SUPPLIES	4.58			7000 202200			101000
		WALMART		CC Accounting: 7000-		-411600-649			
9	CC-1574	10/30/24 ORIENTAL TRADING	24.99			7000 202200			101000
		DRY ERASE CRAYON CLASSPACK		CC Accounting: 7000-		-411600-649			
		MISC CLAIM VENDOR							

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10	CC-1574	11/01/24 DVD AMAZON CAPITAL SERVICES	27.54			7000 202200			101000
				CC Accounting: 7000-		-411600-664			
		Total for Vendor:	710.75						
121667	E	2438 VISA PLANNING Nov statement for Oct transacations	816.69						
1	CC-1555	10/01/24 Holiday car washes HOLIDAY COMPANIES	10.00			1000 202200			101000
				CC Accounting: 1000-		-418000-420			
2	CC-1555	10/02/24 American Planning Assoc. membership renewal-Leslie McGillvray-Rivas AMERICAN PLANNING ASSOCIATION	127.00			1000 202200			101000
				CC Accounting: 1000-		-418000-667			
3	CC-1555	10/11/24 Planetizen Growth area Master Plan RFP MISC CLAIM VENDOR	99.95			1000 202200			101000
				CC Accounting: 1000-		-418000-668			
4	CC-1555	10/21/24 Sandy's Chad Mertz first day donuts SANDY'S DONUTS & COFFEE SHOP	28.74			1000 202200			101000
				CC Accounting: 1000-		-418000-410			
5	CC-1555	10/28/24 International Code Council Building Code and tab combo INTERNATIONAL CODE COUNCIL, INC	345.50			1000 202200			101000
				CC Accounting: 1000-		-418000-662			
6	CC-1555	10/28/24 International Code Council IRC/IBC study pack INTERNATIONAL CODE COUNCIL, INC	200.50			1000 202200			101000
				CC Accounting: 1000-		-418000-340			
7	CC-1555	11/01/24 Holiday car washes HOLIDAY COMPANIES	5.00			1000 202200			101000
				CC Accounting: 1000-		-418000-420			
		Total for Vendor:	816.69						
121714	E	2435 VISA POLICE #1	2,161.41						
1	CC-1560	10/29/24 rogue fitness gym equip MISC CLAIM VENDOR	685.26			2975 202200			101000
				CC Accounting: 2975-		-421000-641			
2	CC-1560	10/03/24 k9 training lodging Nielsen ORANGE TREE RESORT	819.06			1000 202200			101000
				CC Accounting: 1000-		-421000-340			
3	CC-1560	10/18/24 boots for m. oldham DANNER	300.24			1000 202200			101000
				CC Accounting: 1000-		-421000-422			
4	CC-1560	10/30/24 k9 60' leashes RAY ALLEN MANUFACTURING	187.12			1000 202200			101000
				CC Accounting: 1000-		-421000-915			

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5	CC-1560	10/30/24 rogue fitness - tax credit	-50.83			2975 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 2975-		-421000-641			
6	CC-1560	10/31/24 k9 vito treats	32.68			1000 202200			101000
	CHEWEY.COM			CC Accounting: 1000-		-421000-915			
7	CC-1560	10/31/24 tax credit	-2.42			1000 202200			101000
	CHEWEY.COM			CC Accounting: 1000-		-421000-915			
8	CC-1560	10/17/24 live action - cadets equip	190.30			1000 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 1000-		-421000-375			
Total for Vendor:			2,161.41						
121715	E	3233 VISA POLICE #2	3,279.01						
1	CC-1561	10/03/24 k9 training lodging nobles	1,028.61			1000 202200			101000
	ORANGE TREE RESORT			CC Accounting: 1000-		-421000-340			
2	CC-1561	10/03/24 k9 training lodging ackerman	1,028.61			1000 202200			101000
	ORANGE TREE RESORT			CC Accounting: 1000-		-421000-340			
3	CC-1561	10/03/24 k9 training lodging ackerman	1,028.61			1000 202200			101000
	ORANGE TREE RESORT			CC Accounting: 1000-		-421000-340			
4	CC-1561	10/25/24 ww remodel frames	193.18			2975 202200			101000
	HOBBY LOBBY			CC Accounting: 2975-		-421000-641			
Total for Vendor:			3,279.01						
121716	E	3234 VISA POLICE #3	75.57						
1	CC-1562	10/17/24 gift baskets proj #12	55.57			1000 202200			101000
	MICHAELS STORE #4818			CC Accounting: 1000-		-421000-375			
2	CC-1562	11/01/24 hemming of pants ostlund	20.00			1000 202200			101000
	ALTERATIONS BY L			CC Accounting: 1000-		-421000-422			
Total for Vendor:			75.57						
121717	E	3244 VISA POLICE #4	256.30						
1	CC-1563	10/09/24 chase on the lake lodging jor	256.30			1000 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 1000-		-421000-340			
Total for Vendor:			256.30						
121718	E	4300 VISA POLICE #5	435.30						
1	CC-1564	10/30/24 power systems gym equip	308.84			2975 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 2975-		-421000-641			
2	CC-1564	10/16/24 intox 800 trn fuel squad	29.01			1000 202200			101000
	HOLIDAY STATIONSTORE #469			CC Accounting: 1000-		-421000-340			

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3	CC-1564 10/18/24	intox 800 trn fuel squad	35.39			1000 202200			101000
	STAMART #1224			CC Accounting: 1000-		-421000-340			
4	CC-1564 10/27/24	intox 800 trn fuel squad	31.80			1000 202200			101000
	PETRO SERVE USA #63			CC Accounting: 1000-		-421000-340			
5	CC-1564 10/29/24	pilot intox 8000 trn fuel squ	30.26			1000 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 1000-		-421000-340			
		Total for Vendor:	435.30						
121719	E 4301 VISA POLICE #6		188.66						
1	CC-1565 10/25/24	labby's grooming	138.00			1000 202200			101000
	SIT. STAY. SPA.			CC Accounting: 1000-		-421000-915			
2	CC-1565 10/30/24	COPS conf. ground trans dura	50.66			1000 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 1000-		-421000-340			
		Total for Vendor:	188.66						
121834	E 2423 VISA PUBLIC WORKS #1		3,307.70						
1	CC-1569 10/06/24	A JOHNSON SWEATSHIRT	86.39			1000 202200			101000
	CARHARTT			CC Accounting: 1000-		-455000-422			
2	CC-1569 10/08/24	J HAHN WATER TESTING	51.25			6025 202200			101000
	ND DEPARTMENT OF ENVIRONMENTAL QUALITY			CC Accounting: 6025-		-450000-340			
3	CC-1569 10/09/24	TITLE/REGISTRATION	25.00			1000 202200			101000
	DMV FARGO BRANCH			CC Accounting: 1000-		-430000-870			
4	CC-1569 10/10/24	TAX REIMBURSEMENT	-6.40			1000 202200			101000
	CARHARTT			CC Accounting: 1000-		-455000-422			
5	CC-1569 10/10/24	B GRONASS TRAVEL	533.15			2210 202200			101000
	HOLIDAY INN EXPRESS ABERDEEN			CC Accounting: 2210-		-428000-340			
6	CC-1569 10/11/24	B PERRAULT PANTS	74.98			1000 202200			101000
	FLEET FARM			CC Accounting: 1000-		-455000-422			
7	CC-1569 10/15/24	D BIRNBAUM SWEATSHIRT	57.85			1000 202200			101000
	SP REFLECTIVE APPAREL			CC Accounting: 1000-		-430000-422			
	MISC CLAIM VENDOR								
8	CC-1569 10/18/24	TRAVIS/JOSH CLOTHING	349.95			1000 202200			101000
	FLEET FARM			CC Accounting: 1000-		-430000-422			
9	CC-1569 10/25/24	FALL GLOVES - WA	171.36			6020 202200			101000
	FULL SOURCE LLC			CC Accounting: 6020-		-450000-639			
10	CC-1569 10/25/24	FALL GLOVES - ST	171.36			1000 202200			101000
	FULL SOURCE LLC			CC Accounting: 1000-		-430000-639			

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11	CC-1569	10/25/24 FALL GLOVES - SW	171.36			6025 202200			101000
	FULL SOURCE LLC			CC Accounting: 6025-		-450000-639			
12	CC-1569	10/25/24 FALL GLOVES - RW	171.36			1000 202200			101000
	FULL SOURCE LLC			CC Accounting: 1000-		-430001-639			
13	CC-1569	10/25/24 CREDIT VOUCHER	-0.71			1000 202200			101000
	FLEET FARM			CC Accounting: 1000-		-430000-422			
14	CC-1569	10/31/24 L PORTER - TRAVEL	46.34			1000 202200			101000
	EXPEDIA.COM HEADQUARTERS			CC Accounting: 1000-		-455000-340			
15	CC-1569	10/31/24 L PORTER - TRAVEL	567.95			1000 202200			101000
	AMERICAN AIRLINES			CC Accounting: 1000-		-455000-340			
16	CC-1569	10/31/24 WEX FIT UP - NASSASU NATIONAL	836.51			2970 202200			101000
	MISC CLAIM VENDOR			CC Accounting: 2970-		-480000-653			
Total for Vendor:			3,307.70						
121835	E	4256 VISA PUBLIC WORKS #2	624.36						
1	CC-1570	10/09/24 TEMP SENSOR - CH	225.82			1000 202200			101000
	TRANE US INC			CC Accounting: 1000-		-455000-420			
2	CC-1570	10/15/24 K SATHER - TRAVEL	267.24			6010 202200			101000
	Country Inn & Suites by Raddisson Bismar			CC Accounting: 6010-		-450200-340			
3	CC-1570	10/28/24 J HAHN - TRAVEL	131.30			6025 202200			101000
	Country Inn & Suites by Raddisson Bismar			CC Accounting: 6025-		-450000-340			
Total for Vendor:			624.36						
121837	E	4625 VISA PUBLIC WORKS #3	45.46						
1	CC-1571	10/10/24 B GRONAAS - TRAVEL	44.46			2210 202200			101000
	CENEX			CC Accounting: 2210-		-428000-340			
2	CC-1571	10/28/24 CARD HOLD CHARGE	1.00			6025 202200			101000
	COUNTRY INN & SUITES			CC Accounting: 6025-		-450000-340			
Total for Vendor:			45.46						
121761		544 WALLWORK TRUCK CENTER	834.52						
1	01P542062	11/05/24 3005 VALVE DRAIN	60.27			1000 430000	427		101000
2	01P530021	11/01/24 LIFE SEAL/PICGGYBCK	509.64			1000 430000	427		101000
3	01P543167	11/08/24 415 WATER PUMP KIT	248.01			6010 450200	427		101000
4	01P543182	11/08/24 3005 DRAIN VALVE	66.60			1000 430000	427		101000
5	01P544723	11/14/24 KIT - RET	-50.00			6010 450200	427		101000

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121848		544 WALLWORK TRUCK CENTER	215.31						
1	01P544548	11/13/24 4200 BRAKE SHOES	215.31			6010 450200	427		101000
121863		544 WALLWORK TRUCK CENTER	59.52						
1	01P541718	11/04/24 GASKET/HUBCAP	24.04			6010 450200	427		101000
2	01P540942	11/01/24 GROMMET/REFLECTOR	35.48			6020 450200	427		101000
		Total for Vendor:	1,109.35						
121660	114807S	2945 WEST FARGO AREA COMMUNITY	21,683.52						
1	10/16/24	Sept-Oct Reimbursement	21,683.52			1000 415000	374		101000
		Total for Vendor:	21,683.52						
121686		4773 WEST FARGO EVENTS	38,503.67						
1	0001244-IN	11/01/24 Programming fee: Essentia	17,563.69			2310 452120	810		101000
2	0001244-IN	11/01/24 Programming fee: POW/MIA	4,932.98			2310 452120	810		101000
3	0001244-IN	11/01/24 Mgmt fee: Parking Ramp	11,840.33			2320 452110	810		101000
4	0001244-IN	11/01/24 Mgmt fee: City Events	4,166.67			2960 411900	810		101000
		Total for Vendor:	38,503.67						
121740		4231 WEST FARGO FIRE DEPARTMENT	240.50						
1	19775	10/22/24 bls testing 37 pd officers	240.50			1000 421000	340		101000
		Total for Vendor:	240.50						
121705		2184 WEST SIDE STEEL	27.09						
1	10704	10/30/24 less lethal steel	27.09			1000 421000	987		101000
121731		2184 WEST SIDE STEEL	452.25						
1	10756	11/05/24 SHEET METAL	249.69			6010 450200	914		101000
2	10712	10/31/24 SHEET METAL	99.99			6010 450200	914		101000
3	10789	11/08/24 SHEET METAL	10.00			6010 450200	914		101000
4	10787	11/08/24 SHEET METAL	92.57			6010 450200	914		101000
121824		2184 WEST SIDE STEEL	14.24						
1	10831	11/13/24 SQUARE TUBE	14.24			6025 450000	825		101000
		Total for Vendor:	493.58						

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121665	-98907E	4676 WEX ELECTRONIC BIWEEKLY	34,386.97						
	11.01.24	payroll							
1	11/01/24	HSA Contributions - ER	11,126.69			1000	212530		101000
2	11/01/24	HSA Contributions - EE	23,260.28			1000	212530		101000
121944	-98904E	4676 WEX ELECTRONIC BIWEEKLY	33,956.45						
	11.15.24	payroll							
1	11/18/24	HSA Contributions - ER	11,017.31			1000	212530		101000
2	11/18/24	HSA Contributions - EE	22,939.14			1000	212530		101000
		Total for Vendor:	68,343.42						
121711		569 WF ANIMAL HOSPITAL	3,717.98						
1	288941	10/31/24 medical - k9 vito	227.98			1000	421000	915	101000
2	289655	10/31/24 oct 2024 pound fee	3,490.00			1000	421000	396	101000
		Total for Vendor:	3,717.98						
121873		5465 WILLOW LANE EDUCATION	297.88						
1	ARU0379823	11/11/24 BOOKS	297.88			7000	411600	662	101000
		Total for Vendor:	297.88						
121805		4003 WM CORPORATE SERVICES INC	8,713.60						
1	6777158	11/01/24 WATER TOWER DROPSITE	7,468.80			6010	450200	916	101000
2	6777159	11/01/24 SANITATION BUILDING DROPSITE	1,244.80			6010	450200	916	101000
		Total for Vendor:	8,713.60						
121643	114812S	338 XCEL ENERGY	9,612.57						
1	900243678	10/25/24 1680 13TH AVE E - ST LIGHT	124.06			1000	430002	527	101000
2	900889946	10/30/24 THE LIGHTS	55.88			2310	452120	527	101000
3	900847307	10/30/24 THE LIGHTS	67.60			2310	452120	527	101000
4	900882673	10/30/24 2515 6TH ST E	9,365.03			1000	415000	527	101000
121651	114812S	338 XCEL ENERGY	1,710.21						
1	900199911	10/25/24 STREET LIGHT FEED POINTS	1,258.49			1000	430002	527	101000
2	900199911	10/25/24 SA17	77.66			6025	450000	527	101000
3	900199911	10/25/24 PW VEHICLE STORAGE	330.90			6020	450000	527	101000
4	900229265	10/25/24 1690 13TH AVE S - TRAFFIC S	43.16			1000	430002	527	101000

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121927		338 XCEL ENERGY	8,523.64						
1	901062965	10/31/24 735 7TH AVE NW LIGHTS	92.29			1000 430002	527		101000
2	901789833	11/06/24 1010 26TH AVE W - SM 67	45.77			6025 450000	527		101000
3	901789833	11/06/24 5635 14TH AVE N - SM70	45.77			6025 450000	527		101000
4	901348338	11/04/24 800 4TH AVE E	652.45			1000 415000	527		101000
5	901342491	11/04/24 800 4TH AVE E	7,687.36			1000 415000	527		101000
121930		338 XCEL ENERGY	10,822.58						
1	901334952	11/04/24 810 12TH AVE NW	2,742.39			6020 450000	527		101000
2	901334952	11/04/24 WATER TOWERS	788.66			6020 450000	527		101000
3	901334952	11/04/24 SHEYENNE PLAZA TV	214.21			2310 452120	527		101000
4	901334952	11/04/24 FIRE & CIVIL DEF SIREN	11.96			1000 430002	527		101000
5	901334952	11/04/24 1100 12TH AVE NW	49.98			6020 450000	527		101000
6	901334952	11/04/24 LIFT STATIONS	7,015.38			6025 450000	527		101000
121938		338 XCEL ENERGY	3,649.80						
1	6685031-3	11/04/24 FD October Usage	3,649.80			2060 415200	527		101000
Total for Vendor:			34,318.80						
# of Claims			327	Total:	5139,728.60	# of Vendors	190		
Total Electronic Claims					938,224.95				
Total Non-Electronic Claims					4201503.65				

** This report runs by Claim Posted Date, which is a system generated field that always shows the date on which the Claim was actually posted in the system. If a Claim was cancelled and re-posted, the posted date will show as of the date it was re-posted. **



"Consent" or "Regular" Agenda
Item?
[Consent]

To: West Fargo City Commission

From: Dan Hanson, City Engineer

Date: November 18, 2024

Subject: Project No. 1316 Phase 3 – Northside Sanitary Sewer Collector Rehabilitation

Action: Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed.

Commission President

Bernie Dardis

Primary Portfolio:

Administrative Services

Secondary Portfolio:

Police & Fire

Commission Vice President

Brad Olson

Primary Portfolio:

Police & Fire

Secondary Portfolio:

Street, Water & Sewer

Commissioner

Roben Anderson

Primary Portfolio:

Community &

Development Services

Secondary Portfolio:

Administrative Services

Commissioner

Rory Jorgensen

Primary Portfolio:

Sanitation

Secondary Portfolio:

Community &

Development Services

Commissioner

Amy Zundel

Primary Portfolio:

Street, Water & Sewer

Secondary Portfolio:

Sanitation

City Administrator

Dustin T. Scott

New Information and Recommendation:

During the regular meeting held on October 21, 2024 the City Commission reviewed bids and awarded contract to Northern Improvement Company. The contract documents were prepared and delivered to the City Attorney's office for review. After their compliance review, the attached Resolution was prepared for the City Commission's review and approval.

The following documents are attached for review/consideration:

- Resolution Approving Contract and Contractor's Bond
- Notice to Proceed

Staff Recommendation: Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed.

Previously Presented Information and Commission Actions:

October 21, 2024-

- **Staff Recommendation:** Accept Bid and Award Contract to Northern Improvement Company for their bid amount of \$225,964.05
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

September 16, 2024-

- **Staff Recommendation:** Approve Task order No. 87-1 for Basic Services
- **Commission Action:** Commissioner Anderson moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

September 3, 2024 –

- **Staff Recommendation:** Approve Plans and Specifications and Direct Advertisement for Bids.
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

August 19, 2024-

- **Staff Recommendation:** Approve the Engineer's Report and Direct the preparation of a Task Order for Basic Services along with Plans and Specifications.
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

August 5, 2024-

- **Staff Recommendation:** Create Project No. 1316.3 and Direct Engineer to prepare an Engineer's Report.
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING CONTRACT AND CONTRACTOR'S BOND IN
SEWER IMPROVEMENT PROJECT NO. 1316.3

BE IT RESOLVED by the City Commission of the City of West Fargo, North Dakota, that it is hereby found, determined and declared that the general contract heretofore entered into by and between the City of West Fargo and Northern Improvement Company is in full conformity with the law, including Section 40-22-36 of the North Dakota Century Code; that the contractor's bond of Northern Improvement Company heretofore received and filed with the City Auditor is in full conformity with the law including Section 48-02-06.2 of the North Dakota Century Code; and that the contract and contractor's bond are hereby approved.

Dated: November 18, 2024

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

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

NOTICE TO PROCEED

Owner:	City of West Fargo	Owner's Contract No.:	1316.3
Contractor:	Northern Improvement Company	Contractor's Project No.:	
Engineer:	Moore Engineering, Inc.	Engineer's Project No.:	20230C
Project:	Salt Shack Paving	Contract Name:	Project No. 1316 - Northside Sanitary Sewer Collector Rehabilitation
		Effective Date of Contract:	October 21, 2024

TO CONTRACTOR:

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on October 21, 2024.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work shall be done at the Site prior to such date. In accordance with the Agreement, the date of Substantial Completion is June 27, 2025, and the date of readiness for final payment is July 18, 2025

Before starting any Work at the Site, Contractor must comply with the following:

Owner: City of West Fargo

Authorized Signature

By: Bernie L. Dardis

Title: President of the Board of City Commissioners

Date Issued: _____

Copy: Engineer



Year To Date As of October 31, 2024

Prepared: 11/13/2024
Approved: 11/13/2024

Completed By: Sheila Olson
Approved By: Willy Galindo

Budgeted Funds		Revenue/Transfers			Expenditure/Transfers			Net			Cash
Fund	Description	Actual	Annual Budget	Variance	Actual	Annual Budget	Variance	Actual	Annual Budget	Variance	
1000	General Fund (1)	\$ 20,266,173	\$ 30,330,276	\$ (10,064,103)	\$ 23,387,759	\$ 30,822,389	\$ 7,434,630	\$ (3,121,585)	\$ (492,113)	\$ (2,629,472)	\$ 15,624,532
2030	Share of Specials	203,455	209,570	(6,115)	203,171	209,570	6,399	284	-	284	50,786
2060	Fire Dept	4,705,278	6,820,019	(2,114,741)	5,505,793	7,722,890	2,217,097	(800,516)	(902,871)	102,355	(2,706,030)
7000	Library	2,174,511	2,399,111	(224,600)	1,751,814	2,354,762	602,948	422,697	44,349	378,348	1,189,190
7050	Airport	271,706	227,314	44,392	208,730	185,945	(22,785)	62,976	41,369	21,607	931,412
Total Government		\$ 27,621,124	\$ 39,986,290	\$ (12,365,166)	\$ 31,057,267	\$ 41,295,556	\$ 10,238,289	\$ (3,436,144)	\$ (1,309,266)	\$ (2,126,878)	\$ 15,089,890
2970	Capital Improvements (2)	9,335,141	11,571,138	(2,235,997)	671,151	12,050,659	11,379,508	8,663,990	(479,521)	9,143,511	37,698,815
2975	Public Safety Sales Tax	3,024,200	3,836,250	(812,050)	565,939	2,882,266	2,316,327	2,458,261	953,984	1,504,277	3,773,666
2971	Prairie Dog Funds	-	-	-	-	-	-	-	-	-	880,357
2960	Economic Development	3,454,087	3,858,750	(404,663)	2,259,970	3,858,750	1,598,780	1,194,117	-	1,194,117	14,767,160
2130	Municipal Highway	-	1,845,504	(1,845,504)	-	1,845,504	1,845,504	-	-	-	(1,704,907)
2110	Gaming	35,973	12,000	23,973	-	12,000	12,000	35,973	-	35,973	160,551
2XXX	Event Funds	-	-	-	-	-	-	-	-	-	16,668
2200	Vector Control	198,763	110,000	88,763	102,140	65,000	(37,140)	96,623	45,000	51,623	535,845
2210	Forestry	409,632	428,940	(19,308)	300,974	325,551	24,577	108,659	103,389	5,270	199,086
2230	City Utility	59,989	130,000	(70,011)	-	130,000	130,000	59,989	-	59,989	267,366
25XX	Police Special Funds	50,998	5,500	45,498	65,182	17,920	(47,262)	(14,184)	(12,420)	(1,764)	348,774
2950	Assets Forfeitures	20,873	30,000	(9,127)	50,973	30,000	(20,973)	(30,101)	-	(30,101)	124,785
2980	South Facility Hookup	-	50,000	(50,000)	-	-	-	-	50,000	(50,000)	3,458,678
Total Special Funds		\$ 16,589,656	\$ 21,878,082	\$ (5,288,426)	\$ 4,016,329	\$ 21,217,650	\$ 17,201,321	\$ 12,573,326	\$ 660,432	\$ 11,912,894	\$ 60,526,844
3000	Total Debt Service	\$ 25,936,978	\$ 23,774,632	\$ 2,162,346	\$ 25,468,015	\$ 25,472,841	\$ 4,826	\$ 468,963	\$ (1,698,209)	\$ 2,167,172	\$ 54,102,247
6010	Sanitation	\$ 5,213,011	\$ 5,259,407	\$ (46,396)	\$ 5,509,553	\$ 6,658,227	\$ 1,148,674	\$ (296,542)	\$ (1,398,820)	\$ 1,102,278	\$ 1,895,272
6020	Water	8,445,621	9,264,036	(818,415)	7,051,409	7,882,359	830,950	1,394,211	1,381,677	12,534	11,156,279
6025	Sewer	4,371,258	5,684,011	(1,312,753)	5,060,377	6,381,454	1,321,077	(689,120)	(697,443)	8,323	133,112
Total Enterprise		18,029,889	20,207,454	(2,177,565)	17,621,340	20,922,040	3,300,700	408,549	(714,586)	1,123,135	\$ 13,184,663
5000	Tree Fund	\$ 36,077	\$ 50,000	\$ (13,923)	\$ 36,908	\$ 50,000	\$ 13,093	\$ (830)	\$ -	\$ (830)	569,636
2050	Park Funds/State Aid	927,594	\$ 1,014,163	(86,569)	1,023,235	1,014,163	(9,072)	(95,641)	-	(95,641)	-
8600	Park District Special Assessment	\$ 746,637	\$ 692,147	54,490	852,452	692,147	(160,305)	(105,815)	-	(105,815)	(105,815)
2141	FM CVB	379,693	383,297	(3,604)	379,693	383,297	3,604	-	-	-	37,782
Total Agency		\$ 2,090,000	\$ 2,139,607	\$ (49,607)	\$ 2,292,287	\$ 2,139,607	\$ (152,680)	\$ (202,286)	\$ -	\$ (202,286)	\$ 501,603
Total All Budgeted Funds		\$ 90,267,646	\$ 107,986,065	\$ (17,718,419)	\$ 80,455,238	\$ 111,047,694	\$ 30,592,456	\$ 9,812,408	\$ (3,061,629)	\$ 12,874,037	\$ 143,405,248



Year To Date As of October 31, 2024

Prepared: 11/13/2024

Approved: 11/13/2024

Completed By: Sheila Olson

Approved By: Willy Galindo

Non-Budgeted Funds

	Revenue/Transfers			Expenditure/Transfers			Net			Cash Balances
	Actual	Annual Budget	Variance	Actual	Annual Budget	Variance	Actual	Annual Budget	Variance	
4000 Construction (3)	\$ 17,536,531	\$ -	\$ 17,536,531	\$ 16,476,010	\$ -	\$ (16,476,010)	\$ 1,060,522	\$ -	\$ 1,060,522	\$ (28,608,915)
2170 Clerk of Court Bond Fund	-	-	-	-	-	-	-	-	-	42,650
2XXX Misc. Special Funds	402,238	-	402,238	430,791	1,919,374	1,488,583	(28,553)	(1,919,374)	1,890,821	2,415,091
7XXX Agency Funds	-	-	-	-	-	-	-	-	-	218,391
Total Non-Budgeted Funds	\$ 17,938,769	\$ -	\$ 17,938,769	\$ 16,906,800	\$ 1,919,374	\$ (14,987,426)	\$ 1,031,968	\$ (1,919,374)	\$ 2,951,342	\$ (25,932,783)
All Funds Combined	\$ 108,206,415	\$ 107,986,065	\$ 220,350	\$ 97,362,038	\$ 112,967,068	\$ 15,605,030	\$ 10,844,377	\$ (4,981,003)	\$ 15,825,380	\$ 117,472,464

Notes to the Financials

1	Transfers of revenues (\$2.5)M and engineering fees (\$1.5)M for non-assessed projects to be recorded at year-end.
2	Funds are transferred at the end of the year to cover construction of various capital improvement projects .
3	Proceeds from the bond debt issued on October 2024 (\$16.0)M to offset expenditures for four projects relating to paving, traffic signal, and other improvements.



"Consent" or "Regular" Agenda
Item?
[Consent]

Commission President

Bernie Dardis

Primary Portfolio:

Administrative Services

Secondary Portfolio:

Police & Fire

**Commission
Vice President**

Brad Olson

Primary Portfolio:

Police & Fire

Secondary Portfolio:

Street, Water & Sewer

Commissioner

Roben Anderson

Primary Portfolio:

Community &
Development Services

Secondary Portfolio:

Administrative Services

Commissioner

Rory Jorgensen

Primary Portfolio:

Sanitation

Secondary Portfolio:

Community &
Development Services

Commissioner

Amy Zundel

Primary Portfolio:

Street, Water & Sewer

Secondary Portfolio:

Sanitation

City Administrator

Dustin T. Scott

To: West Fargo City Commission

From: Benji Schwartz, Right-of-Way Manager

Date: November 18, 2024

Subject: City Owned Right-of-Way within City Limits of West Fargo

Action: Authorize staff to initiate a soft season shutdown for all non-emergent hard surface work.

New Information and Recommendation:

Due to asphalt plants shutting down for the season, repairs to City streets and sidewalks are going to be harder to guarantee proper restorations too.

City staff is requesting that on Tuesday, November 19, 2024 all **hard surface** Right-of-Way work outside of an emergency come to a close for the 2024 season. Contractors will still be able to do work within grassy areas of City Right-of-Way with approved permits obtained from the Engineering Department.

City staff will also request a "Complete Season Shutdown" in the coming weeks for all non-emergent right-of-way activities for established residential areas within the City owned Right-of-Way. Both "Soft Season Shutdowns" and "Complete Season Shutdowns" provide safety and integrity to City Infrastructure.

Staff Recommendation: Authorize staff to initiate a soft season shutdown for all non-emergent hard surface work.

Previously Presented Information and Commission Actions:

November 6, 2023 –

Engineering Staff recommended and City Commission approved to initiate a soft season shutdown for all non-emergent **hard surface** work within the City owned Right-of-Way.

November 20, 2023 –

Engineering Staff recommended and City Commission approved to initiate a season shutdown for **all** non-emergent permitting and utility work and directed staff to send a "Season Shutdown Notice" to all registered contractors.

April 15, 2024 –

Engineering Staff recommended and City Commission approved to lift the Right-of-Way season shutdown and approved a draft "Season Shutdown to Lift Notice" to be sent to registered contractors.

I



GAMING SITE AUTHORIZATION
ND OFFICE OF ATTORNEY GENERAL
SFN 17996 (4-2023)

G - _____ (_____) _____
Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Plains Art Museum

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

Unhynged

Street

3330 Sheyenne St Unit 116

City

West Fargo

ZIP Code

58078

County

Cass

Beginning Date(s) Authorized

01/01/2025

Ending Date(s) Authorized

06/30/2025

Number of Twenty-One
tables, if zero, enter "0"

2

Specific location where games of chance will be conducted and played at the site (**required**)

Entire facility excluding restrooms and offices

If conducting **Raffle** or **Poker** activity provide date(s) or month(s) of the event(s) if known

unknown

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (**required**)

☒

Bingo

☐

Club Special

☐

Sports Pools

☐

ELECTRONIC Quick Shot Bingo

☐

Tip Board

☒

Twenty-One

☒

Raffles

☐

Seal Board

☒

Poker

☐

ELECTRONIC 50/50 Raffle

☐

Punchboard

☐

Calcuttas

☒

Pull Tab Jar

☐

Prize Board

☒

Paddlewheel with Tickets

☒

Pull Tab Dispensing Device

☐

Prize Board Dispensing Device

☒

Paddlewheel Table

☒

ELECTRONIC Pull Tab Device

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

INSTRUCTIONS:

1. City/County - Retain a **copy** of the Site Authorization for your files.
2. City/County - Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



GAMING SITE AUTHORIZATION

ND OFFICE OF ATTORNEY GENERAL
SFN 17996 (4-2023)

G - _____ (_____) _____

Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Oruption Curiers Inc.

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

DoubleTree by Hilton

Street

825 E Benton Drive

City

West Fargo

ZIP Code

58078

County

Cass

Beginning Date(s) Authorized

2/20/25

Ending Date(s) Authorized

2/24/25

Number of Twenty-One
tables, if zero, enter "0"

0

Specific location where games of chance will be conducted and played at the site (required)

Ballroom Area

If conducting Raffle or Poker activity provide date(s) or month(s) of the event(s) if known

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

- | | |
|--|--|
| ☐ Bingo | ☐ Club Special |
| ☐ ELECTRONIC Quick Shot Bingo | ☐ Tip Board |
| ☒ Raffles | ☐ Seal Board |
| ☐ ELECTRONIC 50/50 Raffle | ☐ Punchboard |
| ☐ Pull Tab Jar | ☐ Prize Board |
| ☐ Pull Tab Dispensing Device | ☐ Prize Board Dispensing Device |
| ☐ ELECTRONIC Pull Tab Device | |

- | |
|---|
| ☐ Sports Pools |
| ☐ Twenty-One |
| ☒ Poker |
| ☐ Calcuttas |
| ☐ Paddlewheel with Tickets |
| ☐ Paddlewheel Table |

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

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GAMING SITE AUTHORIZATION

ND OFFICE OF ATTORNEY GENERAL

SFN 17996 (4-2023)

G - _____ (_____) _____

Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Evation Curriers Inc.

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

DoubleTree by Hilton

Street

825 E Beaton Drive

City

West Fargo

ZIP Code

58078

County

Cass

Beginning Date(s) Authorized

12/19/24

Ending Date(s) Authorized

12/23/24

Number of Twenty-One
tables, if zero, enter "0"

0

Specific location where games of chance will be conducted and played at the site (required)

Ballroom Area

If conducting **Raffle** or **Poker** activity provide date(s) or month(s) of the event(s) if known

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

- | | |
|---|--|
| ☐ Bingo | ☐ Club Special |
| ☐ ELECTRONIC Quick Shot Bingo | ☐ Tip Board |
| ☒ Raffles | ☐ Seal Board |
| ☐ ELECTRONIC 50/50 Raffle | ☐ Punchboard |
| ☐ Pull Tab Jar | ☐ Prize Board |
| ☐ Pull Tab Dispensing Device | ☐ Prize Board Dispensing Device |
| ☐ ELECTRONIC Pull Tab Device | |

- | |
|---|
| ☐ Sports Pools |
| ☐ Twenty-One |
| ☒ Poker |
| ☐ Calcuttas |
| ☐ Paddlewheel with Tickets |
| ☐ Paddlewheel Table |

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

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Date

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Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (9-2023)

Applying for (check one)

☒ Local Permit ☐ Restricted Event Permit*

Games to be conducted ☐ Raffle by a Political or Legislative District Party

☐ Bingo ☒ Raffle ☐ Raffle Board ☐ Calendar Raffle ☐ Sports Pool ☐ Poker* ☐ Twenty-One* ☐ Paddlewheels*

*See Instruction 2 (f) on Page 2. Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit per year.

LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS

ORGANIZATION INFO

Name of Organization or Group The American Legion Department of North Dakota		Dates of Activity (Does not include dates for the sales of tickets) 02/13/2025 at 11:00 am	
Organization or Group Contact Person Don Herrly	E-mail adjutant@ndlegion.org	Telephone Number 701-293-3120	
Business Address 405 Main Ave W Suite 4A	City West Fargo	State ND	ZIP Code 58078
Mailing Address (if different) PO Box 5057	City West Fargo	State ND	ZIP Code 58078

SITE INFO

Site Name The American Legion Department of North Dakota		County Cass	
Site Physical Address 405 Main Ave W Suite 4A	City West Fargo	State ND	ZIP Code 58078
Provide the exact date(s) & frequency of each event & type (Ex. Bingo every Friday 10/1-12/31, Raffle - 10/30, 11/30, 12/31, etc.) Drawing on 02/13/2025 at 11:00 am			

PRIZE / AWARD INFO (If More Prizes, Attach An Additional Sheet)

Game Type	Description of Prize	Exact Retail Value of Prize
Raffle/Sweepstakes	1st Place is \$2000 and 2nd Place is \$1000	\$2000 + \$1000 = \$3000
Raffle/Sweepstakes	3rd and 4th Place is \$200 each	\$200 x 2 = \$400
Raffle/Sweepstakes	5th - 10th Place is \$100 each	\$100 x 6 = \$600
\$2500 check # 38115 code to: 1000-320000		Total (limit \$40,000 per year) \$ 4000.00

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Support the Four Pillars of the American Legion, assisting veterans and Legion programs	
Does the organization presently have a state gaming license? (If yes, the organization is not eligible for a local permit or restricted event permit and should call the Office of Attorney General at 1-800-326-9240) ☐ Yes ☒ No	
Has the organization or group received a restricted event permit from any city or county for the fiscal year July 1 - June 30 (If yes, the organization or group does not qualify for a local permit or restricted event permit) ☐ Yes ☒ No	
Has the organization or group received a local permit from an city or county for the fiscal year July 1 - June 30 (If yes, indicate the total retail value of all prizes previously awarded) ☐ No ☒ Yes - Total Retail Value: \$7600 (This amount is part of the total prize limit for \$40,000 per fiscal year)	
Is the organization or group a state political party or legislative district party? (If yes, the organization or group may only conduct a raffle and must complete SFN 52880 "Report on a Restricted Event Permit" within 30 days of the event. Net proceeds may be for political purposes.) ☐ Yes ☒ No	

Printed Name of Organization Group's Permit Organizer Don Herrly	Telephone Number 701-293-3120	E-mail Address adjutant@ndlegion.org
Signature of Organization Group's Permit Organizer 	Title Adjutant	Date 10/16/2024

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

1. CONTACT PERSON: Aaron Nelson
2. PHONE NUMBER: 515-5370 DATE: November 13, 2024
3. AGENDA TITLE:
Public Hearing – A24-2 Sandhills 8th Addition, request for approval of zone change from A, LI, & P to LI & P; first reading of rezone ordinance
4. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Hold public hearing and approve first reading of the rezone ordinance for the proposed Sandhills 8th Addition. At their February 13, 2024 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed rezoning on the basis it is consistent with City plans and ordinances.
5. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
Part of Blocks 4, 5, 8, & 9, Meadow Brook Park Subdivision; Part of Blocks 2 & 3, Sandhills 3rd Addition; Part of Block 1 Sandhills 5th Addition; Part of Blocks 1-3, Sandhills 6th Addition; Block 1, Sandhills 7th Addition; and Vacated parts of 2nd Ave N, Park Boulevard, & Gress Ave; City of West Fargo, North Dakota.
6. ACTION BEING REQUESTED FROM CITY COMMISSION:
Hold public hearing and approve first reading of rezone ordinance for Sandhills 8th Addition

STAFF REPORT

A24-2 SUBDIVISION AND REZONING	
Sandhills 8 th Addition	
Property in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota	
Owner/Applicant: Ocho Indy, LLC & RJR, LLC/Enclave Development & Ryan Restad	Staff Contact: Aaron Nelson
Planning & Zoning Commission Public Hearing:	2-13-2024
City Commission Public Hearing & 1 st Reading:	11-18-2024
2 nd Reading and Final Plat Approval:	

PURPOSE:

Replat and rezone property for future industrial development.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural, P: Public Facilities, & LI, Light Industrial
Zoning Overlay District(s):	CO-I: Interstate Corridor Overlay District
Proposed Zoning District(s):	LI: Light Industrial; P: Public Facilities
Proposed Lot size(s) or range:	2,500 SF – 11.1 Acres
Total area size:	42.97 Acres
Adjacent Zoning Districts:	North – A: Agricultural; LI: Light Industrial South – (Interstate 94); A: Agricultural; LI: Light Industrial East – LI: Light Industrial West – (Sheyenne Diversion); A: Agricultural
Adjacent street(s):	26 th Street NW – Future Arterial; 4 th Ave NW & 3 rd Ave NW – Local
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None
Land Dedication Requirements:	5% dedication required or fee-in-lieu (for areas without previous dedication)

DISCUSSION AND OBSERVATIONS:

- The proposed subdivision includes the replatting of existing lots, vacation of existing rights-of-way, small areas of dedication of new rights-of-way, and the reconfiguration of an existing City-owned stormwater pond.
- The proposed subdivision includes a subdivision development agreement and a public dedication agreement, which are discussed below, and which are attached to this staff report. These two agreements fulfill the condition of approval recommended by the Planning & Zoning Commission at their February 13, 2024 meeting.
- The proposed rezoning includes the zoning of privately owned lots to LI, Light Industrial and the zoning of City-owned lots to P, Public Facilities.

STAFF REPORT

Lots, Zoning, & Land Use

- Block 1 and Lots 1, 3-6, Block 2 are proposed to be zoned LI (Light Industrial) to accommodate future industrial development.
- Lot 7, Block 2 is proposed to be zoned P (Public Facilities) to accommodate expansion of an existing regional public stormwater pond. Lot 2, Block 2 is the site of a City lift station and would also be zoned P.
- Lots 3 & 4, Block 1 abut Interstate 94 right-of-way and are also located within the CO-I, Interstate Corridor Overlay district, and thus subject to additional development standards.

Right-of-Way

- Right-of-way dedication is provided for 26th Street NW (identified as a future arterial street) to provide 75 feet of right-of-way on the west side of the section line.
- The plat also includes small areas of additional right-of-way dedication for 4th Ave NW and 3rd Ave NW.
- A portion of Gress Ave and the remainder of Park Blvd are proposed to be vacated with this plat.
- Remint portions of right-of-way located west of 30th St NW will also be vacated with the plat.
- Roughly 535 feet of Gress Ave will remain in order to continue to provide access to three remaining lots from the original 1950s Meadow Brook Park Subdivision. Two of these three lots contain existing single-family houses. Because Gress Avenue will dead-end on the west end, a public access easement is provided to accommodate a cul-de-sac turnaround.
- Access to Gress Avenue will be restricted to prevent non-residential access to/from the adjacent industrial lots. Access to the industrial lots will be from 4th Ave NW, 3rd Ave NW, or 30th St NW. Access onto 26th St NW will also be restricted due to its classification as an arterial street.

Public Land Dedication

- The City's subdivision ordinance requires a 5% public dedication for industrial developments.
- The Park District has indicated no need for land within the subject property and requests payment in-lieu of land dedication.
- Public dedication for portions of the subject property located within the Sandhills 3rd, 6th, and 7th Additions have previously been provided and are no longer required with this replat. However, areas where no previous public dedication have been provided are subject to the 5% dedication standard with this subdivision.
- A public dedication agreement accompanies the proposed subdivision, which outlines the terms of the dedication, subject to City Commission approval.

Regional Storm Water Lot & Utility Servicing

- To accommodate development stormwater runoff, the applicant is proposing capacity expansion to the existing public stormwater pond within Lot 7, Block 2.
- The proposed subdivision includes a land swap to accommodate the expansion of the stormwater pond. As a result of the plat, the City will acquire 103,634 sf of additional land within Lot 7, Block 2 for the expanded pond. In exchange, the City would provide monetary compensation, the cost of which would be recouped through inclusion of the land cost in the public improvement assessment for this development. A subdivision development agreement accompanies the proposed subdivision, which outlines the terms of this land transaction and associated improvements, subject to City Commission approval.

STAFF REPORT

- The development will be serviced with existing public utilities within 4th Ave NW as well as ongoing infrastructure improvements associated with the recently approved Sandhills 6th Addition, which includes the construction of 30th St NW and 3rd Ave NW.
- Public utility easements have been established to provide public utility services the two existing houses on Gress Ave. Previously, these houses did not have access to public water and sewer utilities and relied on a shared private water line and individual septic systems.

NOTICES:

Sent to: Legal notices published in the Forum and notices sent to applicable agencies and departments. Notification letters mailed to owners of property within 150 feet, prior to Planning & Zoning Commission meeting.

Comments Received:

- A public hearing was held at the February 13, 2024 Planning & Zoning Commission meeting, at which no comments were made.
- No comments received to-date.

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

- Overall, the proposed development is consistent with City plans and ordinances.
- The proposed zoning is consistent with existing industrial zoning in the area, as well as past City land use plans that designated this area for future industrial development. While there are a couple of existing homes within the area, this is not a residential zoning district and these homes are legal nonconformities. Additionally, uses permitted in the LI (Light Industrial) district (such as light manufacturing, wholesale distribution, warehousing, contractor shops, and the like) are relatively free from objectionable nuisances most associated with industrial uses. More-intensive uses (such as general manufacturing, wrecking & salvage yards, petroleum refining, fertilizer manufacturing, cement plants, and the like) are restricted to the M (Heavy Industrial) district, and are not allowed within the proposed LI zoning district.
- The Northwest Metro Transportation Plan, Completed by MetroCOG in 2020, examined future transportation needs for the future growth area north and west of the subject property. In order to improve north/south connectivity and to relieve anticipated congestion on existing network connections, this plan studied the potential extension of 26th Street NW to the south, including associated interchange at I-94/Main Ave and bridge across the Sheyenne Diversion channel. While there would be significant costs to such an extension of 26th St NW, there would also be great benefits to providing improved street network function and improved access to the City's future growth areas, north and south of the subject property. This plan also identifies the need to preserve adequate right-of-way to accommodate four travel lanes and associated arterial street infrastructure for future improvements to 26th Ave NW.

PLANNING & ZONING COMMISSION ACTION:

At their February 13, 2024 meeting, the West Fargo Planning & Zoning Commission voted to recommend approval of the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

STAFF REPORT

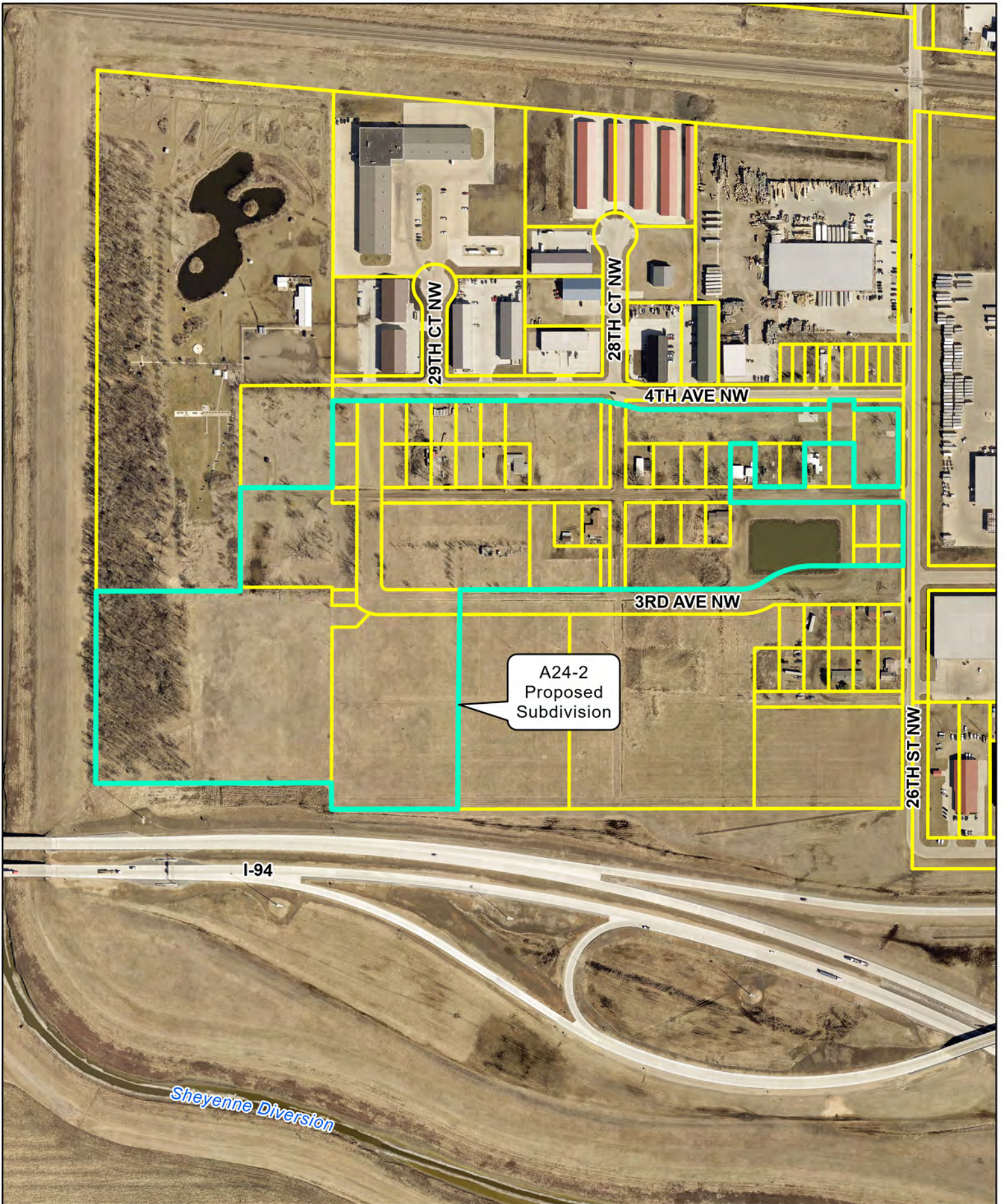
1. The applicant continues to work with staff as to the details of the public land dedication and acquisition of land for regional storm water pond, and that signed Public Dedication Agreement and signed Subdivision Development Agreement are submitted, outlining such details.

RECOMMENDATION:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

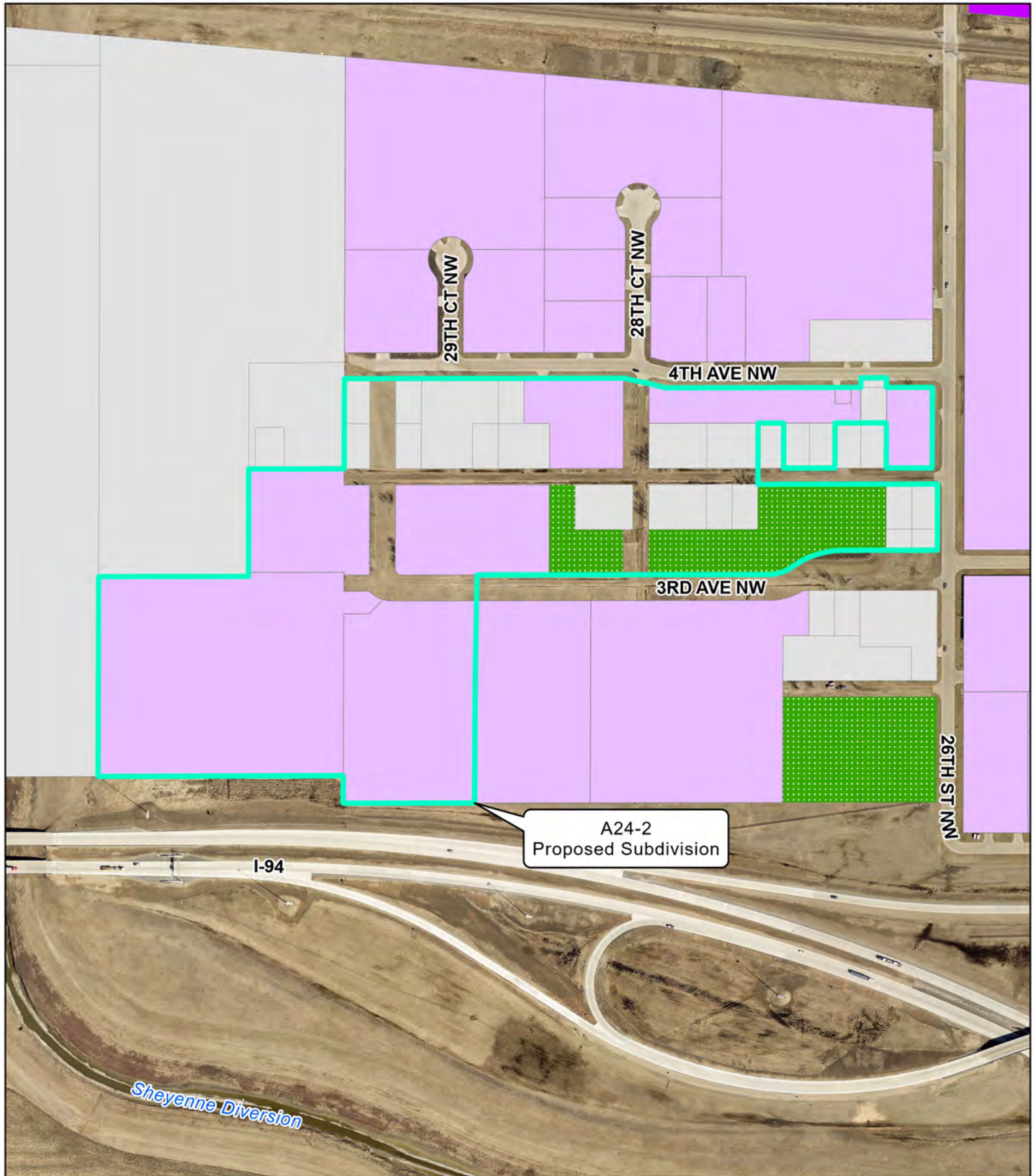
Attachments:

- Aerial map
- Zoning map
- Preliminary Plat
- Proposed Zoning Exhibit
- Rezoning Ordinance
- Preliminary Infrastructure Layout
- Area Sketch Plan
- Draft Subdivision Development Agreement
- Draft Public Dedication Agreement



Features

 Agenda Zone  Lots



West Fargo Zoning

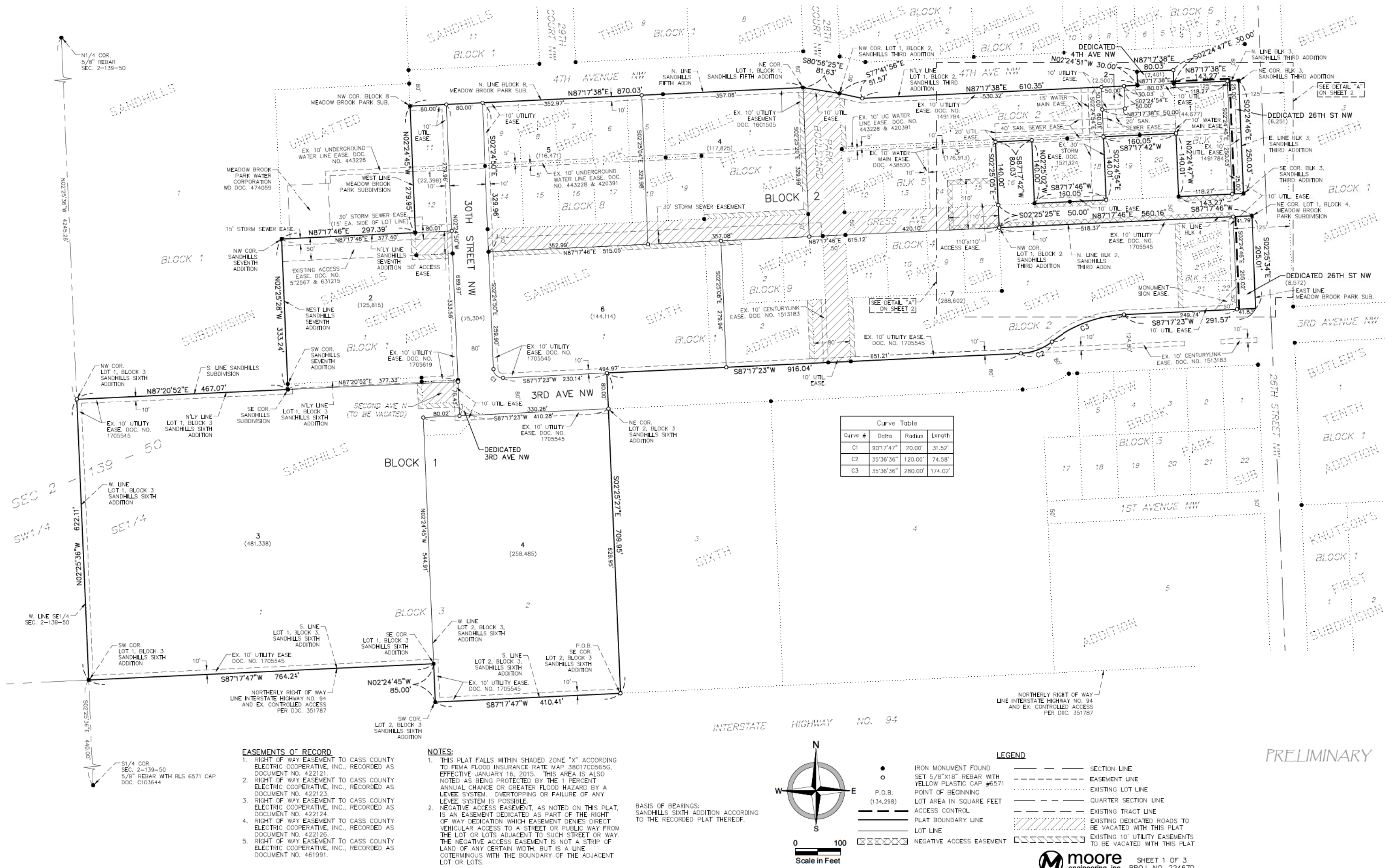
A: Agricultural	LI: Light Industrial	R-1SM: Mixed One and Two Family Dwelling
C: Light Commercial	M: Heavy Industrial	R-2: Limited Multiple Dwelling
C-OP: Commercial Office Park	P: Public	R-3: Multiple Dwelling
DMU: Downtown Mixed Use	PUD: Planned Unit Development	R-4: Mobile Home
EMU: Entertainment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



0 350 700
US Feet

PLAT OF SANDHILLS EIGHTH ADDITION

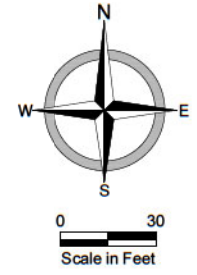
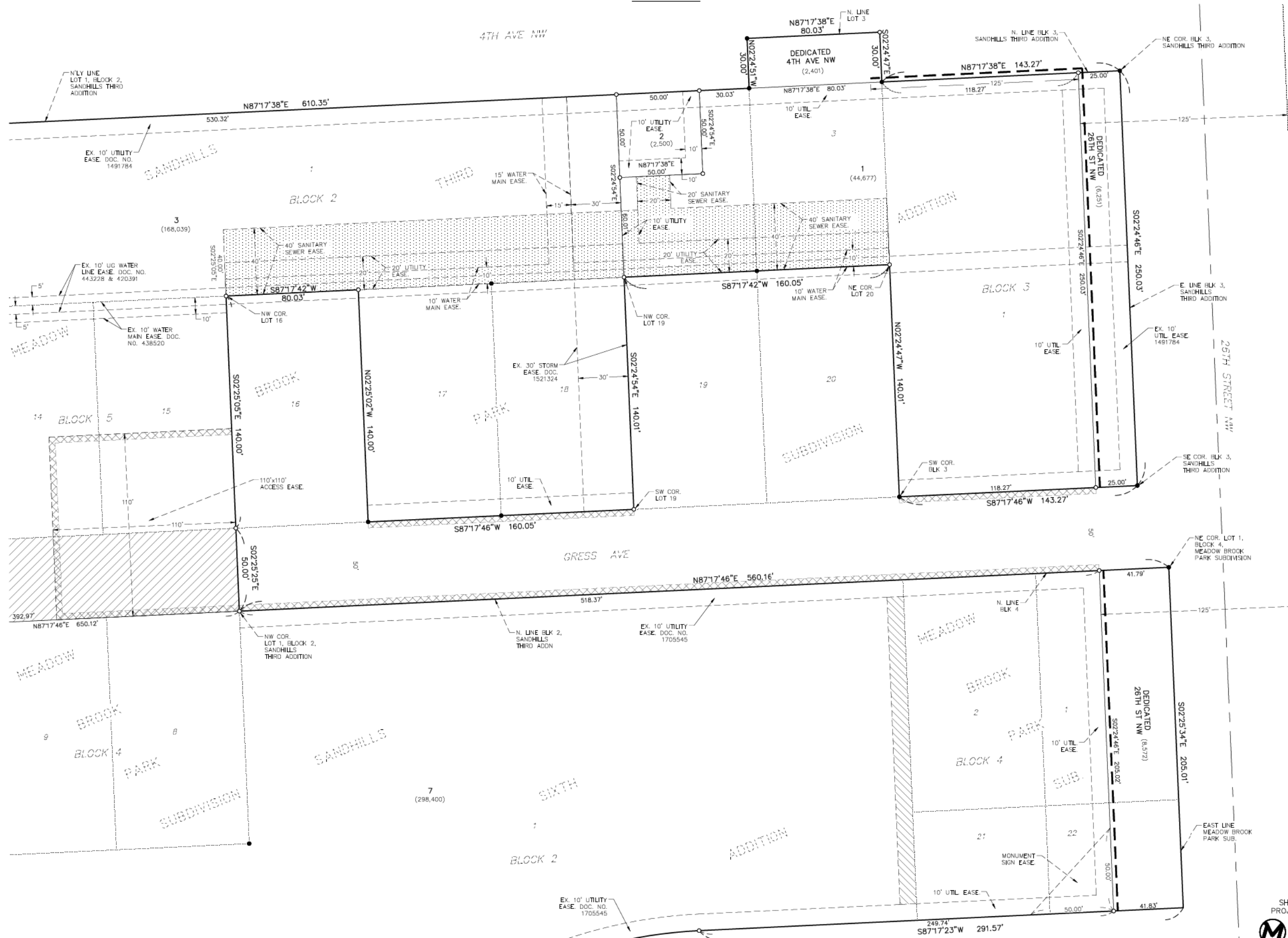
TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, CASS COUNTY, NORTH DAKOTA



PLAT OF SANDHILLS EIGHTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, CASS COUNTY, NORTH DAKOTA

DETAIL "A"



- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - (134,298) LOT AREA IN SQUARE FEET
 - ACCESS CONTROL
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING LOT LINE
 - SECTION LINE
 - EXISTING DEDICATED ROADS TO BE VACATED WITH THIS PLAT
 - EXISTING 10' UTILITY EASEMENTS TO BE VACATED WITH THIS PLAT
 - SANITARY SEWER EASEMENT
 - NEGATIVE ACCESS EASEMENT

- NOTES:**
1. THIS PLAT FALLS WITHIN SHADED ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 38017C0565G, EFFECTIVE JANUARY 16, 2015. THIS AREA IS ALSO NOTED AS BEING PROTECTED BY THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
 2. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT OF WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

PLAT OF SANDHILLS EIGHTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, 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 "SANDHILLS EIGHTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY, THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF MEADOW BROOK PARK SUBDIVISION, THAT PART OF SANDHILLS THIRD ADDITION, THAT PART OF SANDHILLS FIFTH ADDITION, THAT PART OF SANDHILLS SIXTH ADDITION AND ALL OF SANDHILLS SEVENTH ADDITION, ACCORDING TO THE RECORDED PLATS THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 3, SAID SANDHILLS SIXTH ADDITION; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST ON A RECORD BEARING ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 94 FOR A DISTANCE OF 410.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 85.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 SAID SANDHILLS SIXTH ADDITION; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 764.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 25 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 622.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 467.07 FEET TO THE SOUTHEAST CORNER OF SANDHILLS SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SAID RECORDER; THENCE NORTH 02 DEGREES 25 MINUTES 28 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SANDHILLS SUBDIVISION AND ALONG THE WEST LINE OF SAID SANDHILLS SEVENTH ADDITION FOR A DISTANCE OF 333.24 FEET TO THE NORTHWEST CORNER OF SAID SANDHILLS SEVENTH ADDITION; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SANDHILLS SEVENTH ADDITION FOR A DISTANCE OF 297.39 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 8 FOR A DISTANCE OF 279.95 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 8; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 8 AND ALONG THE NORTH LINE OF LOT 1, BLOCK 1, SAID SANDHILLS FIFTH ADDITION FOR A DISTANCE OF 870.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 80 DEGREES 56 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 81.63 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SAID SANDHILLS THIRD ADDITION; THENCE SOUTH 77 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 51.57 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 610.35 FEET TO THE WEST LINE OF LOT 3, BLOCK 5, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 80.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 02 DEGREES 24 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, SAID SANDHILLS THIRD ADDITION; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 143.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02 DEGREES 24 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 250.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87 DEGREES 17 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 143.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 24 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 140.01 FEET TO THE NORTHEAST CORNER OF LOT 20, BLOCK 5, SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 87 DEGREES 17 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 20 AND ALONG THE NORTH LINE OF LOT 19, SAID BLOCK 5 FOR A DISTANCE OF 160.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 02 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 19 FOR A DISTANCE OF 140.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 87 DEGREES 17 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK 5, SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 160.05 FEET TO THE SOUTHEAST CORNER OF LOT 16, SAID BLOCK 5; THENCE NORTH 02 DEGREES 25 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 16 FOR A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 87 DEGREES 17 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 16 FOR A DISTANCE OF 80.03 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 16 FOR A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 02 DEGREES 25 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SAID SANDHILLS SIXTH ADDITION; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH LINE OF BLOCK 4, SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 560.16 FEET TO THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 02 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 205.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 3RD AVENUE NORTHWEST, ACCORDING TO SAID SANDHILLS SIXTH ADDITION; THENCE SOUTH 87 DEGREES 17 MINUTES 23 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 291.57 FEET; THENCE 174.02 FEET WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE ON A TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 36 MINUTES 36 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE 74.58 FEET WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE ON A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 36 MINUTES 36 SECONDS; THENCE SOUTH 87 DEGREES 17 MINUTES 23 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 916.04 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2, BLOCK 3, SAID SANDHILLS SIXTH ADDITION; THENCE SOUTH 02 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF FOR A DISTANCE OF 709.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 42.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

PRELIMINARY

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

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, 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

WEST FARGO PLANNING COMMISSION APPROVAL
THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

JOSEPH F. KOLB, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL
THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

DUSTIN T. SCOTT, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND DUSTIN T. SCOTT, 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

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SANDHILLS EIGHTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, 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, SANITARY SEWER EASEMENTS, MONUMENT SIGN EASEMENTS, STORM SEWER EASEMENTS, WATER MAIN EASEMENTS, ACCESS EASEMENTS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: LOTS 1, 3 AND 4, BLOCK 1 & LOTS 1, 3, 5, AND 6, BLOCK 2:
OCHO INDY, LLC
BY: BAM HOLDINGS, LLP, ITS MANAGER

AUSTIN J. MORRIS, PARTNER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY AUSTIN J. MORRIS, A PARTNER OF BAM HOLDINGS, LLP, A NORTH DAKOTA LIMITED LIABILITY PARTNERSHIP, MANAGER OF OCHO INDY, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: LOT 2, BLOCK 1 & LOT 4, BLOCK 2:
RJR, LLC

RYAN RESTAD, AGENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RYAN RESTAD, KNOWN TO ME TO BE AN AGENT OF RJR, LLC THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF RJR, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: LOTS 2 AND 7, BLOCK 2:
CITY OF WEST FARGO

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

DUSTIN T. SCOTT, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND DUSTIN T. SCOTT, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2024.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, 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

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

DANIEL R. HANSON, CITY ENGINEER

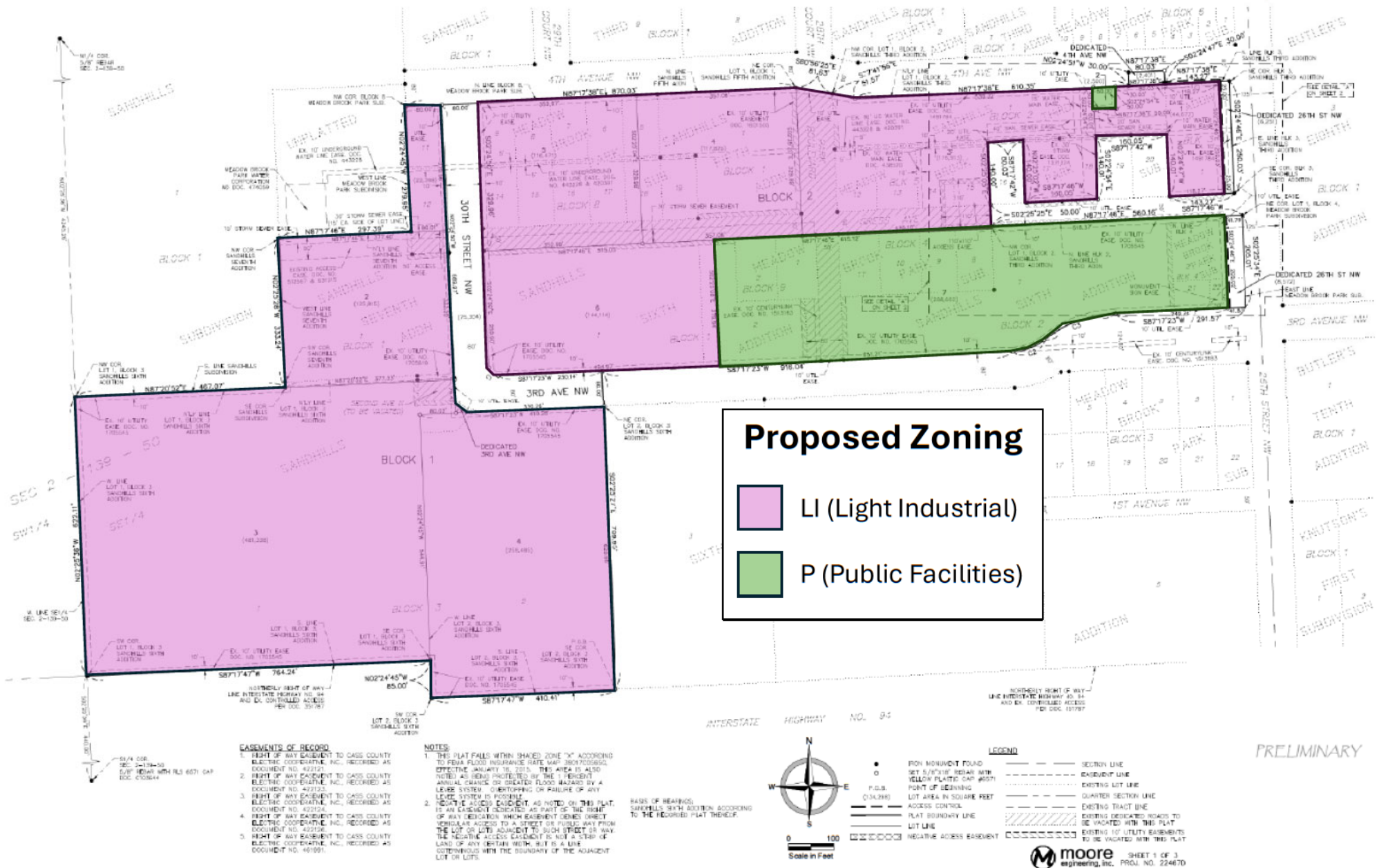
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL R. HANSON, 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 THE CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PLAT OF SANDHILLS EIGHTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT LOTS 1-2, 8-11 AND PART OF 21-22 IN BLOCK 4, LOTS 3, 12-15 AND 17-18 IN BLOCK 5, LOTS 5-9, 11-12 AND 14-19 IN BLOCK 8, LOTS 1-2 IN BLOCK 9, ALL IN MEADOW BROOK PARK SUBDIVISION; A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, ALL IN SANDHILLS THIRD ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS FIFTH ADDITION; A REPLAT OF LOTS 1-2 IN BLOCK 1, LOT 1, BLOCK 2, LOTS 1-2 IN BLOCK 3, ALL IN SANDHILLS SIXTH ADDITION; A REPLAT OF LOT 1, BLOCK 1, SANDHILLS SEVENTH ADDITION; A VACATION PLAT OF PART OF SECOND AVENUE NORTH, PART OF PARK BOULEVARD AND PART OF GRESS AVENUE, CASS COUNTY, NORTH DAKOTA



ORDINANCE NO. 1252

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 LI (Light Industrial District):

Lot 1, Block 1 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

The district as shown upon the following described area shall be and the same is hereby rezoned from A and L1 (Agricultural District and Light Industrial District) to LI (Light Industrial District):

Lot 2, Block 1, and Lots 1, 3 and 5, Block 2 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

The district as shown upon the following described area shall be and the same is hereby rezoned from LI (Light Industrial District) to P (Public Facilities District):

Lot 2, Block 2 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

The district as shown upon the following described area shall be and the same is hereby rezoned from LI and P (Light Industrial District and Public Facilities District) to LI (Light Industrial District):

Lot 6, Block 2 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

The district as shown upon the following described area shall be and the same is hereby rezoned from A and P (Agricultural District and Public Facilities District) to P (Public Facilities District):

Lot 7, Block 2 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

The district as shown upon the following described area shall be and the same is hereby rezoned from A, LI and P (Agricultural District, Light Industrial District, and Public Facilities District) to LI (Light Industrial District):

Lot 4, Block 2 of proposed Sandhills 8th Addition to the City of West Fargo, North Dakota.

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

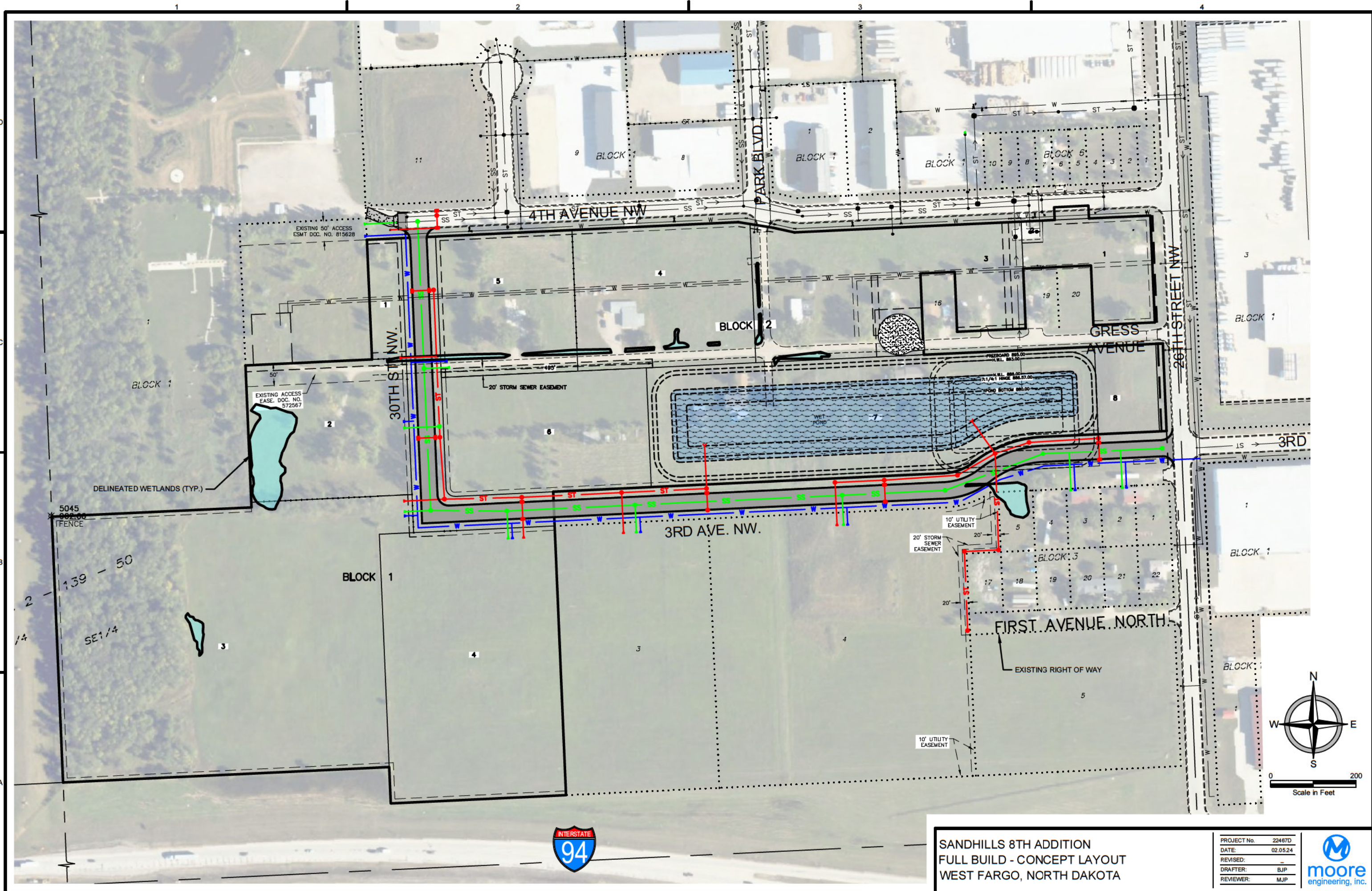
ATTEST:

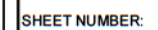
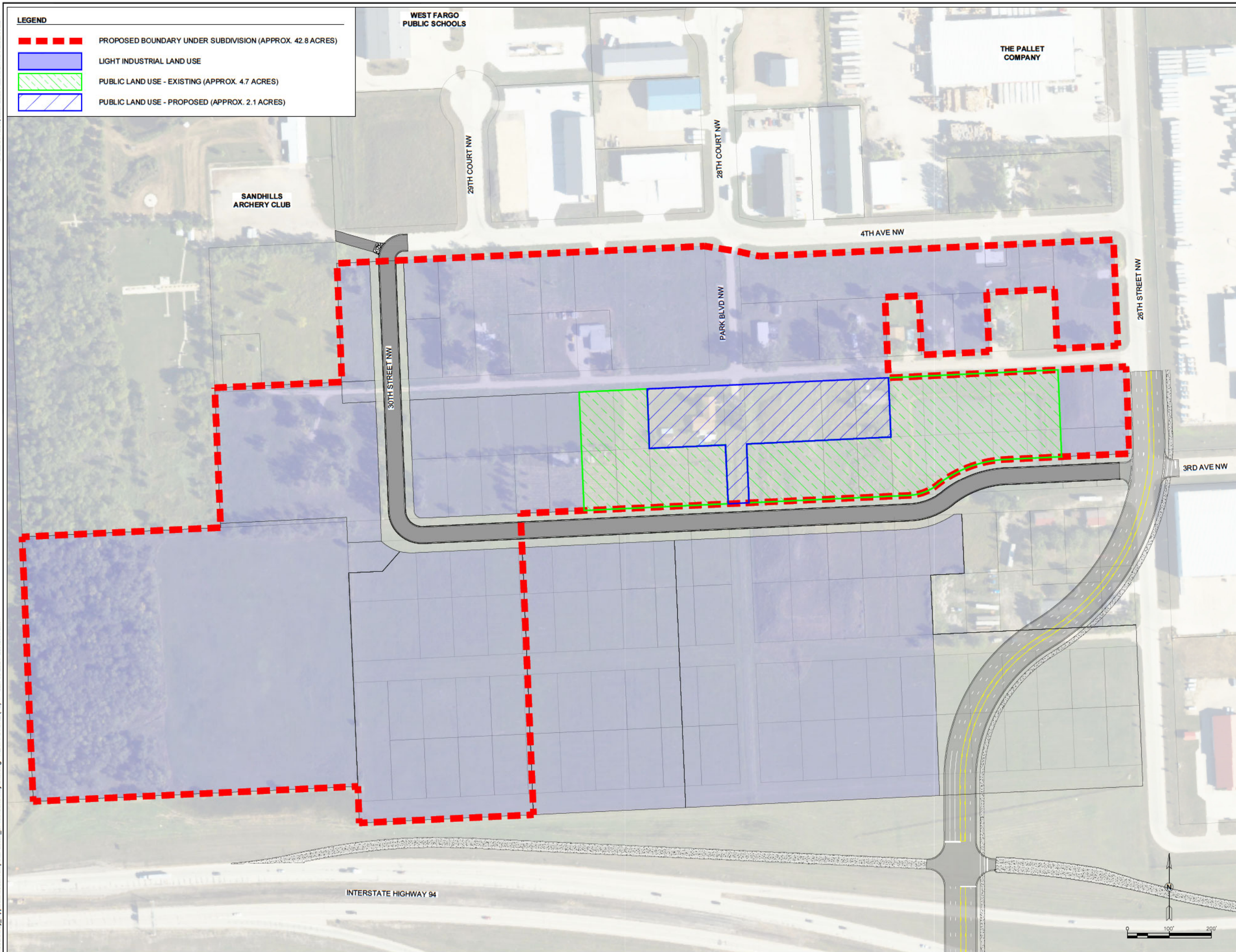
City Auditor

Date of First Reading:

Date of Second Reading:

Date of Publication:







SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the “Agreement”), entered into this ____ day of _____, 2024 (the “Effective Date”), by and among the City of West Fargo, North Dakota, a North Dakota municipal corporation and political subdivision (the “City”), Ocho Indy, LLC, a North Dakota limited liability company (“Ocho”), and RJR LLC, a North Dakota limited liability company (“RJR”). Ocho and RJR are, individually, sometimes referred to as a “Developer” and, collectively, sometimes referred to as the “Developers”. The City and Developers are, individually, sometimes referred to as a “party” and, collectively, sometimes referred to herein as the “parties.”

WHEREAS, Ocho is or will be the legal and equitable owner of the following described property (the “Ocho Lots”): Lots 1, 3 and 4, Block 1, and Lots 1, 3, 5 and 6, Block 2, Sandhills 8th Addition to the City of West Fargo, Cass County, North Dakota; and

WHEREAS, RJR is or will be the legal and equitable owner of the following described property (the “RJR Lots”): Lot 2, Block 1, and Lot 4, Block 2, Sandhills 8th Addition to the City of West Fargo, Cass County, North Dakota; and

WHEREAS, the Ocho Lots and the RJR Lots are, collectively, sometimes referred to as the Developers’ Lots; and

WHEREAS, the City is or will be the legal and equitable owner of the following described property (the “City Lots”): Lots 2 and 7, Block 2, Sandhills 8th Addition to the City of West Fargo, Cass County, North Dakota; and

WHEREAS, the City is considering for approval the replatting certain property (the “Property”) as Sandhills 8th Addition to the City of West Fargo, Cass County, North Dakota (“Sandhills 8th Addition”); and

WHEREAS, the Developers and the City desire to set out in writing certain conditions of plat approval and responsibilities of the parties to this Agreement; and

WHEREAS, the Developers desire the City to construct streets, water, sanitary sewer and storm sewer infrastructure (the “Public Improvements”), which will be special assessed.

NOW THEREFORE, it is agreed between the parties as follows:

I. PARTIES

1. The City, a North Dakota Home Rule Charter City, is vested with the authority to control access to its streets and municipal infrastructure. The City has authority to approve or disapprove of all subdivision plats within its territorial jurisdiction. The City has the express authority to withhold building permit approval for any structure on the Property for a failure by the Developers to comply with the terms and conditions of this Agreement.

2. The Developers and the City are the legal and equitable owners of the Property and are expressly authorized to execute this Agreement as such.

II. JURISDICTION

1. The Developers agree to submit to the authority of the City of West Fargo. The Developers agree and acknowledge that they must each receive approval from the City of West Fargo for any proposed platting, zoning, flood plain permits, building permits and any other permit required by the City with regard to their respective Developers’ Lots.

2. The Developers agree and acknowledge that they must comply with all Federal, State and City statutes, rules and regulations regarding the development of their respective Developers' Lots.

3. The Developers are the "responsible party" for compliance with all Federal and State environmental statutes, rules and regulations, including storm water runoff regulations regarding their respective Developers' Lots.

4. The Developers and City have submitted a final plat of Sandhills 8th Addition, which was considered and approved by the City Commission on _____, 2024.

III. IMPROVEMENTS

1. The Developers previously filed a petition with the City to construct municipal infrastructure (the "Improvements") to service portions of Sandhills 8th Addition and finance the associated costs by levying special assessments in accordance with city policies. The City accepted the petition and approved a resolution (on May 1, 2023) creating Improvement District No. 1345 for Public Improvements. All terms and conditions associated with the Subdivision Agreement for Sandhills 6th and 7th Additions to the City of West Fargo, Cass County, North Dakota, set forth in the Subdivision Agreements dated January 8, 2024, by and between the parties shall remain in full force and effect.

2. In the event that any portion or portions of the Improvements are constructed on private property, the owner shall deliver to the City a recordable easement giving the City perpetual access to that portion constructed on private property.

3. All streets, water, sanitary sewer and storm sewer Public Improvements shall be constructed on property platted as public right of way so as to allow the City of West Fargo to

service said infrastructure. Water services will be supplied by the City of West Fargo. The Developers have entered into an Improvement District Agreement for Improvement District No. 1345 with the City.

4. The owners of the Developers' Lots shall, through special assessments, pay all costs relating to said construction including but not limited to constructions costs, hook-up charges, permit fees, sales tax and any other fees associated with construction of the Improvements.

5. The Developers are responsible for developing a drainage plan for their respective Developers' Lots as a condition of plat approval, which must be approved by the City Engineer. The Developers agree to comply with the City's storm water management policy, including the accommodation of regional retention for the subdivision.

6. Building permits will not be authorized for any lots within Improvement District No. 1345 until street paving or other work deemed necessary by City is complete and accepted by the City.

IV. PUBLIC DEDICATION & LAND ACQUISITION

1. Through the Sandhills 8th Addition, the boundaries of existing parcels will be adjusted, affected further by vacation of rights of way and reallocation of those among the parties, resulting in the following square footage adjustments and cash payments:

AS BETWEEN:	LAND GAINED:	CASH PAYMENT (at \$3.00/sf)
Ocho and RJR	None	None
Ocho and City	City Gains 96,785sf to enlarge regional retention parcel (Lot 7, Block 2).	City Pays Ocho \$290,356
RJR and City	City Gains 6,849 sf to enlarge regional retention parcel (Lot 7, Block 2).	City Pays RJR \$20,547

2. The adjustments noted above are net of, and don't include, typical and customary new right of way dedications shown on the plat for Sandhills 8th Addition.

3. The cash adjustments noted above will be paid promptly following recording of the Sandhills 8th Addition plat.

4. Each party shall execute in favor of the other parties a quit claim deed conveying any interest it has in the lots of another party per the Sandhills 8th Addition plat. Further, Ocho and RJR shall each cause any of its secured parties to execute a consent to the Sandhills 8th Addition plat and a modification to any mortgages and other security interests limiting such security interests to only the lots it owns per the Sandhills 8th Addition plat. All such deeds, consents and modifications shall be delivered to City prior to recording the Sandhills 8th Addition plat and City shall record all such items with and behind the Sandhills 8th Addition plat.

5. The Developers will pay the City a fee in lieu of public land dedication, as outlined within the Sandhills 8th Addition Public Dedication Agreement, in accordance with Section 4-0407 of the City Ordinances.

V. GENERAL MATTERS

1. This Agreement is to run with the land and shall, with regard to their respective Developers' Lots, be binding upon the Developers, their successors and assigns. All parties claiming by, through or under each respective Developer shall be taken to hold, agree and covenant with the applicable Developer, its successors and assigns, to conform to and observe the terms and conditions of this Agreement and agree and consent to the construction of the Improvements upon the Property.

2. To the extent of a Developer's negligence or willful misconduct, the Developer shall: (a) release and hold City, its officers and employees harmless from any and all claims,

liability, loss, costs, damages, expenses, actions or judgments arising out of or related to the construction and installation of Improvements; and (b) indemnify and defend the City, its officers and employees from any and all claims, liability, loss, costs, damages, expenses, actions or judgments brought against the City relating to or arising out of the Developer's or its employees and agents construction and installation of the Improvements. Said indemnification shall include, *inter alia*, attorney's fees, damages, whether punitive, economic or compensatory, and costs and disbursements. However, this paragraph shall not apply to claims, liability, loss, costs, damages, expenses, actions or judgments against the City arising out of its negligence or intentional acts, or those of its employees, contractors, agents or designees. The Developers specifically agree and acknowledge that this indemnification provision shall survive until six (6) years after the sale of the final lot.

3. Upon the occurrence of any non-performance of a Developer's obligations under this Agreement, which has not been cured within thirty (30) days after notice to the Developer, the City may take any one or more of the following remedial steps with respect to such Developer: (a) terminate this Agreement; (b) suspend the City's performance under this Agreement until it receives assurances from the Developer satisfactory to the City that the Developer will cure such Event of Default and perform its obligations under this Agreement; and/or (c) take any other action deemed necessary or desirable by the City, including any legal or administrative proceedings for the collection of any amounts due hereunder or the enforcement of any covenant, Agreement or obligation on the Developer, including, *inter alia*, withholding approval of any plats or building permits for structures or buildings on the applicable Developers' Lots.

4. This Agreement terminates as to each Developer upon the Developer fulfilling all terms of the Agreement as deemed by the City and the City's issuance of a written "Completion Certificate" for the applicable Developers' Lots and Improvements.

5. This Agreement constitutes the entire agreement by and between the parties, and any other prior representations or agreements are deemed merged herein. Terms not specified herein do not represent any agreements or promises or covenants or representations on the part of either party hereto.

6. No amendment, modification or waiver of any condition, provision or term shall be valid or of any effect unless made in writing signed by the party or parties to be bound, or a duly authorized representative, and specifying with particularity the extent and nature of such amendment, modification or waiver. Any waiver by any party of any default of another party shall not affect or impair any right arising from any subsequent default. Except as expressly and specifically stated otherwise, nothing herein shall limit the remedies and rights of the parties thereto under and pursuant to this Agreement.

7. Whenever the singular number is used herein, the same shall include the plural where appropriate, and the words of any gender shall include any other genders where appropriate.

8. 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.

9. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and assigns.

10. This Agreement shall be recorded.

11. This Agreement shall be controlled by the laws of the State of North Dakota, and any action brought as a result of any claim, demand or cause of action arising under the terms of this Agreement shall be brought in an appropriate venue in the State of North Dakota.

12. This Agreement may be executed in counterparts with both the City and the Developers having a fully-executed counterpart.

[The remainder of this page intentionally left blank – signature pages follow]

CITY OF WEST FARGO

Bernie L. Dardis, President
Board of Commissioners

ATTEST:

Dustin Scott, City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bernie L. Dardis and Dustin Scott, known to me to be the persons who are described in and who executed the above and foregoing document and acknowledged to me that they executed the same.

[SEAL]

Notary Public

DEVELOPER:

OCHO INDY, LLC

By: BAM Holdings, LLP, its Manager

By: _____
Austin J. Morris, Partner

STATE OF NORTH DAKOTA)
) ss
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Austin J. Morris, a Partner of BAM Holdings, LLP, a North Dakota limited liability partnership, Manager of Ocho Indy, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

Notary Public

DEVELOPER:

RJR LLC,
a North Dakota limited liability company

By: _____
Name: Ryan Restad
Title: President

STATE OF NORTH DAKOTA)
) ss
COUNTY OF CASS)

The foregoing instrument was subscribed and sworn to before me on _____, 2024, by Ryan Restad, President of RJR LLC, a North Dakota limited liability company, for and on behalf of the company.

Notary Public

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2024 (the “Effective Date”), by and among the City of West Fargo, North Dakota, a North Dakota municipal corporation and political subdivision (the “City”), Ocho Indy, LLC, a North Dakota limited liability company (“Ocho”), and RJR LLC, a North Dakota limited liability company (“RJR”). Ocho and RJR are, individually, sometimes referred to as a “Developer” and, collectively, sometimes referred to as the “Developers”. The City and Developers are, individually, sometimes referred to as a “party” and, collectively, sometimes referred to herein as the “parties.”

WHEREAS, the parties desire to plat and develop a piece of property in the City of West Fargo to be known as Sandhills 8th Addition to the City of West Fargo, Cass County, North Dakota (“Sandhills 8th Addition” or “Property”); and

WHEREAS, the plat of Sandhills 8th Addition includes both the replatting of land for which public park dedication has hitherto been provided and the replatting of land for which public park dedication has hitherto not been provided; and

WHEREAS, the ordinances of the City of West Fargo require at the time of platting that certain public property be dedicated to the City or a cash payment to be made in lieu thereof; and

WHEREAS, the parties agree that such dedication shall be made as herein provided.

NOW, THEREFORE, be it agreed between the parties as follows:

1. Public park dedication was previously provided for the areas within Sandhills 8th Addition plat that were previously platted within the Sandhills 3rd, Sandhills 6th, and Sandhills 7th Additions.

2. Public park dedication has not yet been provided for the areas within Sandhills 8th Addition that were most recently platted within the Meadow Brook Park Subdivision and Sandhills 5th Addition.

3. The amount of land dedication required from each Developer for Sandhills 8th Addition is: Ocho, 18,628 sq. ft.; and RJR, 6,665 sq. ft. These amounts exclude areas previously platted within the plats for Sandhills 3rd, Sandhills 6th, and Sandhills 7th Additions to the City of West Fargo, Cass County, North Dakota.

4. In lieu of land dedication, each Developer hereby agrees that it will pay the following sum: Ocho, \$ 55,884; and RJR, \$ 19,995. These sums shall be paid in full prior to and as a condition precedent to the City recording the Sandhills 8th Addition plat.

5. The City agrees that it will review the plat of Sandhills 8th Addition, and following regular procedures will approve a plat of Sandhills 8th Addition with payment in lieu of public park land dedication in the amount set forth above. Nothing in this agreement shall be construed as exempting the plat of Sandhills 8th Addition from complying with the City of West Fargo's subdivision ordinances as amended from time to time.

6. The City agrees that it will use the cash payment in lieu of public park dedication for the purpose of providing public uses and facilities which will benefit the

general neighborhood of Sandhills 8th Addition under the provisions of the subdivision regulations found under Title IV of the ordinances of the City of West Fargo, North Dakota.

7. The parties to this Agreement understand that if the Developers convey the property interest in Sandhills 8th Addition to another entity or person, those entities or persons shall be bound by the terms of this Agreement. Furthermore, any other successor, heir, assign or assignee of real estate in Sandhills 8th Addition will be bound by the terms of this Agreement, and no entity shall be entitled to a building permit in Sandhills 8th Addition unless and until the dedications herein described have been made.

8. Any and all claims that arise or may arise against a Developer, its agents, servants, or employees while engaged in the use of the Property, shall in no way be the obligation of the City, except to the extent of City's negligence or intentional acts, or those of its employees, contractors, agents or designees. Furthermore, each Developer, 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 attorney's 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 to the extent of the negligence or intentional acts by such person. However, this paragraph shall not apply to claims, liability, loss, costs, damages, expenses, actions, or judgments against the City arising out of its negligence or intentional acts, or those of its employees, contractors, agents or designees.

9. This Agreement may not be altered or amended except in writing executed by all parties.

10. All parties agree that this Agreement will not be recorded, but it shall be the affirmative duty of the Developers to provide a copy of this Agreement to any successor, heir or assign.

11. This Agreement shall be controlled by the laws of the State of North Dakota, and any action brought as a result of any claim, demand or cause of action arising under the terms of this Agreement shall be brought in Cass County District Court located in Cass County, North Dakota.

12. 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.

[The remainder of this page intentionally left blank – signature pages follow]

DEVELOPER:

OCHO INDY, LLC

By: BAM Holdings, LLP, its Manager

By: _____
Austin J. Morris, Partner

STATE OF NORTH DAKOTA)
) ss
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Austin J. Morris, a Partner of BAM Holdings, LLP, a North Dakota limited liability partnership, Manager of Ocho Indy, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

Notary Public

DEVELOPER:

RJR LLC,
a North Dakota limited liability company

By: _____
Name: Ryan Restad
Title: President

STATE OF NORTH DAKOTA)
) ss
COUNTY OF CASS)

The foregoing instrument was subscribed and sworn to before me on _____, 2024, by Ryan Restad, President of RJR LLC, a North Dakota limited liability company, for and on behalf of the company.

Notary Public

CITY OF WEST FARGO

BY: _____
Board President

ATTEST: _____
City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Bernie L. Dardis and Dustin Scott, known to me to be the President of the Board of City Commissioners and City Auditor, respectively, of the City of West Fargo, that is described in and who executed the above and foregoing document, and acknowledged to me that they executed the same on behalf of the City of West Fargo.

Notary Public

(SEAL)

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

1. CONTACT PERSON: Leslie McGillivray-Rivas
2. PHONE NUMBER: 701-515-5377 DATE: November 13, 2024
3. AGENDA TITLE: Public Hearing – A24-30 Meadow Ridge 18th Addition, request for approval of a Planned Unit Development; first reading of rezone ordinance.
4. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Hold public hearing and approve first reading of the rezone ordinance for a Planned Unit Development (PUD) for the expansion of Perry Center at the proposed Meadow Ridge 18th Addition. At their November 12, 2024 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the PUD and plat on the basis it is consistent with City plans and Ordinances.
5. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):
2345 & 2355 Meadow Ridge Pkwy (Lot 1 & 2, Block 1 of Meadow Ridge 15th Addition), City of West Fargo, North Dakota.
6. ACTION BEING REQUESTED FROM CITY COMMISSION:
Hold public hearing and approve the first reading of the PUD rezone ordinance for Meadow Ridge 18th Addition

STAFF REPORT

A24-30		Planned Unit Development and Retracement Plat	
Name of Application: Meadow Ridge 18 th Addition			
Legal Description/Address: 2345 & 2355 Meadow Ridge Pkwy (Lot 1 & 2, Block 1 of Meadow Ridge 15 th Addition), City of West Fargo, North Dakota			
Applicant: Nathaniel Douglas, Executive Director Owner: The Perry Center, Inc.		Staff Contact: Leslie McGillivray-Rivas	
Planning & Zoning Commission:		November 12, 2024 (Approved)	
City Commission and 1 st Reading:		November 18, 2024	
2 nd Reading		December 2, 2024	

PURPOSE:

Statement of purpose: The applicant, The Perry Center, is seeking to establish a new Planned Unit Development (PUD) for the expansion of Perry Center. In addition, the applicant is seeking approval for a retracement plat of Lots 1 & 2, Block 1 of Meadow Ridge 15th Addition to consolidate the parcels in preparation for the Perry Center PUD approval.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Social Services
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay District
Proposed Zoning District(s):	PUD: Planned Unit Development
Proposed Lot size(s) or range:	Lot 1: 43,144 sf
Adjacent Zoning Districts:	North – R-3 District or Multiple Family District South – City of Fargo Jurisdiction (Commercial) East – City of Fargo Jurisdiction (Residential) West – R-2: Limited Dwellings
Adjacent street(s):	45 th Street (Arterial) Directly adjacent 7 th Ave E (Collector) accessed through southerly adjoining property
Adjacent Bike/Pedestrian Facilities:	Existing Sidewalk on 7 th Avenue East; Multi-use Path along 45 th Street
Available Parks/Trail Facilities:	Meadow Ridge Park within ¼ of a mile via sidewalk
Public Dedication Requirements:	Provided with previous subdivision

DISCUSSION AND OBSERVATIONS:**Project Purpose:**

The applicant is requesting approval to amend an approved Planned Unit Development for the following purpose:

- Allow the expansion of the Perry Center, a residential group home primarily supporting women experiencing unexpected pregnancy by providing shelter, education, life-skills and mentoring.
- Allow consolidation of the existing two lots (Lots 1 & 2, Block 1 of Meadow Ridge 15th Addition) per the retracement platting process. Crossing parcel boundaries with a building structure is not

STAFF REPORT

permitted. The project will proceed in two phases of construction to continue operations.

- The expansion will add a second story to accommodate an increase in bedrooms and associated communal living spaces. Further, mechanical systems will be located within the third-floor attic.
- The PUD amendment will establish the baseline zoning district standard as the R-3 Multiple Family District.

Planning Action History

- In 1995, the site was replatted with three parcels in the current configuration and rezoned from Light Commercial to Planned Unit Development. The northern 2 lots diagonal lot line configuration (Lots 1 & 2 previously described) were designed for structures to be placed on the southerly portions of the lots and for the northern portion of the property to have parking placed above an existing gas pipeline contained within an easement. Over time, only one building was constructed on the southerly parcel (Lot 3).
- In 2005, a Planned Unit Development (PUD) was approved for development of Lot 1 & 2. This proposal allowed a group home for the Perry Center to operate on Lot 1 and an office use intended for credit counseling services and other related uses to operate on Lot 2. Under the Land Use Plan Medium Density Residential designation of that time frame, no more than nine (9) residential units could be accommodated for the properties collectively. Additionally, the professional offices were not provided for in the Medium Land Use Designation. Both properties were intended to be managed by The Perry Center and designed in a manner which could easily accommodate future reuse.
- In 2007, the PUD was amended to allow the construction of a 1,000-sf garage in the southwest corner of Lots 1 & 2. The garage is accessed from 7th Street by means of a paved surface which crosses Lot 3 by means of a platted access easement.
- In 2014, the PUD was amended to specify uses within four (4) condominiums located on Lot 3 to allow for approval of a daycare facility operating in one of the units. In addition, it was noted that future expansion of the daycare use would occur by way of informal agreements with the owners of the units of existing residential uses. The expansion was projected to occur at some time in the future when the properties were under the ownership of the Perry Center.
- In 2022, The PUD was amended specific to Lot 3 for the expansion of the daycare by way of an acquisition of one of the residential condominiums by the Perry Center.
- Present day 2024, the Perry Center proposes to consolidate operations and house services within a single building footprint and lot. To accomplish this goal, the applicant has submitted the Retracement Plat, PUD Concept Development Plan and Detailed Development Plan simultaneously for the purpose of seeking an expedited approval process to allow construction to commence prior to winter conditions setting in.

PUD Amendment Considerations:

- Amendments to PUDs are approved in the same manner as new PUD approvals. As such, the applicant is requesting approval of the proposed PUD, which includes a rezoning ordinance to establish the development regulations, a PUD Concept Plan, and the concurrent approval of a PUD Detailed Development Plan.
- The Planned Unit Development Ordinance requires establishment of a baseline zoning district. The R-3 District or Multiple Dwelling District is sought for this application. Deviations from the R-3 standards included with this PUD application are outlined below.
- CO-R District or Redevelopment District Overlay: The property within this overlay district is

STAFF REPORT

intended to promote orderly redevelopment and safe, attractive and desirable spatial patterns adjacent to major street corridors as is such with this project located west of 45th Street. Specific requirements pertain to the residential nature of the proposal.

Proposed Use: Social Service Use is permitted by right in the R-3 zoning district

Development Requirements for the R-3 District	Standards	Proposed	Complies
Lot Area Minimum	8,000 sf minimum	43,144 sf	x
Front Yard Setback	40' (CO-R District)	40'	x
Side Yard Setback (Interior)	12'	12'	x
Side Yard Setback (Side Street)	12'	12'	x
Rear Yard Setback	25'	23.85'	(modification requested)
Maximum Lot Coverage (All structures on site)	40% (Max) 17,258 sf	21% 9,066 sf	x
Maximum Height- Measured at Midpoint of Roofline	35' (Max)	30-7"	x
Minimum Green Area (front yard independently and lot overall)	25% FY = 1293.75 sf (Min) 25% Entire Site=10,786 sf (Min)	9.1% = 19,725 sf 45% =19,725 sf	x
Impervious Surfaces	75% (Max)	54.3 %	x
Parking	One (1) parking space per dwelling unit/bedroom -plus- One (1) space per four hundred (400) sf of office space.	0.75 parking space per dwelling unit/bedroom -plus- One (1) space per four hundred (400) sf of office space.	(modification requested)

The specific zoning standards sought to be approved through the flexible of applying for a PUD are outlined below, in addition to other items of note relevant to the development:

- **Parking:** Residential social service uses are not specifically listed in the City's minimum parking standards. In such cases, minimum parking standards for the most similar use(s) are to be used. In this case, most similar uses may include efficiency dwelling units (1 parking space per unit) or nursing home facilities (1 parking space per 4 beds [0.25 parking spaces per bed] within the facility). For purposes of this PUD, a minimum parking ratio of 0.75 parking spaces per bedroom is proposed, in addition to the standard parking ratio for office space within the facility. Because this residential social service use has existed at this location for many years, the applicant has a good understanding of their parking demand. According to the applicant, most residents of the facility do not own a vehicle. Additionally, the subject property is within 500 feet of an existing bus transit stop, and is therefore eligible for 10% reduction in required parking.

STAFF REPORT

- **Rear Yard Setback:** The minimum standard of a 25' setback is requested to be reduced to 23.85', as the proposed building will utilize the existing building foundations, one is currently located 23.85 feet from the rear property line.
- **Fence:** The existing 6' vinyl fence which extends across the south property line. The fence serves to expand the play yard of the daycare. The Perry Center is the operator of the daycare and is a majority owner of Lot 3, Block 1 of Meadow Ridge 15th Addition, located adjacent to the south side of the subject property. The ordinance allows a fence in the redevelopment corridor overlay district when it is an essential component of the development and approved as part of the PUD. Staff finds the presence of a fence for the enclosure of outdoor play area for a daycare meets this standard and is shown on the PUD plans as such.
- **Boulevard Trees:** These are required unless the City Forester deems otherwise. The presence of the 65' gas line easement which diagonally crosses both adjoining street boulevards has limited boulevard tree planting. As such, a reduction in the otherwise required number and placement of boulevard trees as been reviewed and approved by the City Forester.

PUD Ordinance Standards: This PUD will be developed in accordance with the R-3 district regulations, with the following modifications:

- Minimum off-street parking for the residential component of the Social Services uses will be calculated at a rate of 0.75 parking spaces per bedroom.
- The Rear yard setback will be reduced by two feet, from 25 feet to 23 feet.

Retracement Plat Considerations:

- No new utility easements will be needed for this replat.
- A stormwater management plan has been received as part of this application.

NOTICES:

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

Comments Received:

No comments have been received to date.

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

The plan provides consistency with City plans and ordinances pertaining to the PUD Concept Plan and Detailed Development Plan as proposed on the following basis:

- The increase of density within the same footprint makes efficient and sustainable use of developed land making efficient use of public services and infrastructure.
- The development achieves a higher standard of site and building design which is desirable.
- The project will allow reasonable assurance that there is compatibility with the surrounding uses and will retain the character envisioned at the time of the approval.

PLANNING AND ZONING COMMISSION ACTION

At their November 12, 2024 meeting, the West Fargo Planning and Zoning Commission voted to approve the Subdivision.

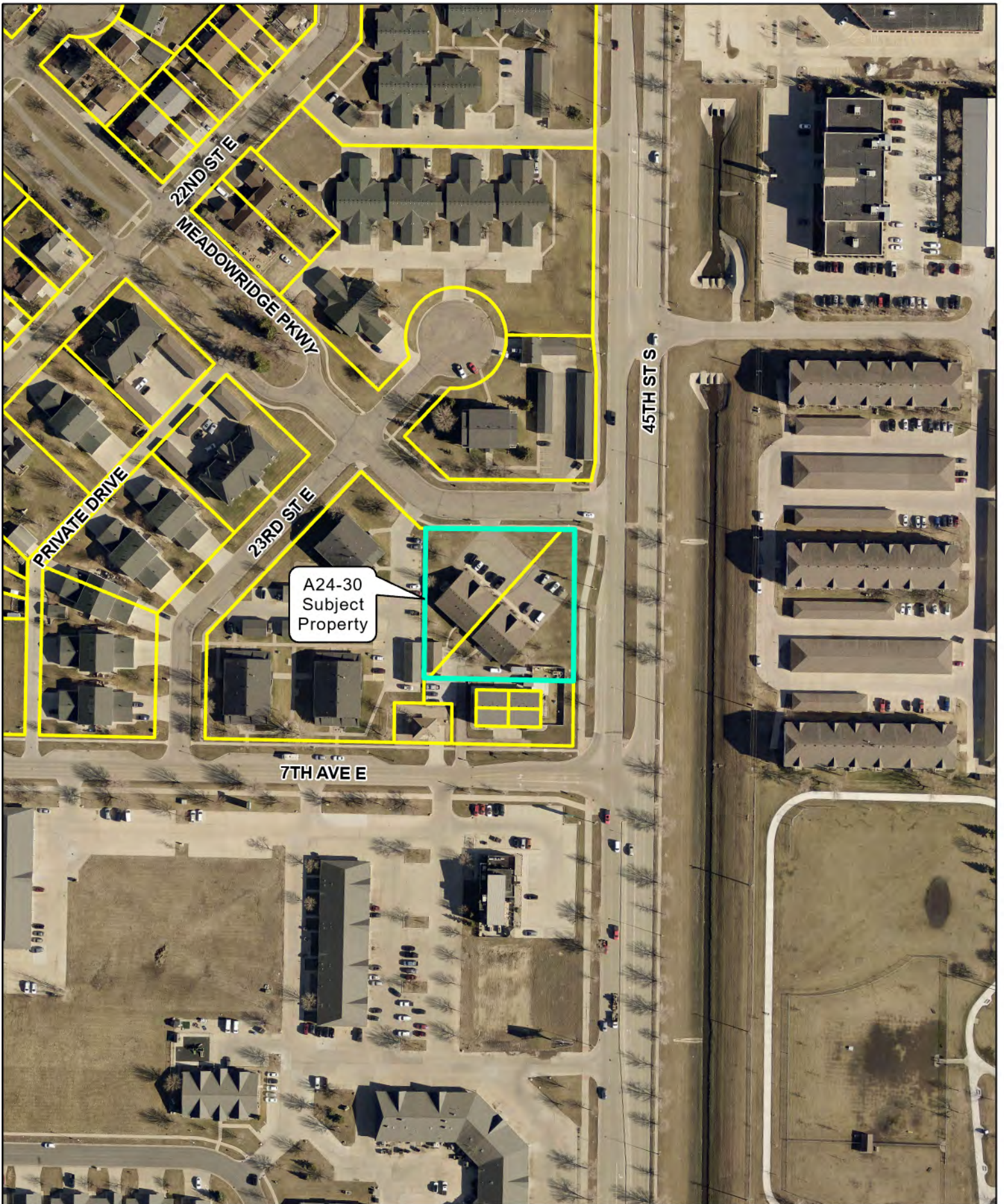
STAFF REPORT

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

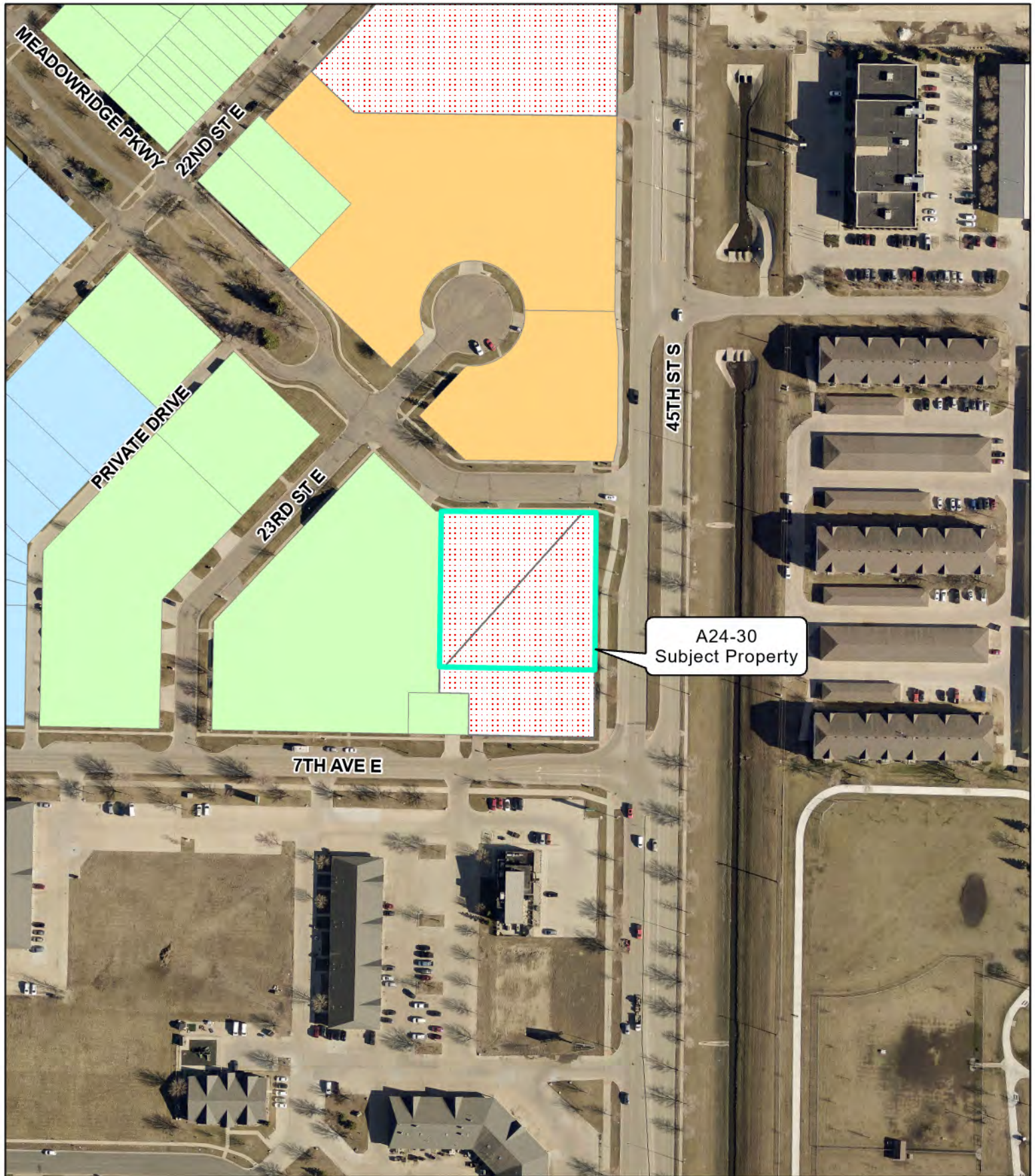
Attachments:

1. Aerial Location Map
2. Zoning Map
3. Proposed Plat
4. PUD Conceptual Site Plan
5. PUD Detailed Development Plan
6. Architectural Plan Set
7. PUD Ordinance
8. Stormwater Management Plan



Features

 Agenda Zone  Lots



West Fargo Zoning

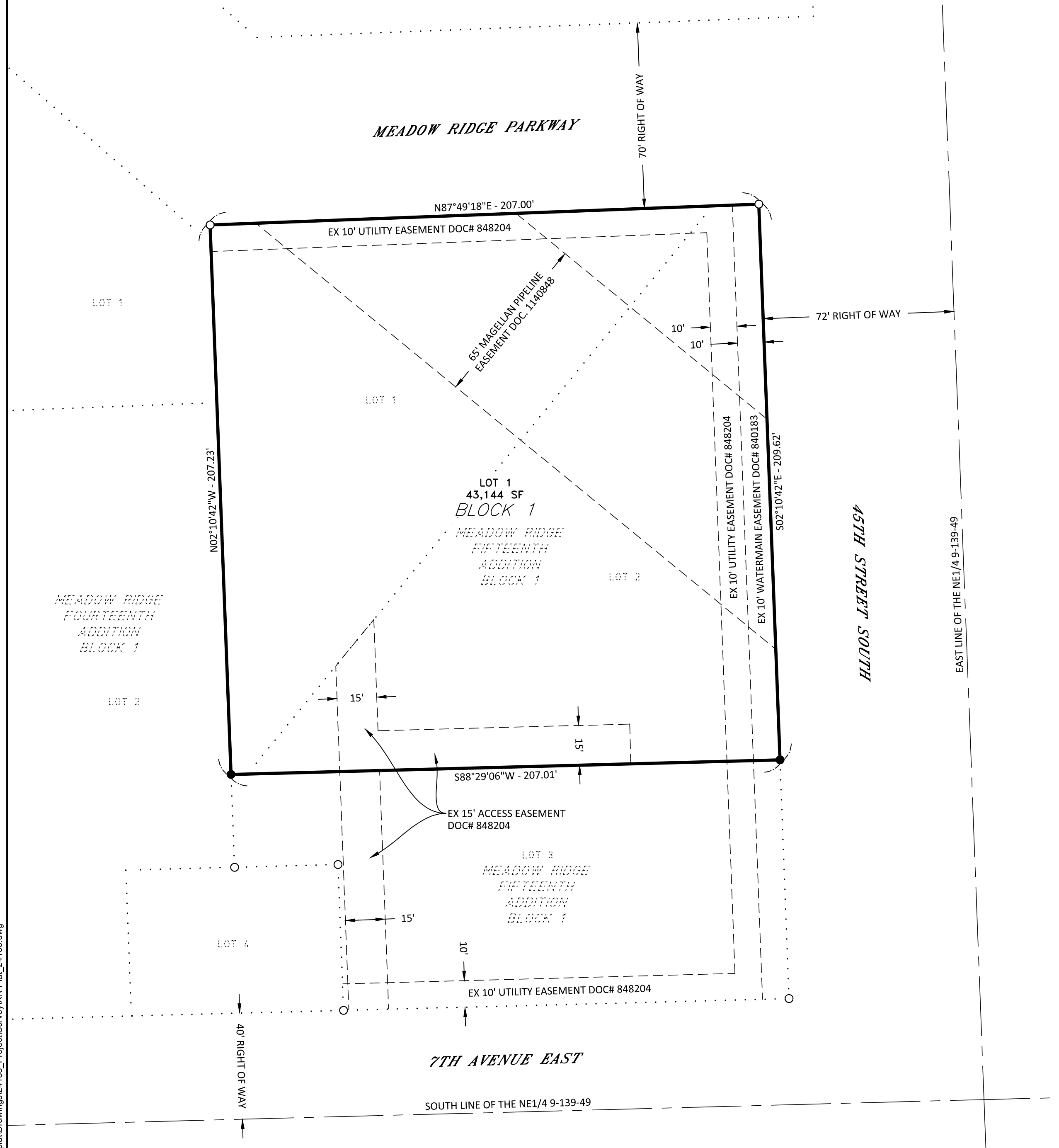
A: Agricultural	LI: Light Industrial	R-1SM: Mixed One and Two Family Dwelling
C: Light Commercial	M: Heavy Industrial	R-2: Limited Multiple Dwelling
C-OP: Commercial Office Park	P: Public	R-3: Multiple Dwelling
DMU: Downtown Mixed Use	PUD: Planned Unit Development	R-4: Mobile Home
EMU: Entertainment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



0 150 300
US Feet

MEADOW RIDGE EIGHTEENTH ADDITION

A REPLAT OF LOTS 1 AND 2, BLOCK 1, MEADOW RIDGE FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
- - - - -	EX. EASEMENT
.....	EX. PROPERTY LINE
-----	EX. SECTION LINE
=====	PROPERTY BOUNDARY LINE
=====	NEW ROW/PROPERTY LINE
- - - - -	NEW EASEMENT LINE

SURVEY INFORMATION

DATE OF SURVEY: 02/21/2024
BASIS OF BEARING: ASSUMED NORTH LINE OF
MEADOW RIDGE FIFTEENTH ADDITION - N87°49'18"E

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE PERRY CENTER, INC. IS THE OWNERS OF LOTS 1 AND 2, BLOCK 1, MEADOW RIDGE FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS MEADOW RIDGE EIGHTEENTH ADDITION, TO THE CITY OF WEST FARGO, NORTH DAKOTA. SAID MEADOW RIDGE EIGHTEENTH ADDITION CONSISTS OF 1 LOT AND 1 BLOCK AND CONTAINS 43,144 SQUARE FEET OR 0.99 ACRES MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

THE PERRY CENTER, INC
BY: NATHANIEL DOUGLAS, EXECUTIVE DIRECTOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NATHANIEL DOUGLAS, TO ME KNOWN TO BE THE EXECUTIVE DIRECTOR OF THE PERRY CENTER, INC. DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE PERRY CENTER, INC.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, 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 MEADOW RIDGE EIGHTEENTH ADDITION; 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 _____ DAY OF _____, 2024.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, 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, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

JOSEPH F. KOLB
CHAIRMAN PLANNING COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME ON BEHALF OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

BERNIE L. DARDIS
PRESIDENT, BOARD OF CITY COMMISSIONERS

DUSTIN T. SCOTT
CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, AND DUSTIN T. SCOTT, CITY AUDITOR OF THE CITY OF WEST FARGO, TO ME KNOWN 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, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2024.

DANIEL R. HANSON
CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, DANIEL R. HANSON, WEST FARGO 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, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME, AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____ 2024.

JOHN T. SHOCKLEY
WEST FARGO CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS CITY ATTORNEY.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

**NOT FOR
CONSTRUCTION**

PERRY CENTER
2345 MEADOW RIDGE PKY
WEST FARGO, ND 58078

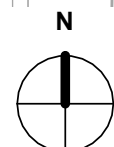
DATE:
10/07/202

PROJECT
24-12220

CSP

— LAWN (TYP.)

— EXISTING SHED PARTIALLY ON PROPERTY



1
CSP

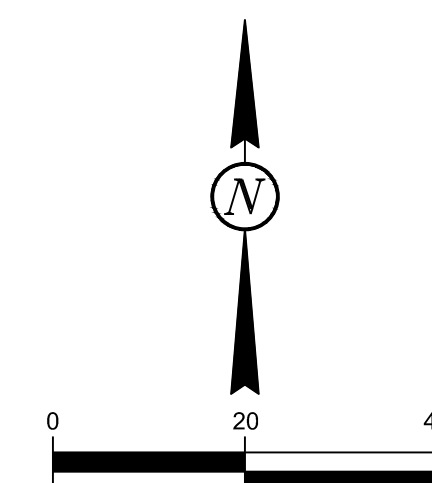
$$1/32" = 1'-0"$$

THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA

BUILDING SETBACKS		
	R-3	PUD
FRONT YARD	40' MINIMUM	40' MINIMUM
INTERIOR SIDE YARD	12' MINIMUM	12' MINIMUM
STREET SIDE YARD	12' MINIMUM	12' MINIMUM
REAR YARD	25' MINIMUM	23.85'

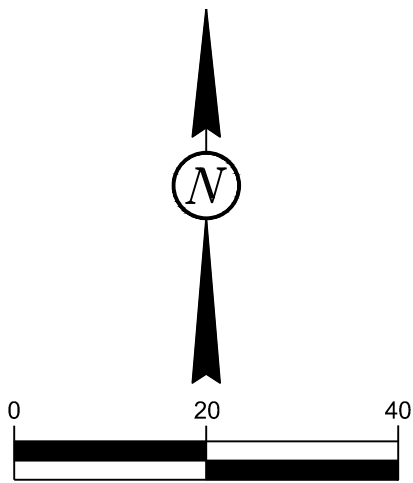
SITE INFORMATION		
SITE COVERAGE		
ITEM	AREA (SF)	AREA (%)
BUILDING	8,171	18.9%
BUILDING (GARAGE/SHED)	895	2.1%
PAVING	12,661	29.4%
SIDEWALKS/PATIOS/STEPS	1,692	3.9%
TOTAL IMPERVIOUS	23,419	54.3%
GREEN SPACE FRONT YARD	3,926	9.1%
GREEN SPACE REMAINING	19,725	36.6%
TOTAL AREA	43,144	100.0%

	EX. EASEMENT
	EX. PROPERTY LINE
	EX. SECTION LINE
	PROPERTY BOUNDARY LINE
	NEW ROW/PROPERTY LINE
	NEW EASEMENT LINE
	BUILDING SETBACK
	NEW BUILDING FOOTPRINT
	EX CONCRETE EDGE
	EX ASPHALT EDGE
	EX SIDEWALK EDGE
	EX CURB LINE
	EX FENCE LINE
	EX ELECTRIC TRANSFORMER
	EX UTILITY PEDESTAL
	EX GATE VALVE
	EX FIRE HYDRANT
	EX LIGHT POLE
	EX TREE
	NEW ROUND INLET
	EX MANHOLE
	EX STORM INLET
	EX CONCRETE
	NEW CONCRETE
	EX ASPHALT



STORM UTILITY LAYOUT

THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA

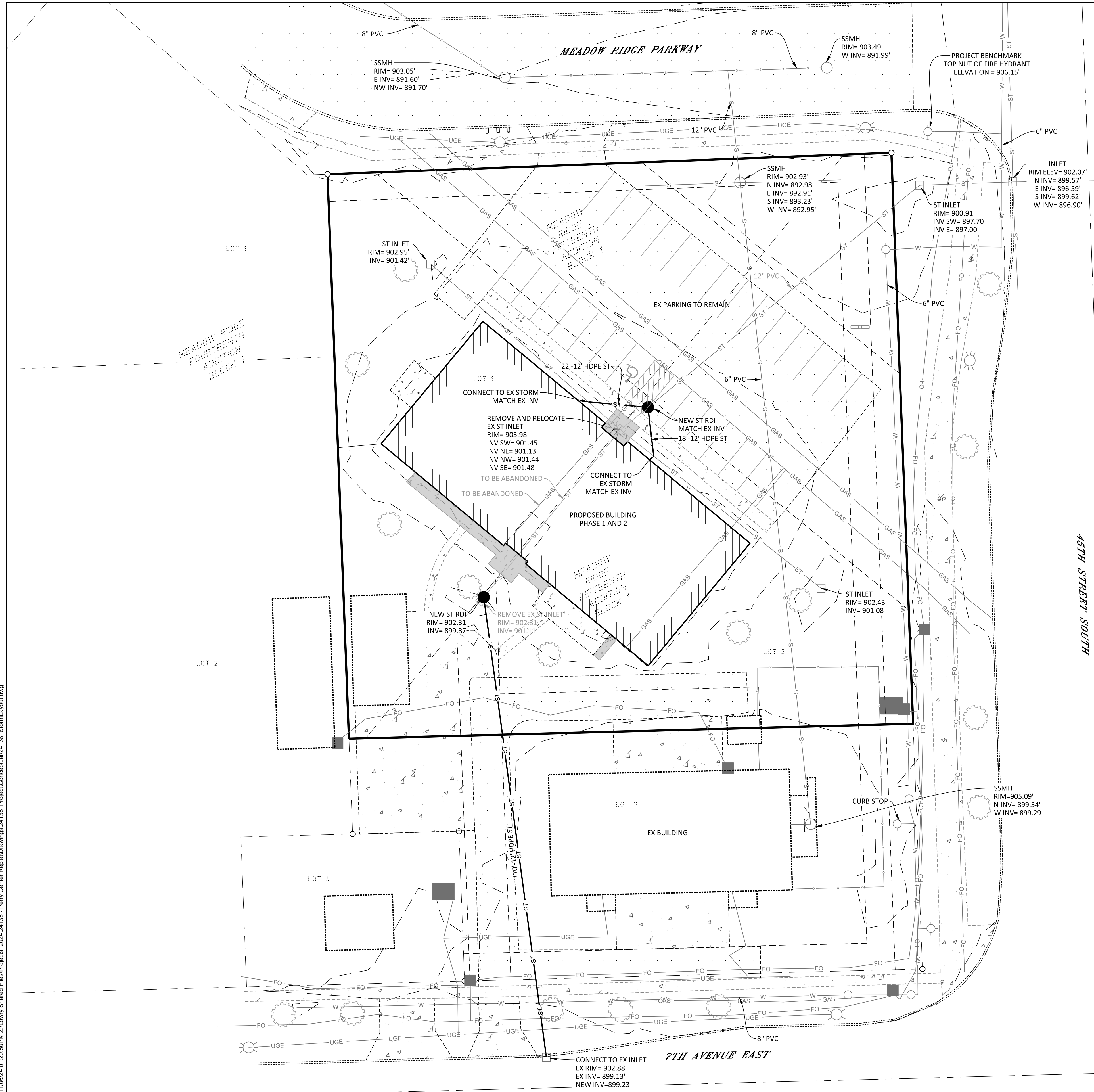


LEGEND

---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE
---	BUILDING SETBACK
---	NEW BUILDING FOOTPRINT
ST	NEW STORM SEWER LINE
●	NEW ROUND INLET
W	EX WATER LINE
S	EX SANITARY SEWER LINE
ST	EX STORM SEWER LINE
---	EX CONCRETE EDGE
---	EX ASPHALT EDGE
---	EX SIDEWALK EDGE
---	EX CURB LINE
X	EX FENCE LINE
FO	EX FIBER OPTIC LINE
GAS	EX GAS LINE
UGE	EX UNDERGROUND ELECTRIC LINE
W	EX WATER LINE
ST	EX STORM SEWER LINE
S	EX SANITARY SEWER LINE
■	EX ELECTRIC TRANSFORMER
■	EX UTILITY PEDESTAL
○	EX GATE VALVE
☼	EX FIRE HYDRANT
○	EX LIGHT POLE
○	EX DECIDUOUS TREE
○	EX MANHOLE
○	EX STORM INLET
□	EX CONCRETE
■	NEW CONCRETE
□	EX ASPHALT

NOTES

- UNNEEDED EXISTING WATER LINES AND GAS LINES ARE TO BE ABANDONED.
- SETBACKS ARE PROPOSED AS R-3 BASELINE ZONING DISTRICT STANDARD PER THE CURRENT PUD APPLICATION.

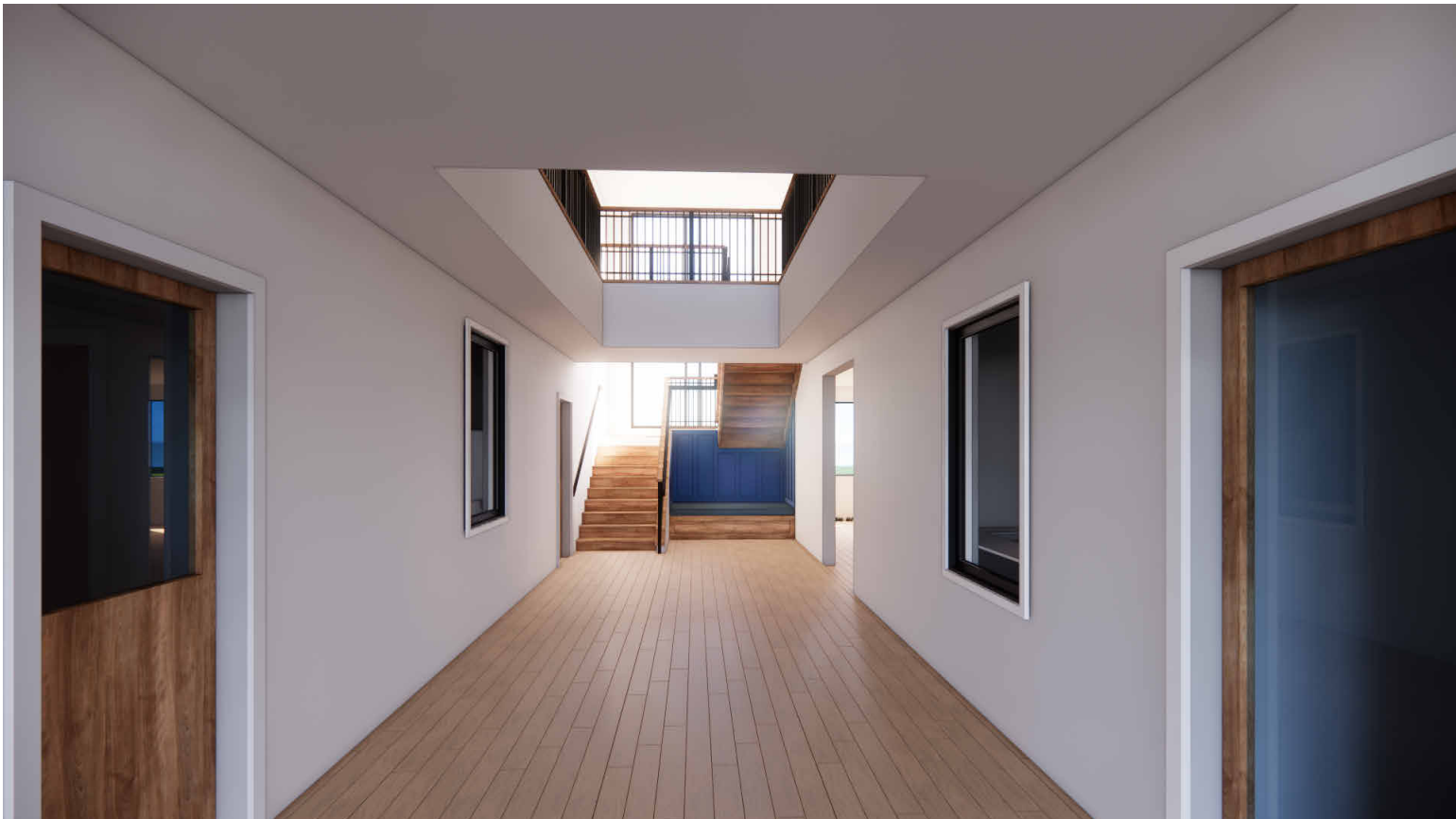


1:10/24 01:29:50PM Z:\Lowry Shared Files\Projects_2024\04\138 - Perry Center RapidDrawings\04\138 - Project\Conceptual\04\138 - StormLayout.dwg

PERRY CENTER
WEST FARGO NORTH DAKOTA



RENDERING FOR ARTISTIC PURPOSES ONLY, NOT FOR CONSTRUCTION (TYPICAL)



RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
ZCON ZEIBARTH
CONSTRUCTION, LLC
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103
PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

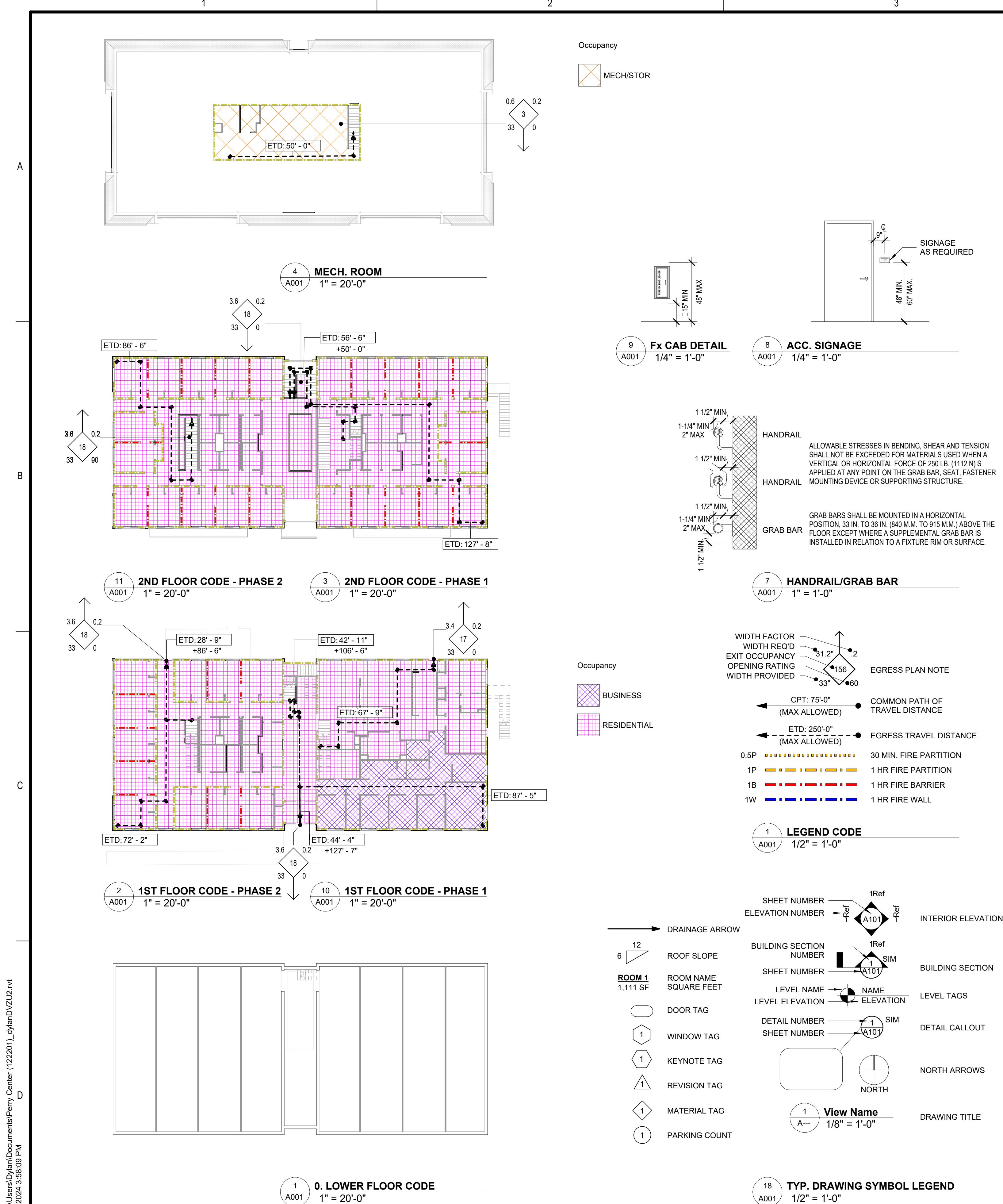
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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
COVER SHEET,
RENDERINGS

A000



DRAWING INDEX

ARCHITECTURE		A701	INTERIOR ELEVATIONS
A000	COVER SHEET, RENDERINGS		
A001	BUILDING CODE DATA, DRAWING INDEX, WALL TYPES, ADA DETAILS	STRUCTURAL	
A002	PHASE 1 - SITE PLAN	S001	STRUCTURAL NOTES
A003	PHASE 2 - SITE PLAN	S002	SPECIAL INSPECTIONS
A100	PHASE 1 & 2 - CRAWL SPACE DEMO PLAN	S201	FIRST FLOOR FRAMING PLAN
A101	PHASE 1 & 2 - 1ST FLOOR DEMO PLAN	S202	SECOND FLOOR FRAMING PLAN
A110	PHASE 1 & 2 - 1ST FLOOR PLAN	S203	ROOF FRAMING PLAN
A111	PHASE 1 & 2 - 2ND FLOOR PLAN	S204	FIRST FLOOR SHEARWALL PLAN
A120	PHASE 1 & 2 - ROOF PLAN	S205	SECOND FLOOR SHEARWALL PLAN
A200	PHASE 1 - ENLARGED LOWER FLOOR PLAN	S301	FOUNDATION DETAILS
A202	PHASE 1 - ENLARGED 1ST FLOOR PLAN	S401	FRAMING DETAILS
A203	PHASE 1 - ENLARGED 2ND FLOOR PLAN	S402	FRAMING DETAILS
A204	PHASE 2 - ENLARGED LOWER FLOOR PLAN		
A251	PHASE 2 - ENLARGED 1ST FLOOR PLAN		
A252	PHASE 2 - ENLARGED 2ND FLOOR PLAN		
A401	ELEVATION		
A410	DOOR/WINDOW SCHEDULE, ROOM FINISH SCHEDULE, TYPES, & DETAILS		
A501	BUILDING SECTION		
A601	WALL SECTIONS		

GENERAL CONTRACTOR:
ZCON
ATTN: LANCE ZIEBARTH
PHONE:(701) 532-0560
EMAIL: Lance@ZCONfargo.com

ARCHITECT:
RHET ARCHITECTURE
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ADDRESS: 27 11th ST. N.
FARGO, ND 58102
PHONE: (701) 715-8232
EMAIL: rhet@rhet-arch.com
WEB: WWW.RHET-ARCH.COM

**LAND SURVEYOR:
NESET LAND SURVEYS
ATTN: COLE NESET
PHONE: (701) 235-0199
EMAIL: cneset@nesetsurveys.com**

STRUCTURAL ENGINEER:
SANDMAN STRUCTURAL ENGINEERS
ATTN: JUSTIN SCHOENBERG
ADDRESS: 1587 30th AVE S
MOORHEAD, MN 56560
PHONE: (218) 284-3047
EMAIL: justin.schoenberg@sandmanse.com
WEB: www.sandmanse.com

BUILDING CODE DATA:

PROJECT

BUILDING CODE: IBC 2021		REQ'D / ALLOWED	PROVIDED
CH. 3 303.1.2 304.1 310.3 311.2 CH. 4 420.10 CH. 5 TABLE 506.2 506.2.2 508.4.2 506.3.3 504.3 504.4 508.2 508.3 CH. 6 TABLE 601	OCCUPANCY CLASSIFICATION AND USE SMALL ASSEMBLY SPACE BUSINESS GROUP (B) RESIDENTIAL (R-2) ACCESSORY STORAGE SPACE COOKING FACILITIES GENERAL HEIGHT & AREAS ALLOWABLE AREA (A _L) MIXED OCCUPANCY BLDG. A _T =[A _T +(NSX _i)] SEPARATE OCCUPANCIES AREA INCREASE FACTOR (I _i) HEIGHT ABOVE GRADE PLANE STORIES ACCESSORY OCCUPANCIES SEPARATION OF OCCUPANCY TYPE OF CONSTRUCTION FIRE RATING OF BLDGS ELEMENTS STRUCTURAL FRAME BEARING WALLS EXTERIOR INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	<50 OCC. & <750 SF (B) BUSINESS (B) BUSINESS (R-2) RESIDENTIAL YES AS PER 917.2 IMC A _T = 27,000 SF (B) A _T = 7,000 SF (R-2)] A _S = [(7,000*(7,000 _x 75)]. A _S = [27,000*(9,000 _x 75)] A_T = 12,250 SF, A_S = 33,750 SF A _L = [(F _R /A _s) + (F _B /A _B)] A _L < 1 I _i = [367/386] @ 30' = 95% (.75% INCR.) 60' (R-2) 60' (B) 3 STORIES (R-2) 3 STORIES (B) AGGREGATE ACCESSORY OCC. <10% (B, R-1) 1 HR VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR	<50 OCC. & <750 SF (B) BUSINESS (B) BUSINESS (R-2) RESIDENTIAL YES YES 1ST FLR: F _B = 1,414 SF F _R = 5,916 SF 2ND FLR: F _B = (<10%) F _R = 7,330 SF 3RD FLR: F _B = 950 SF .52 = [(5,916/12,250)/SF + (1,414/33,750)/SF] .75 INCREASE <60' 3 STORY ACCESSORY 1 HR VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR
CH. 7 705 706 707 708.1.7 708.4 EX.1 708.4.2 EX.2 708.4.2 EX.4 712.1.9 CH. 9 903.3.1.1 903.3.1.2 903.3.1.2.3 908.7 CH. 10 1004 1005.1 1006.2.1 1010.1.2.1 1016.2 1017.2 1020.4 EX.2 1021.2 CH. 29 TABLE 2902.1	FIRE RESISTIVE RATED CONSTRUCTION EXTERIOR WALLS FIRE WALLS FIRE BARRIERS FIRE PARTITIONS CRAWL SPACE DRAFT STOPPING @ CORRIDOR DRAFT STOPPING @ ATTIC TWO STORY BUILDINGS FIRE PROTECTION SYSTEMS AUTOMATIC SPRINKLER SYSTEM AUTOMATIC SPRINKLER SYSTEM SPRINKLER IN ATTICS CARBON MONOXIDE ALARMS MEANS OF EGRESS OCCUPANT LOAD ASSEMBLY (1 OCC. / 15 GSF) BUSINESS (1 OCC. / 150 GSF) RESIDENTIAL (1 OCC. / 150 NSF) MECH./STOR. (1 OCC. / 300 GSF) EGRESS WIDTH (<i>SEE ALSO 1005.6</i>) COMMON PATH DIRECTION OF SWING EGRESS THROUGH INTERVENING SPACES TRAVEL DISTANCE DEAD END CORRIDOR NUMBER OF EXITS PLUMBING FIXTURES FIXTURE COUNTS BUSINESS W.C. = 24 OCC x 1 W.C. / 25 OCC. LAV. = 24 OCC x 1 LAV. / 40 OCC. R-2 W.C. = 73 OCC x 1 W.C. / 10 OCC. LAV. = 73 OCC x 1 LAV. / 10 OCC.	0 HR N/A N/A 1 HR (SEPARATION OF UNITS) PARTITION WALLS NOT TO EXTEND THRU REQ'D @ CORRIDORS < 3,000 SF OR 2 DWELLING UNITS PERMITTED NFPA 13 (FOR BUSINESS) NFPA 13R (FOR RESIDENTIAL) NOT REQ'D UNDER NFPA 13R YES 230 SF x 1/15 SF 1,184 SF x 1/150 SF 13,246 SF x 1/200 SF 1,833 SF x 1/300 SF 97' x 2 = 19.4" <50 OCC @ 100' (B), <20 OCC @ 125' (R-2) <50 OCCUPANTS ALLOWED 200'-0" MAX (B), 250'-0" MAX (R-1) 20'-0" MAX 2 BUSINESS W.C. = .96 LAV. = .35 RESIDENTIAL W.C. = 7.3 LAV. = 7.3	0 HR N/A N/A 1 HR NOT REQ'D YES EVERY 2 DWELLING UNITS YES NFPA 13 (FOR BUSINESS) NFPA 13R (FOR RESIDENTIAL) NONE YES 24 (23,19) OCC. [B] 73 (72,34) [R-1] = 15.3 OCC. = 7.89 OCC. = 66.23 OCC. = 6.11 OCC. >19.4" <75-0" IN DIRECTION OF EGRESS YES <200'-0" MAX (B), <250'-0" MAX (R-1) <20'-0" >2 (SEE PLAN)
NFPA 13R 6.6.6	INSTALLATION LOCATION OF SPRINKLERS	NOT REQ'D @ UNCONDITIONED ATTIC, CRAWL SPACE, CONCEALED SPACES	NONE
ENERGY CODE: IECC 2021		REQ'D / ALLOWED	PROVIDED
CH. 3 TABLE 301.1	SECTION ITEM CLIMATE ZONE	6A	6A
CH. 4 [RE] 405.5	SECTION ITEM BUILDING ENVELOPE REQUIREMENTS	TOTAL BUILDING PERFORMANCE - REScheck	SEE REScheck REPORT



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Signature: Rhet Fiskness

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

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BUILDING CODE DATA,
DRAWING INDEX, WALL
TYPES, ADA DETAILS

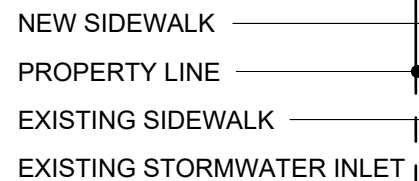
A001



GREY INDICATES EXISTING CONDITIONS

PHASE 1 - GENERAL SITE PLAN NOTES:

- TO ALLOW FOR PROPER PATHS AROUND SITE



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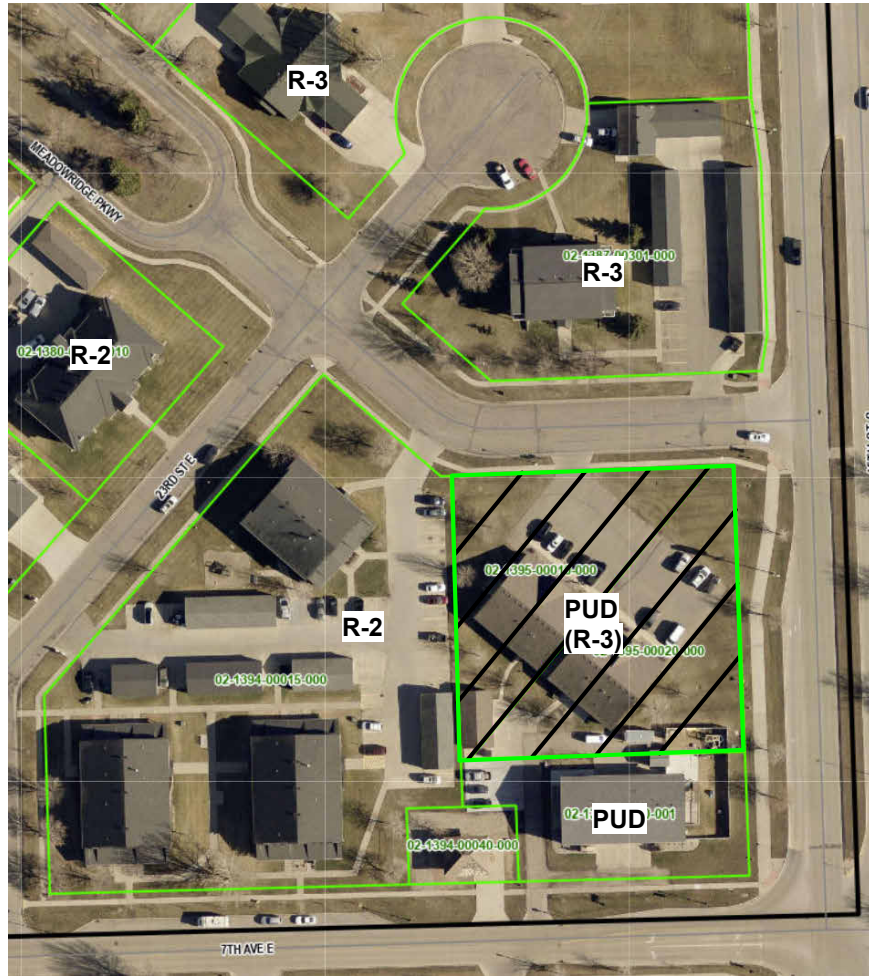
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PHASE 1 - SITE PLAN

A002

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ZONING ADJACENCIES

SITE DATA:

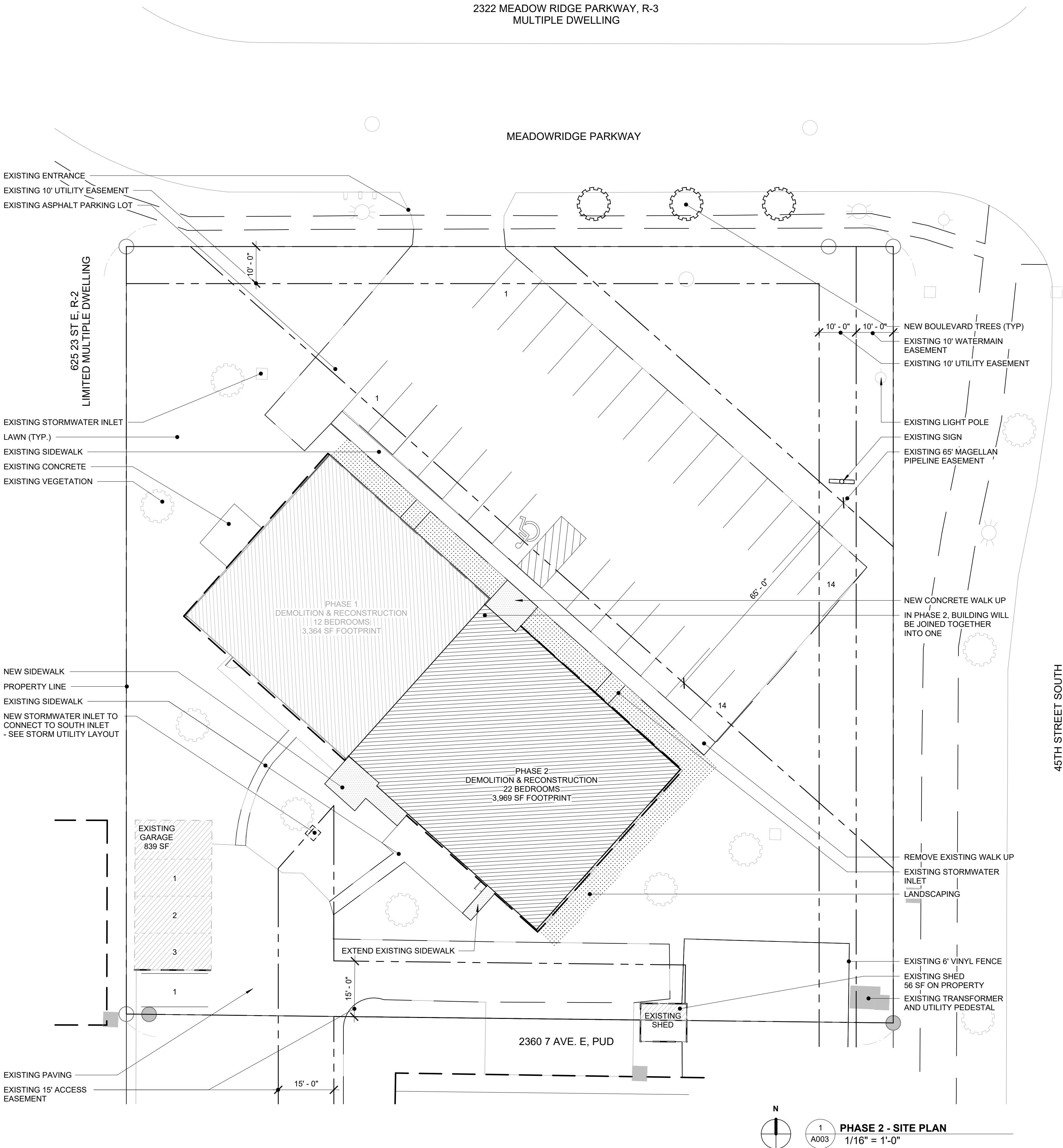
LOT SIZE	43,144 SF (~1 ACRE)	PHASE 1 & 2 PROPOSED
LOT AREA MINIMUM	R-3 43,144 SF	34 BDRM
LOT WIDTH MINIMUM	N/A	207' - 0"
LOT DEPTH MINIMUM	N/A	209' - 7 1/2"
FRONT YARD MINIMUM	40' - 0" (CO-R)	~56.08'
REAR YARD MINIMUM	25' - 0"	~23.85'
SIDE YARD	12' - 0"	~15.89'
SIDE YARD @ STREET	12' - 0"	~57.25'
MAXIMUM HEIGHT (FT)	35' - 0"	~30' - 7"
MAXIMUM BLDG COVERAGE	40%	21%
MAXIMUM LOT COVERAGE	75%	54%
MINIMUM GREEN SPACE	25%	46%
BUILDING	7,566 SF	8,171 SF
BUILDING (GARAGE/SHED)	839 + 56 SF	895 SF
PAVING	12,661 SF	12,661 SF
SIDEWALK	1,290 SF	1,692 SF
TOTAL	22,412 SF	23,419 SF
FRONT YARD GREEN SPACE	25%	76%
		(3,926/5,175)

REQUIRED PARKING SPACE COUNT

DWELLING, MULTI-FAMILY	RATIO	CALC	TOTAL
STUDIO & 1 BEDROOM	1/DU	34 DUs	34 SPACES
OFFICE AND SERVICE			
OFFICE	1/400 SF	1,414x1/400	3.5 SPACES
TOTAL REQ'D			37.5 SPACES
TOTAL REQ'D W/ REDUCTION (25%)			28.1 SPACES
TOTAL PROVIDED			29 SPACES
+ GARAGE			32 SPACES

PHASE 2 - GENERAL SITE PLAN NOTES:

- PHASE 2 WILL DEMOLISH THE 2355 MEADOW RIDGE PKWY BUILDING DOWN TO THE CRAWL SPACE FOUNDATION
- PHASE 2 WILL INCLUDE RECONSTRUCTION OF A TWO STORY BUILDING (3RD STORY ATTIC) THAT WILL CONNECT WITH THE COMPLETED AND OCCUPIED 2345 MEADOW RIDGE PKWY RECONSTRUCTED BUILDING
- SIDEWALKS TO BE EXTENDED OR REMOVED AS REQ'D IN PHASE 1 TO ALLOW FOR PROPER PATHS AROUND SITE
- STORM DRAIN TO BE REROUTED AS REQ'D TO PROPERLY DRAIN SITE
- ABANDON EXISTING GAS LINE THROUGH CENTER OF BUILDINGS
- REPAIR ASPHALT DRIVEWAY AS REQ'D TO ADDRESS SETTLING ISSUES THAT HAVE CREATED DEPRESSIONS



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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
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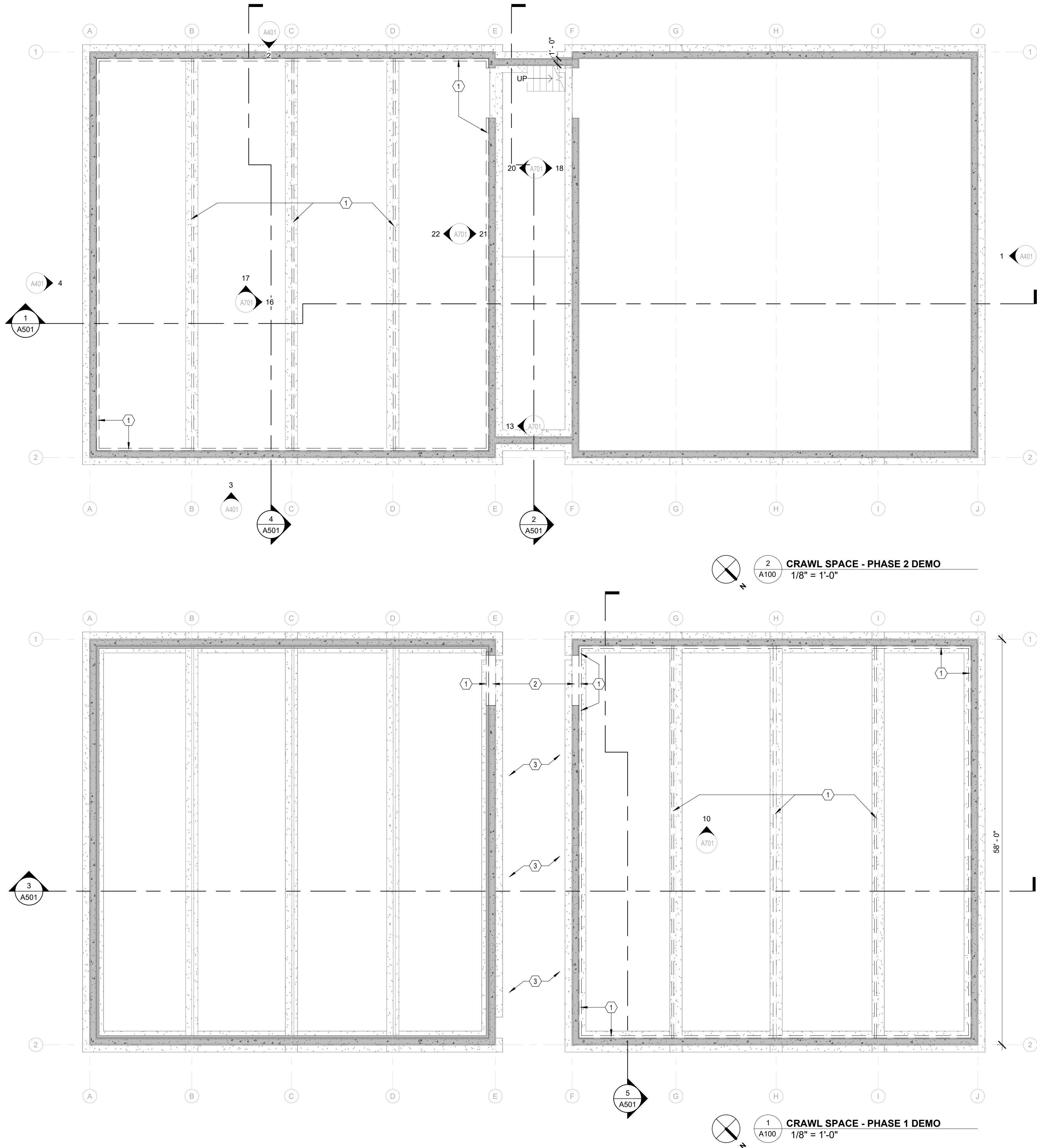
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PHASE 2 - SITE PLAN

A003

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GENERAL DEMO PLAN NOTES:

1. NORTHWEST BUILDING (PHASE II) TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION OF PHASE I.
2. SOUTHEAST BUILDING OCCUPANTS TO TRANSFER TO NORTHWEST BUILDING AT COMPLETION OF PHASE I.
3. ALL DEMOLITION TO BE COORDINATED BY G.C. IN REFERENCE TO PHASING REQUIREMENTS OF THE PROJECT.
4. CONTRACTOR TO PROVIDE TEMPORARY ENTRANCE TO PHASE 1 UNTIL COMPLETION OF BREEZEWAY SPACE.
5. CONTRACTOR TO PROVIDE PROTECTIVE COVER OF ORGANIC MATERIALS EXPOSED TO THE ELEMENT IN BETWEEN PHASES TO MAINTAIN INTEGRITY OF BUILDING MATERIALS.
6. ALL EXTERIOR WALLS TO BE DEMOLISHED TO T.O. I.C.F.
7. ALL INTERIOR WALLS, FLOOR I-JOISTS, AND FLOOR SHEATHING TO BE REMOVED IN PREPARATION FOR NEW CONSTRUCTION.
8. I.C.F. INSULATION TO BE REMOVED AS REQ'D TO ALLOW FOR PROPER STRUCTURAL DETAILING. INSULATION R-VALUE TO BE REINSTALLED TO REESTABLISH ICF PERFORMANCE. SEE STRUCT. FOR REFERENCE.
9. CONTRACTOR TO VERIFY EXISTING FOOTING CONDITIONS AND TO ALERT THE ARCHITECT IF EXISTING CONDITIONS CONFLICT WITH DESIGN.
10. EXISTING DOORS TO BE SALVAGED FOR REUSED AT OWNERS DISCRETION.
11. KITCHEN IN NORTHWEST BUILDING TO BE SALVAGED FOR REUSE IN MANAGER SUITE.
12. DESKS AND OFFICE FURNITURE TO BE SALVAGED FOR REUSE IN FUTURE OFFICES.

DEMO PLAN KEY NOTES

- 1 DEMO WOOD BEARING WALLS
- 2 DEMO ICF STEM WALL
- 3 EXCAVATE SOIL DOWN TO FOOTING SLAB IN PREPERATION FOR NEW FLOOR
- 4 MAINTAIN EXISTING CONCRETE SLAB

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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
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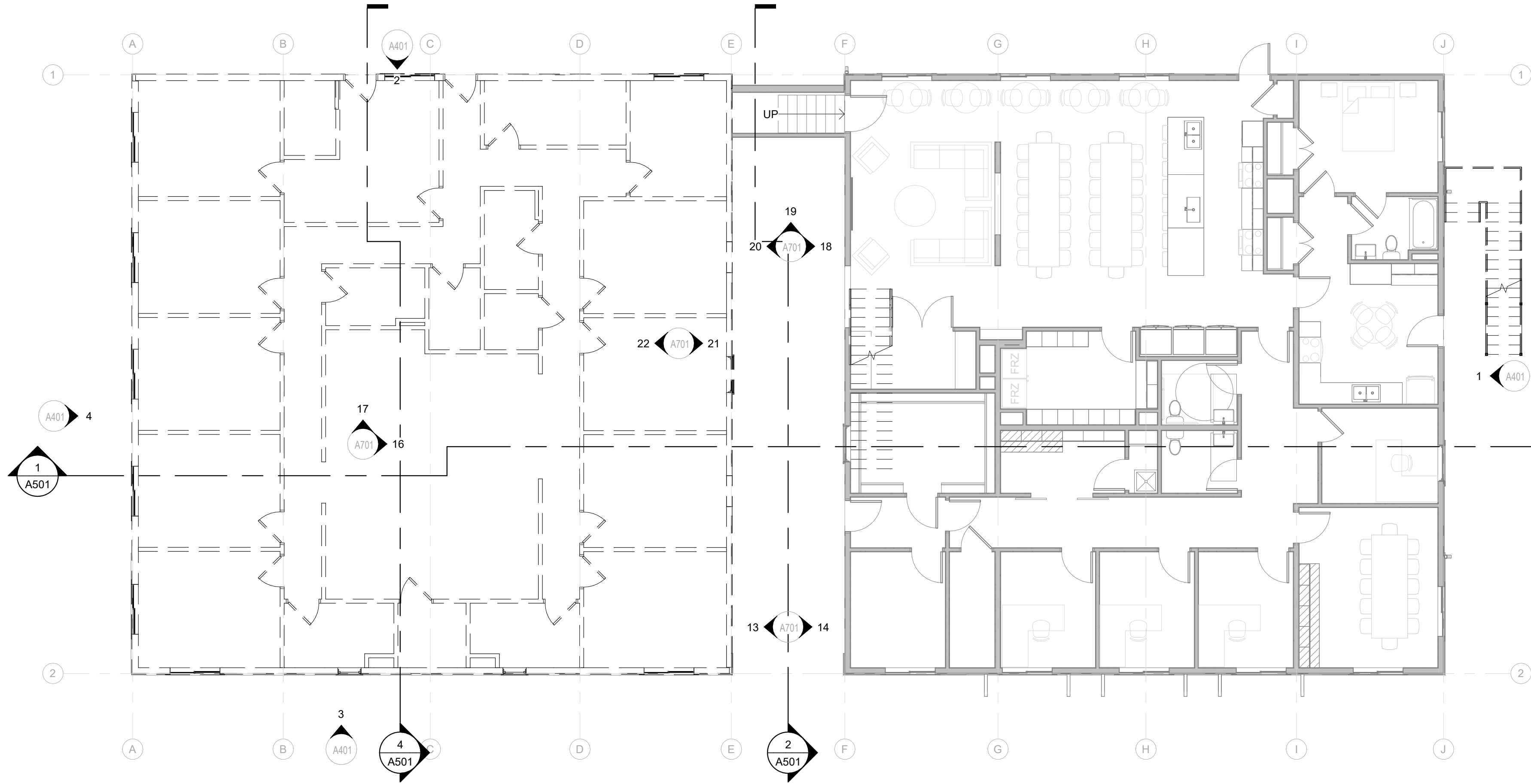
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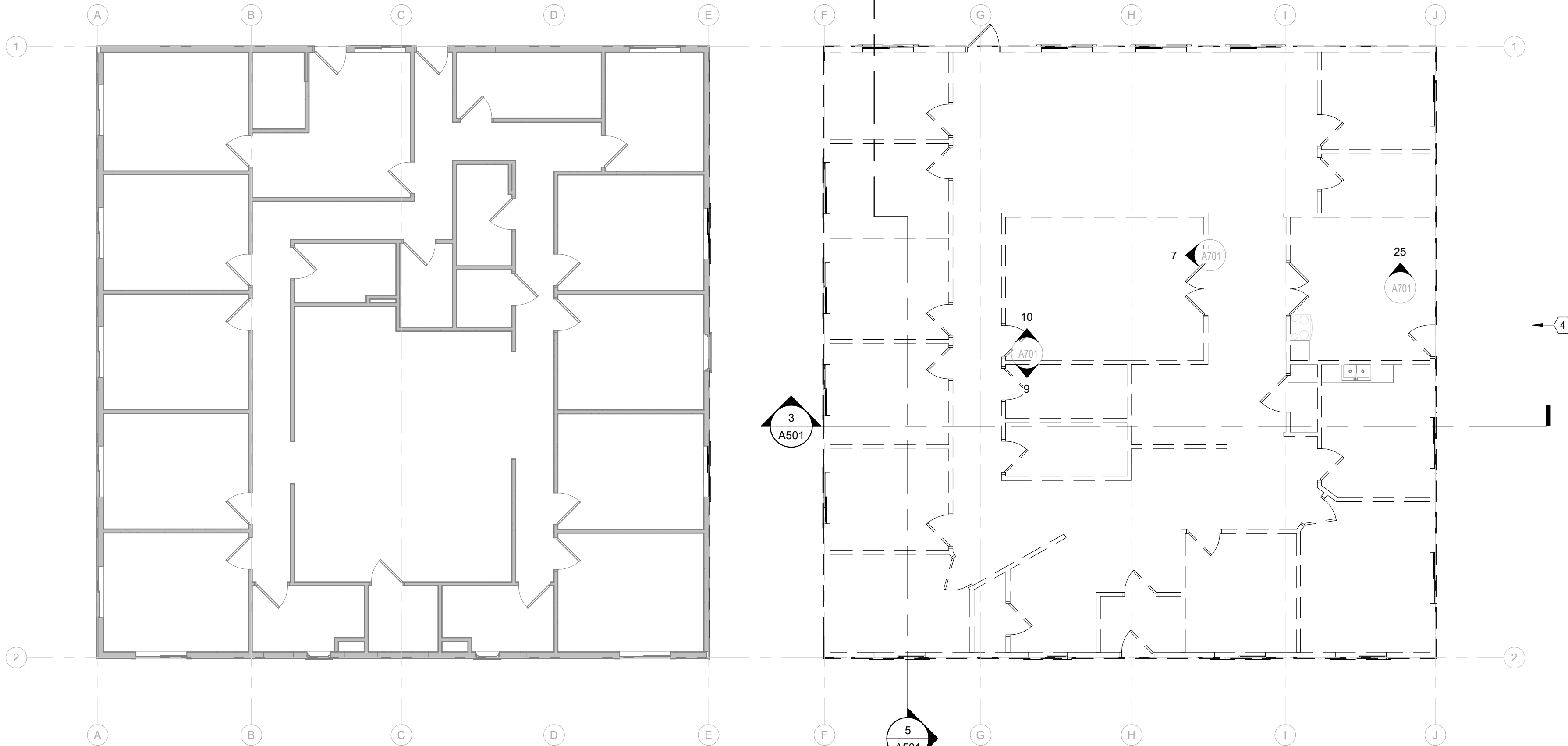
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**PHASE 1 & 2 - CRAWL
SPACE DEMO PLAN**

A100

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2 1ST FLOOR - PHASE 2 DEMO
A101
1/8" = 1'-0"



1 1ST FLOOR - PHASE I DEMO
A101
1/8" = 1'-0"

GENERAL DEMO PLAN NOTES:

1. NORTHWEST BUILDING (PHASE II) TO REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION OF PHASE I.
2. SOUTHEAST BUILDING OCCUPANTS TO TRANSFER TO NORTHWEST BUILDING AT COMPLETION OF PHASE I.
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DEMO PLAN KEY NOTES

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- 2 DEMO ICF STEM WALL
- 3 EXCAVATE SOIL DOWN TO FOOTING IN PREPERATION FOR NEW FLOOR
- 4 MAINTAIN EXISTING CONCRETE SLAB

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Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
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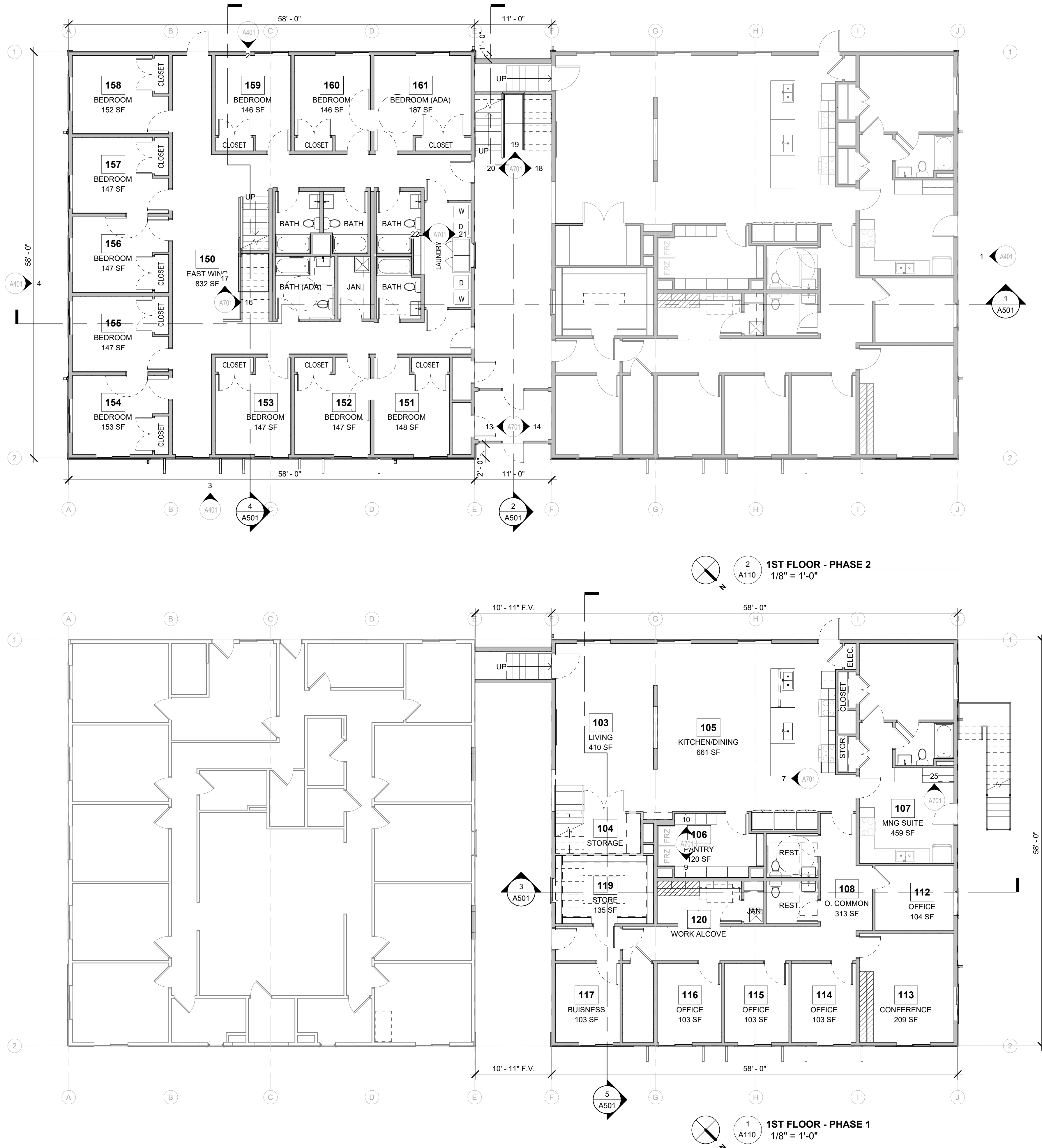
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**PHASE 1 & 2 - 1ST
FLOOR DEMO PLAN**

A101

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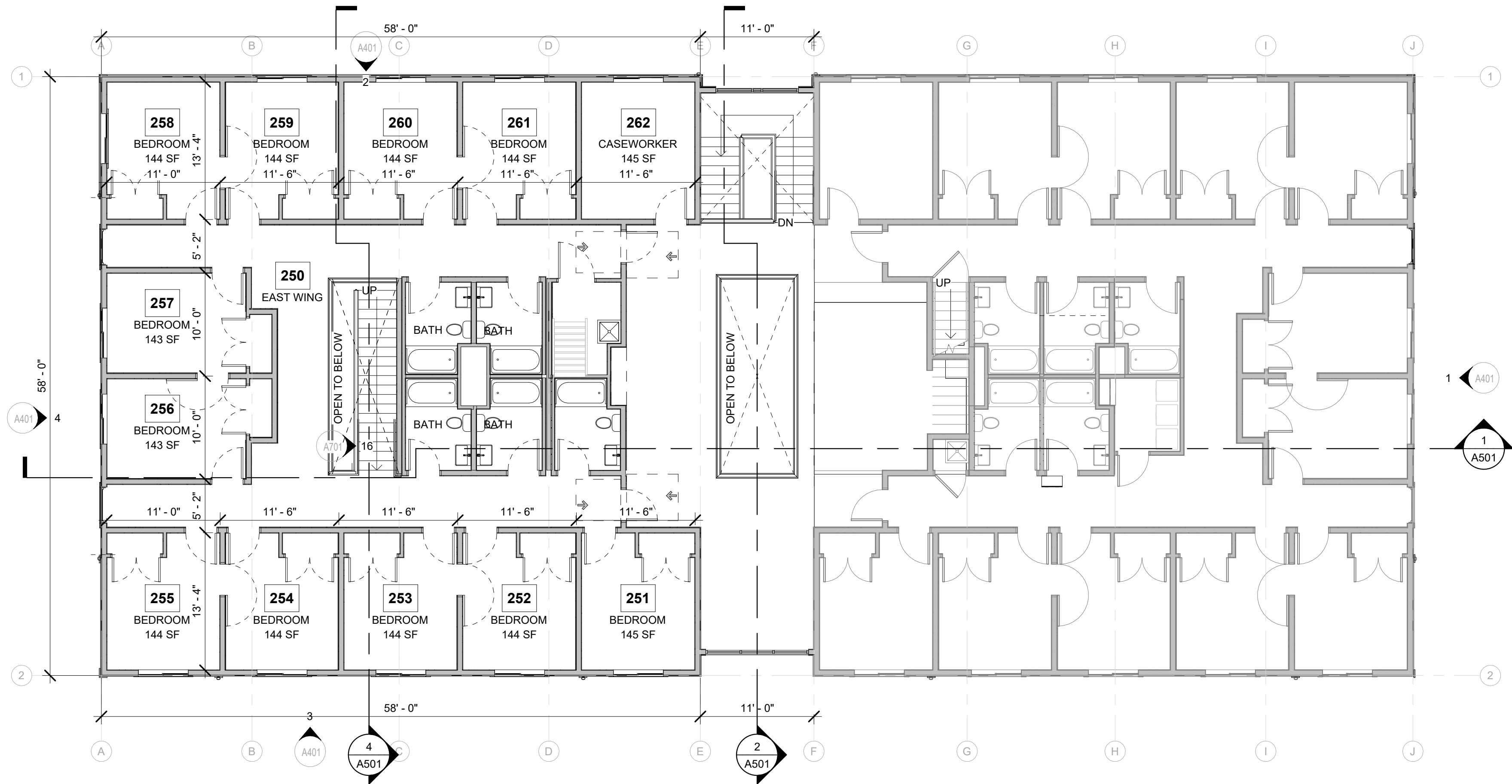
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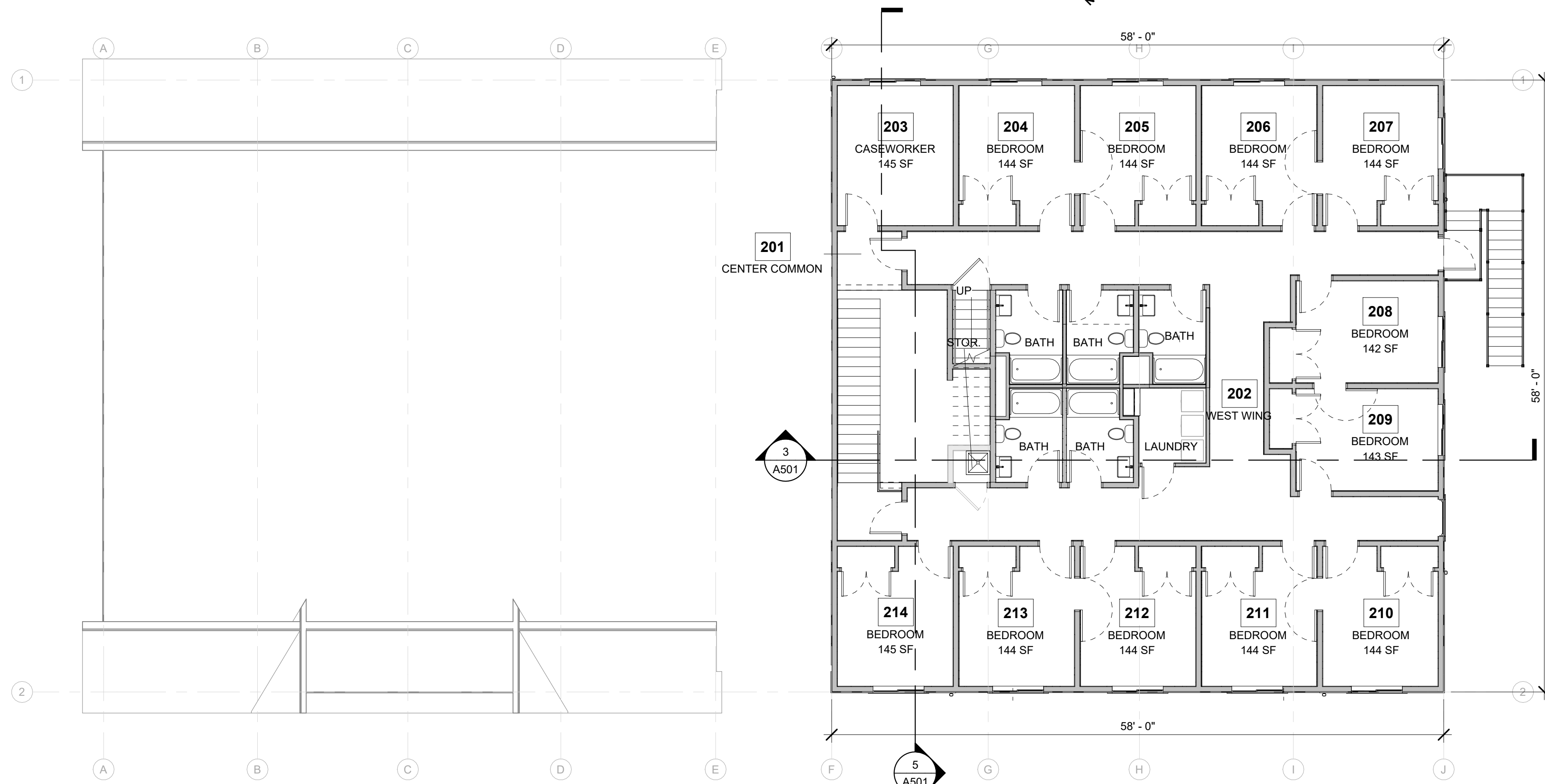
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**PHASE 1 & 2 - 1ST
FLOOR PLAN**

A110

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2 2ND FLOOR - PHASE 2
A111 1/8" = 1'-0"



3 2ND FLOOR - PHASE 1
A111 1/8" = 1'-0"

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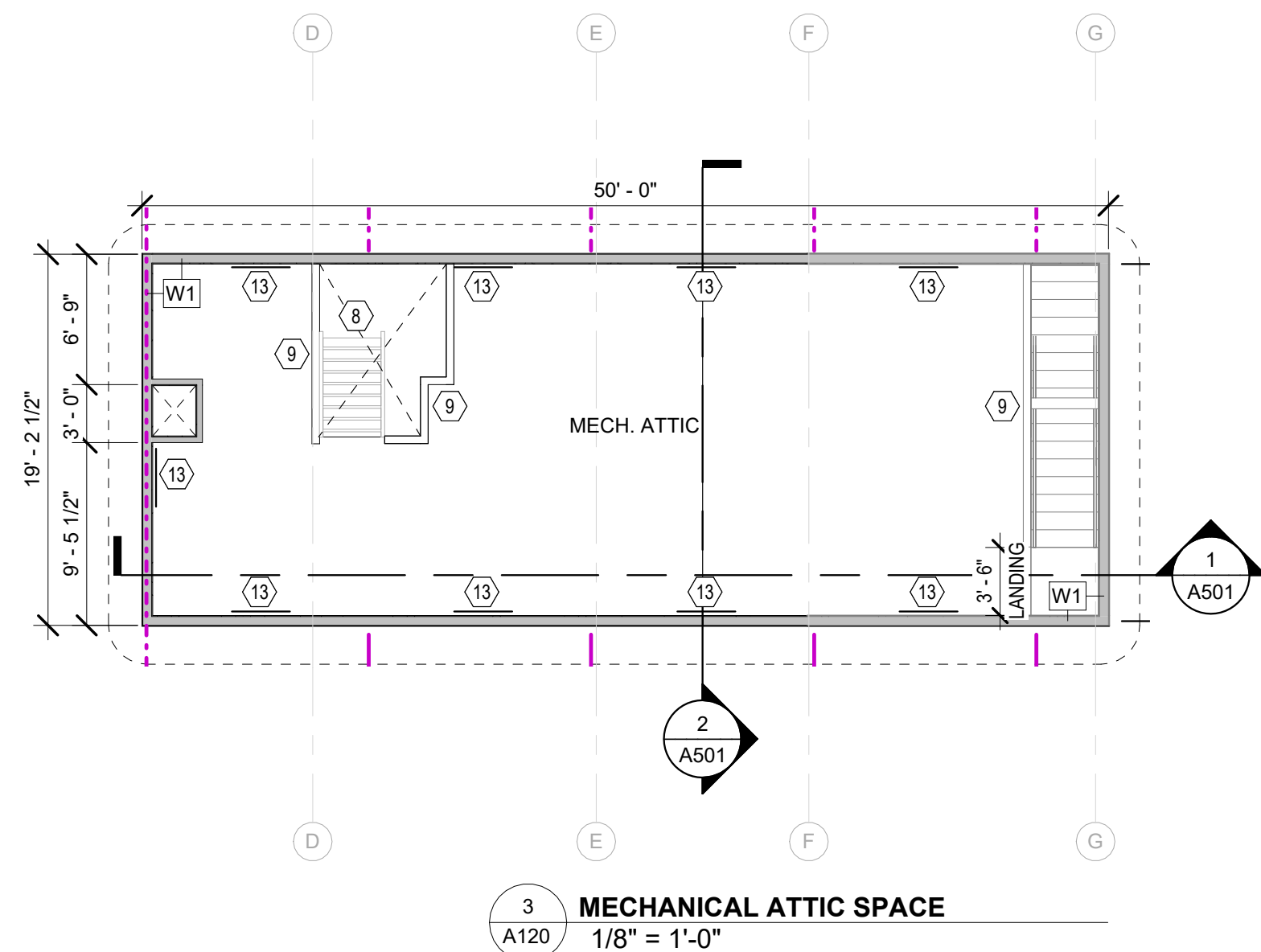
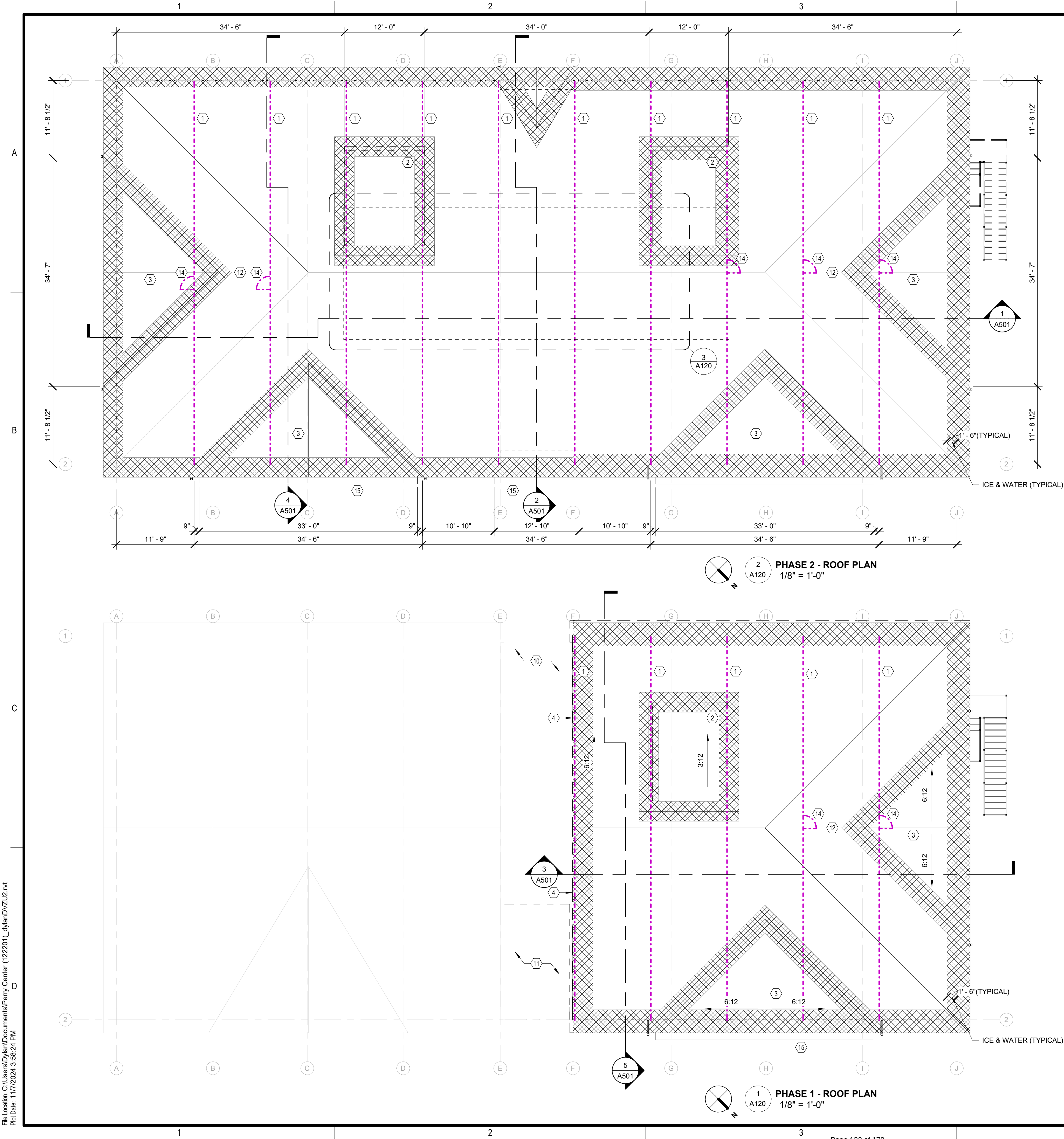
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**PHASE 1 & 2 - 2ND
FLOOR PLAN**

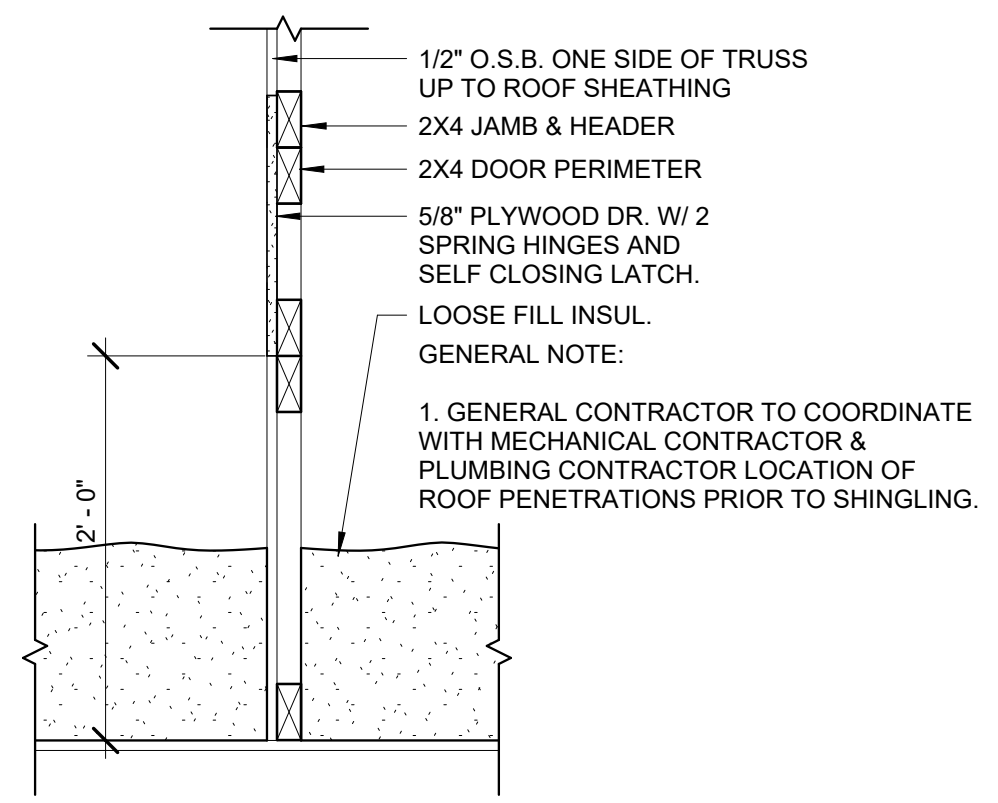
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- GENERAL ROOF PLAN NOTES:**
1. TYPICAL ROOF TO BE ASPHALT SHINGLES W/ R-54 BLOWN INSULATION.
 2. TYPICAL SHED ROOF COVERINGS TO BE STANDING SEAM
 3. ICE AND WATER TO BE PROVIDED UP TO 1' - 6" BEYOND THE EXTERIOR WALL LINE. SEE PLAN FOR HATCH.
 4. TRUSS SUPPLIER TO PROVIDE ADDITIONAL TRUSSES AS REQ'D TO ALIGN WITH ATTIC DRAFT STOPS
 5. ALL GABLE RIDGES TO FEATURE RIDGE VENT, ALL HIP ROOFS TO FEATURE HIP SPECIFIC RIDGE VENT (B.F.D. COBRA HIP VENT). ROOFING CONTRACTOR TO CALCULATE NFVA REQ'D.

- ROOF PLAN KEY NOTES**
- 1 DRAFT STOPPING, G.C. TO COORDINATE WITH TRUSS SUPPLIER TO ENSURE ALIGNMENT WITH PARTY WALLS BETWEEN BEDROOMS BELOW. ADDITIONAL TRUSSES MAY BE REQ'D.
 - 2 DORMER BUILT INTO TRUSS. SEE STRUCT.
 - 3 OVERBUILD, SEE STRUCT.
 - 4 G.C. TO COORDINATE SHEATHING IN COMPLIANCE WITH STRUCTURAL DESIGN AND IN COORDINATION WITH ARCHITECTURAL DRAWINGS IN PHASE 2
 - 8 SHIPS LADDER
 - 9 G.W.B. HALF WALL @ 42" A.F.F. W/ WOOD CAP
 - 10 WATERPROOFED TUNNEL TO CONNECT PHASE 1 & 2, TO SERVE AS STAIR LANDING IN PHASE 2. T.O. SHEATHING @ -5' - 7" A.F.F. ON 1ST FLOOR
 - 11 TEMP FLOOR FOR ACCESSING OFFICE SPACE. TO BE REMOVED IN PHASE 2
 - 12 GRAVITY VENTS AT ROOF PEAK AS REQ'D
 - 13 22"x30" ATTIC ACCESS PANEL
 - 14 DRAFT STOP ATTIC ACCESS DOOR. SEE DETAIL 4/ A120. CONTRACTORS OPTION: GUILLOTINE DOOR
 - 15 STANDING SEAM SHED ROOF BELOW, SEE STRUCT.



4 SECTION @ DRAFT STOP DOOR
1" = 1'-0"



RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE PKWY, WEST FARGO, ND 58078

CONTRACTOR:
ZCON ZEIBARTH CONSTRUCTION, LLC
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF
DRAWING TITLE:
PHASE 1 & 2 - ROOF PLAN

A120

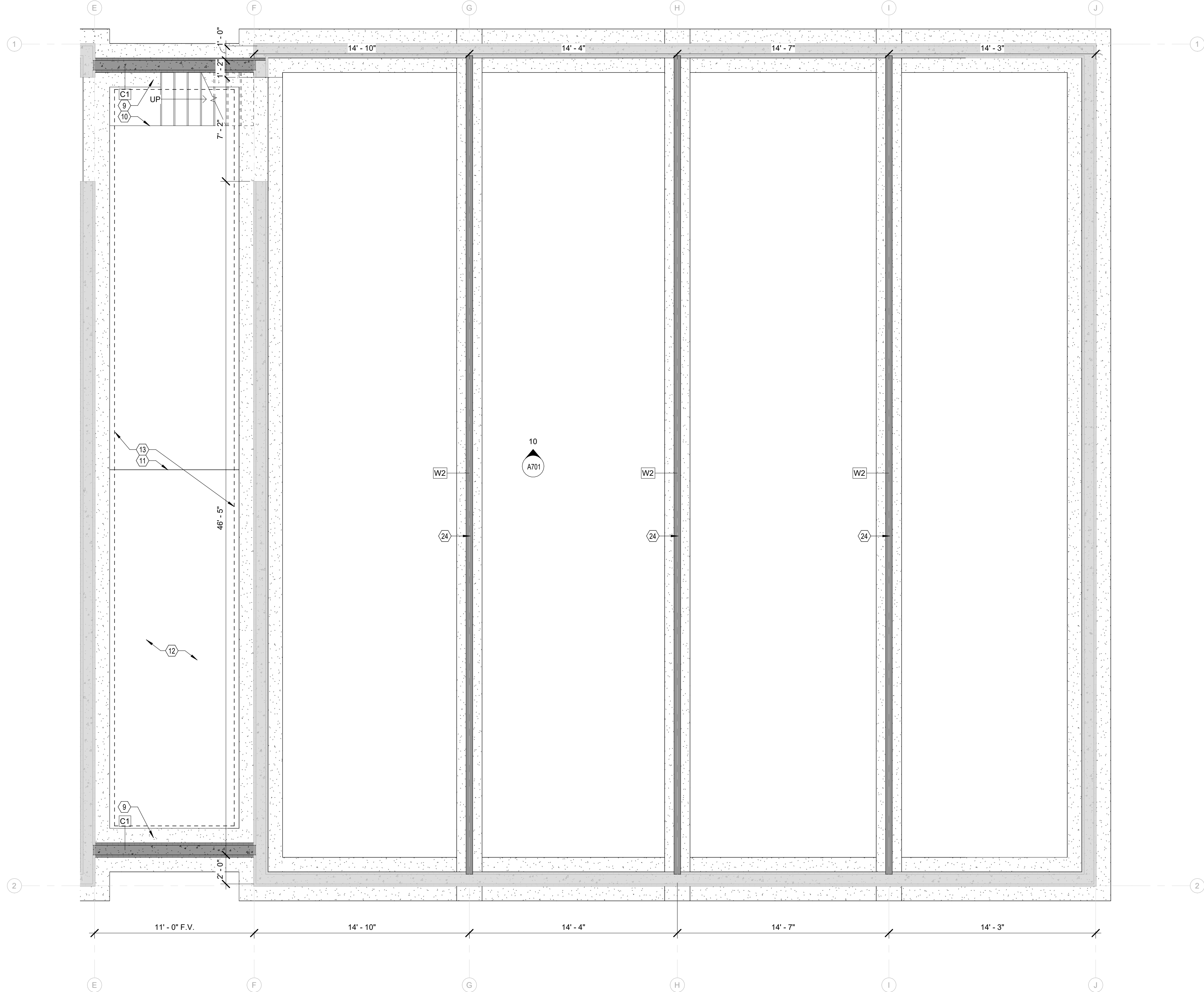
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A

B

C

D



GENERAL PLAN NOTES:

1. ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
2. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
3. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
4. CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
5. GWB CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX.
6. CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES.
7. PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
8. ALL DOORS TO MEET MIN. FLOOR CLEARANCE. SEE A001.
9. "1S" - SHELF @ 48" A.F.F. | "2S" - 2 SHELVES @ 36" & 72" A.F.F.
10. REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.

FLOOR PLAN KEY NOTES

1. TEMPORARY WALL - PHASE 1 ONLY
2. PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
3. TEMPORARY STAIR - PHASE 1 ONLY
4. TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING
5. TEMPORARY DOOR - PHASE 1 ONLY
6. WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2
7. DOOR TO FUNCTION AS TEMPORRY ENTRANCE DOOR TO PHASE 1
8. FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2
9. NEW FOOTING, SEE STRUCT.
10. TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
11. EDGE OF NEW POURED SLAB
12. PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER
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14. TEMPORARY EGRESS STAIR W/ 11" MIN TREAD, 7" MAX RISE. HAND RAIL @ 36". RAILING AT 42". BALUSTER RAILING @ 4" MAX O.C.
15. <varies>
16. 12" BOARD AND BATTEN TO CONTINUE INTO VESTIBULE. TOP OF BOARD AND BATTEN TO ALIGN WITH TOP OF DOOR. PROVIDE HORIZONTAL BREAK LINE TO ALIGN WITH DOOR PANE. SEE INTERIOR ELEVATION ON A701
17. PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO PRECAST SPLASHBLOCK IN LANDCAPLING. HOLD OFF TO 3' - 0" @ STONE
18. TV. G.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.
19. ORNAMENTAL BRACKETS. SEE ELEVATIONS
20. COPIER BY OWNER. PROVIDE POWER AND DATA
21. PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.
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24. VERIFY FOOTING LOCATIONS. ENLARGE BRG. WALL AS REQ'D TO ENSURE PROPER BRG.
25. G.C. TO VERIFY PRINTER EQUIPMENT FOR ELECTRICAL POWER REQ'D
26. REUSE EXISTING CASEWORK (VERIFY W/ EXISTING)
27. MOP SINK WITH MOP SHELF. F.R.P. WAINSCOT WALLS AT 48" A.F.F.
28. OWNERS OPTION: OMIT BASE CABINETS AND REPLACE WITH CHEST FREEZER. ELEC. TO PROVIDE POWER
29. SHEATHING TO BE EXTERIOR RATED G.W.B. FOR FIRE SEPERATION DURING PHASING

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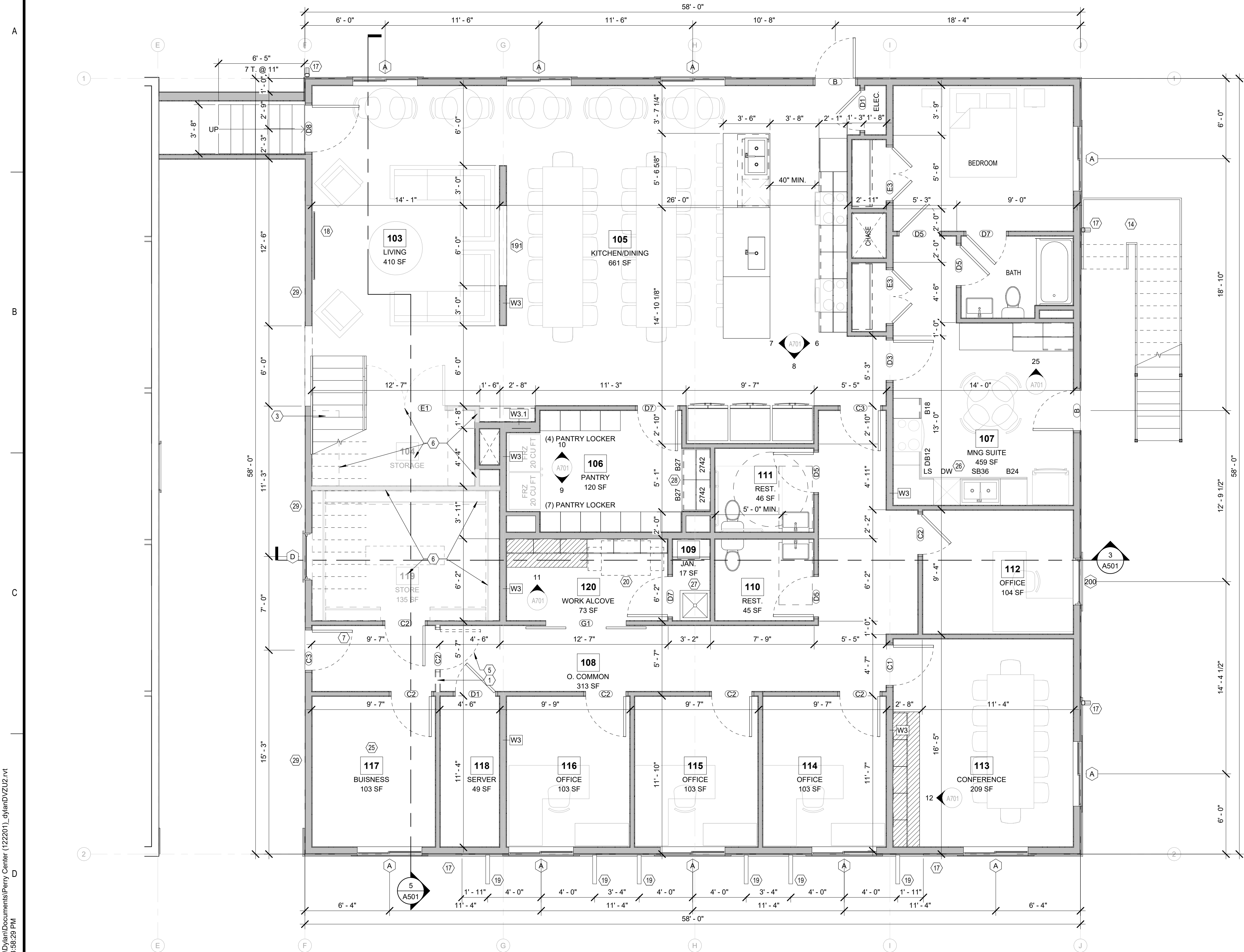
DRAWING TITLE:
**PHASE 1 - ENLARGED
LOWER FLOOR PLAN**

A200



1
A200
CRAWL SPACE - PHASE 1
1/4" = 1'-0"

File Location: C:\Users\Dylan\Documents\Perry Center (122201)_dylanDVZU2.rvt
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GENERAL PLAN NOTES:

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Signature: *Rhet Fitness*

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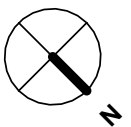
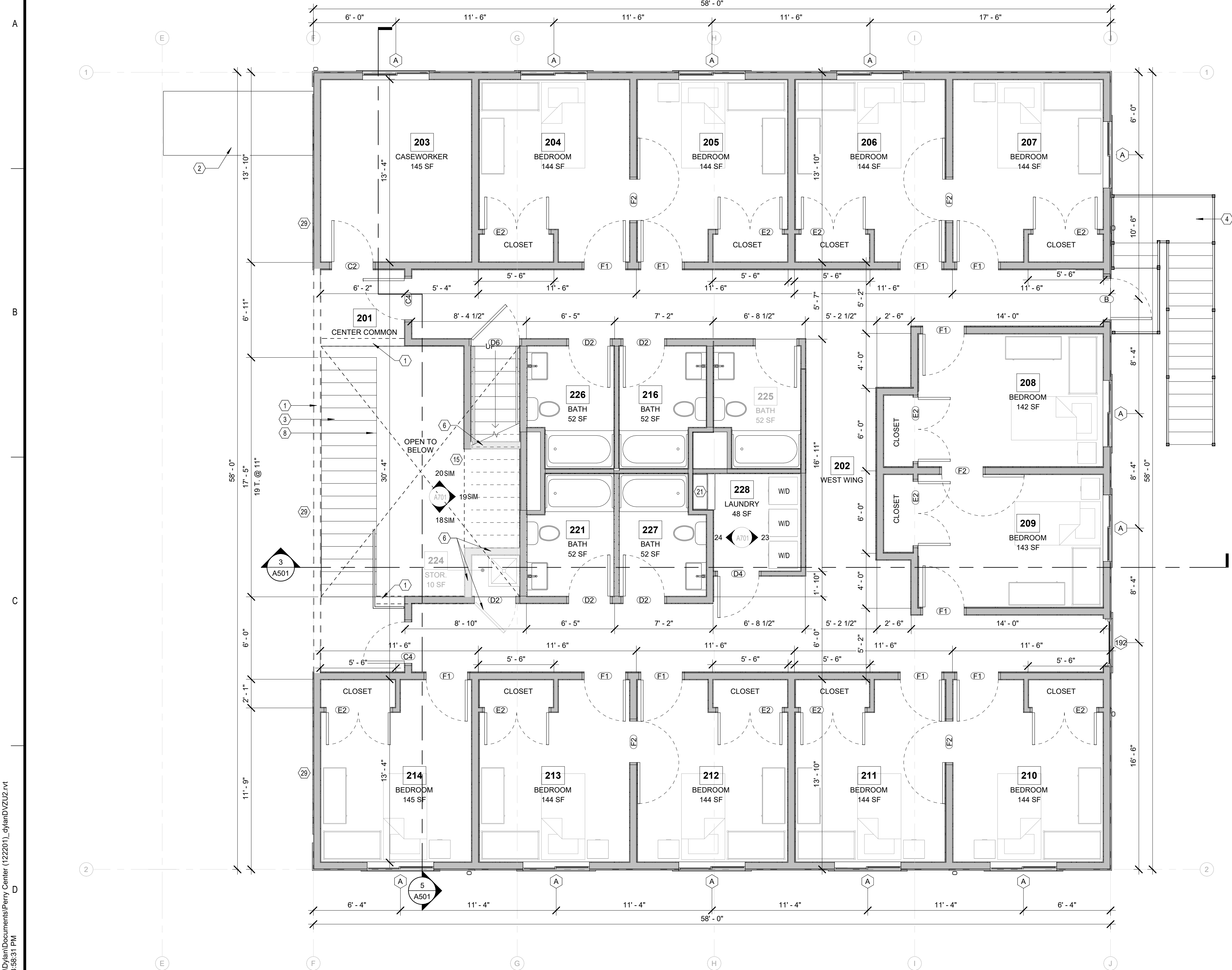
PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
**PHASE 1 - ENLARGED
1ST FLOOR PLAN**

A202

1
A202
PHASE 1 - ENLARGED 1ST FLOOR PLAN
1/4" = 1'-0"

File Location: C:\Users\Dylan\Documents\Perry Center (122201)_dylanDVZU2.rvt
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1
A203
PHASE 1 - ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

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-

FLOOR PLAN KEY NOTES

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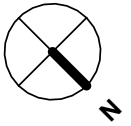
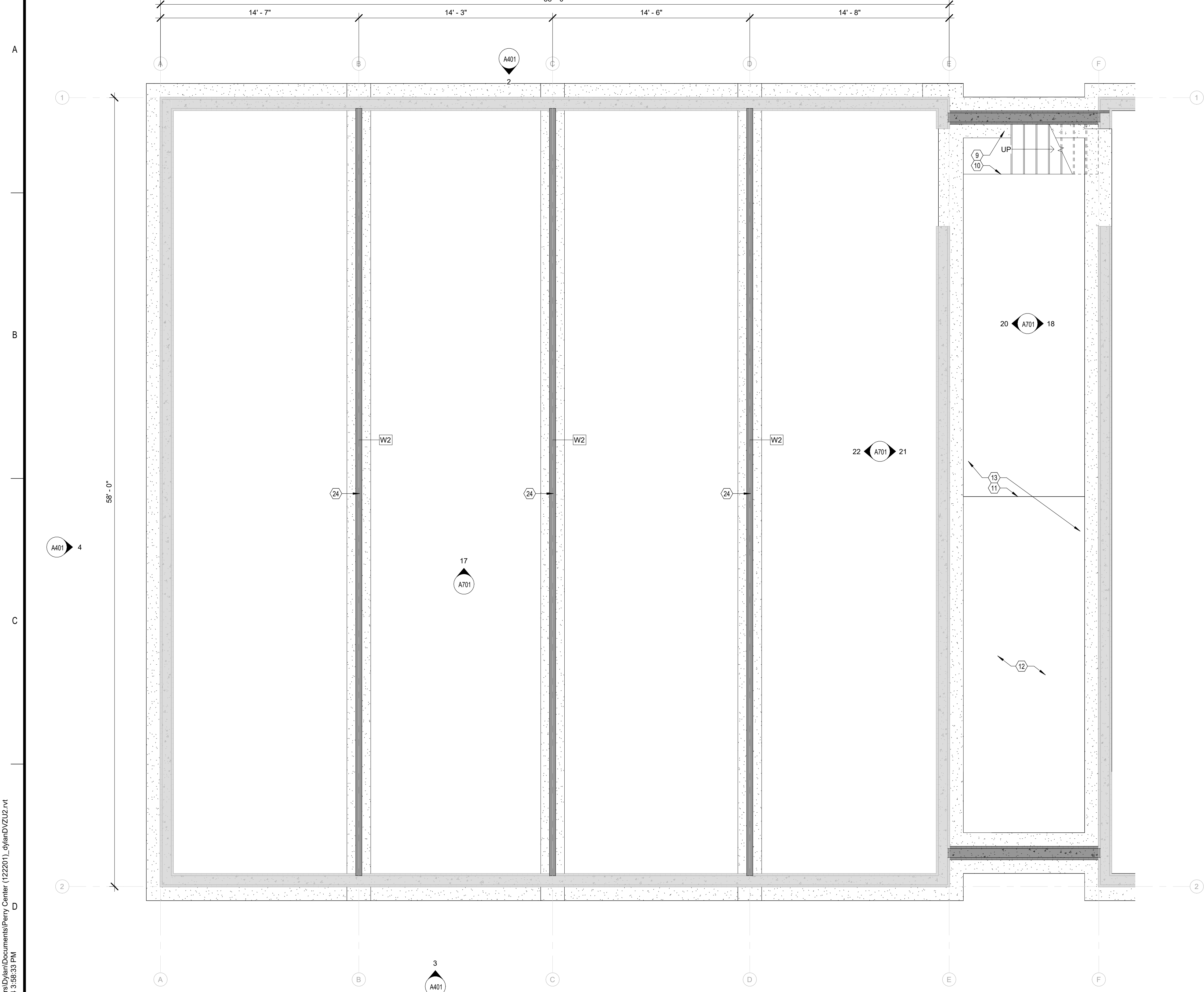
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PROJECT NO:	24-122201
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DRAWING TITLE:	PHASE 1 - ENLARGED 2ND FLOOR PLAN

A203

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1
A204
CRAWL SPACE - PHASE 2
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
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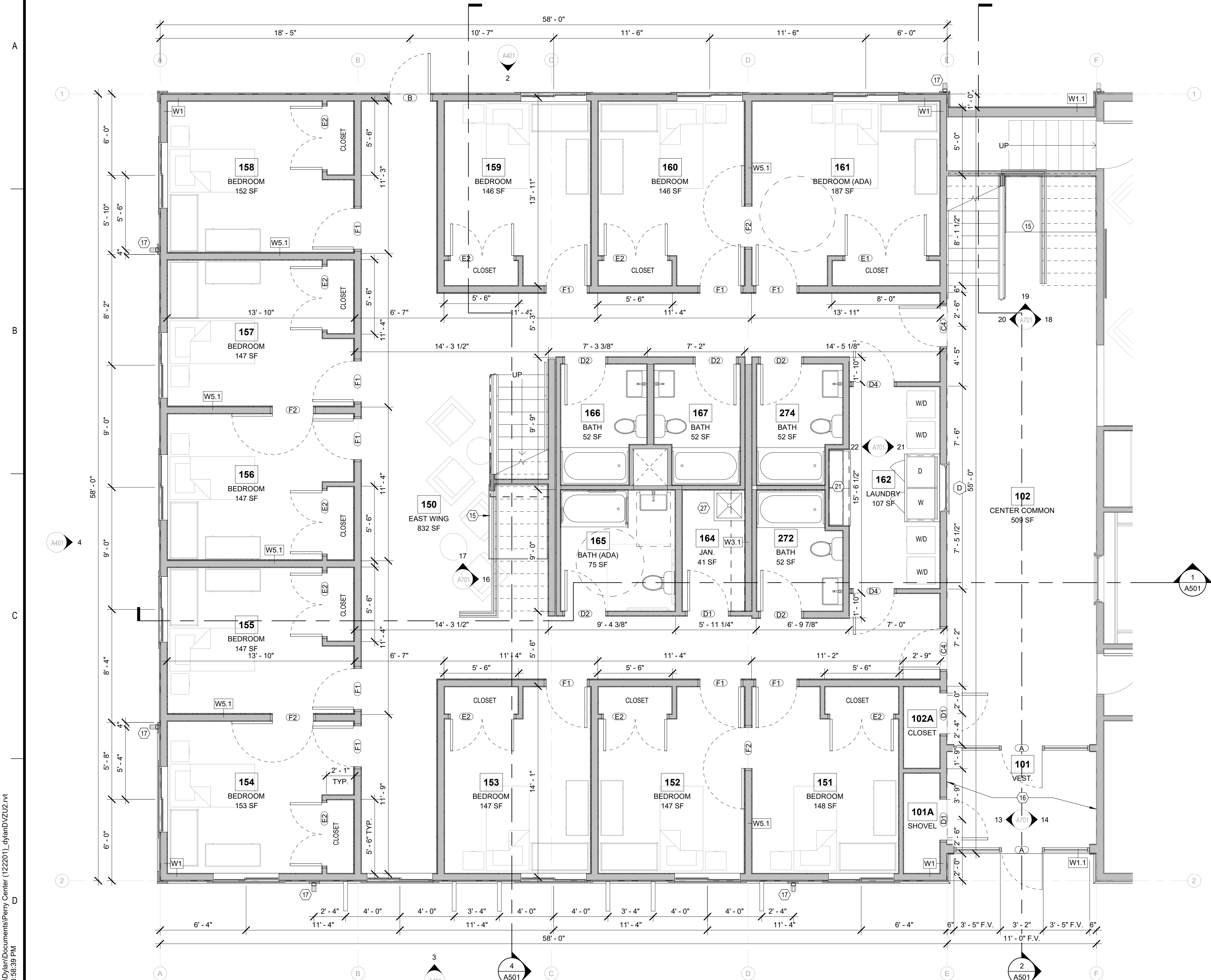
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DRAWING TITLE:
**PHASE 2 - ENLARGED
LOWER FLOOR PLAN**

A204



1
A251
PHASE 2 - ENLARGED 1ST FLOOR PLAN
1/4" = 1'-0"

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- ALL INTERIOR WALLS ARE 3-1/2" WOOD STUD WALL TYPE 'W2' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
- GWB CONTROL JOINT @ HINGE SIDE OF EACH ENTRY WALL OR 30' MAX.
- CORNER GUARDS AT ALL OUTSIDE CORNERS OF GWB WALLS IN CORRIDORS AND COMMON SPACES.
- PROVIDE SOUND BATT INSULATION AT BATHROOM, BEDROOM, OFFICE, CONFERENCE AND PARTY WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE. SEE A001.
- "1S" - SHELF @ 48" A.F.F. | "2S" - 2 SHELVES @ 36" & 72" A.F.F.
- REFERENCE A401 FOR STOREFRONT MULLION HEIGHTS & DETAILS.

FLOOR PLAN KEY NOTES

- TEMPORARY WALL - PHASE 1 ONLY
- PHASE 1 TUNNEL, T.O. SHEATHING OF ROOF TO MATCH STAIR LANDING OF PHASE 2. WEATHERPROOF UNTIL BREEZEWAY IS ENCLOSED
- TEMPORARY STAIR - PHASE 1 ONLY
- TEMPORARY STAIR TO REMAIN UNTIL COMPLETION OF PHASE 2, REUSE FOR INTERIOR STAIR OF SOUTHEAST BUILDING
- TEMPORARY DOOR - PHASE 1 ONLY
- WALLS, DOORS, & FINISHES TO BE COMPLETED IN PHASE 2
- DOOR TO FUNCTION AS TEMPORARY ENTRANCE DOOR TO PHASE 1
- FLOOR HELD OUT TO CREATE OPEN TO BELOW SPACE. TO BE FILLED IN DURING PHASE 2
- NEW FOOTING, SEE STRUCT.
- TREATED STAIR LANDING TO ALIGN W/ T.O. FOOTING
- EDGE OF NEW POURED SLAB
- PEA GRAVEL OVER 6 MIL POLY VAPOR BARRIER
- NEW DRAIN TILE TO BE INSTALLED TO PROTECT EXCAVATED CRAWL SPACE CONCRETE FLOOR
- TEMPORARY EGRESS STAIR W/ 11" MIN TREAD, 7" MAX RISE. HAND RAIL @ 36". RAILING AT 42". BALUSTER RAILING @ 4" MAX O.C.
- <varies>
- 12" BOARD AND BATTEN TO CONTINUE INTO VESTIBULE. TOP OF BOARD AND BATTEN TO ALIGN WITH TOP OF DOOR. PROVIDE HORIZONTAL BREAK LINE TO ALIGN WITH DOOR PANE. SEE INTERIOR ELEVATION ON A701
- PREFIN. MTL. DOWNSPOUT TO MATCH TRIM TO DISCHARGE ONTO PRECAST SPLASHBLOCK IN LANDCAPING. HOLD OFF TO 3' - 0" @ STONE
- TV, G.C. TO PROVIDE WOOD BLOCKING. POWER AND DATA AT 60" A.F.F.
- ORNAMENTAL BRACKETS, SEE ELEVATIONS
- COPIER BY OWNER. PROVIDE POWER AND DATA
- PLAM COUNTER @ 34" A.F.F. W/ OPEN SHELF @ 54" A.F.F.
- WALL TO 12" A.F.F. W/ METAL RAILING TO 42" A.F.F. HANDRAIL @ 36" A.F.F. AT STAIR LOCATIONS.
- OPEN FLOATING WOOD SHELVES @ 18", 36", 54" & 72" A.F.F.
- VERIFY FOOTING LOCATIONS. ENLARGE BRG. WALL AS REQ'D TO ENSURE PROPER BRG.
- G.C. TO VERIFY PRINTER EQUIPMENT FOR ELECTRICAL POWER REQ'D
- REUSE EXISTING CASEWORK (VERIFY W/ EXISTING)
- MOP SINK WITH MOP SHELF. F.R.P. WAINSCOT WALLS AT 48" A.F.F.
- OWNERS OPTION: OMIT BASE CABINETS AND REPLACE WITH CHEST FREEZER. ELEC. TO PROVIDE POWER
- SHEATHING TO BE EXTERIOR RATED G.W.B. FOR FIRE SEPERATION DURING PHASING

RHET
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



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PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
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CONSTRUCTION, LLC**
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CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201

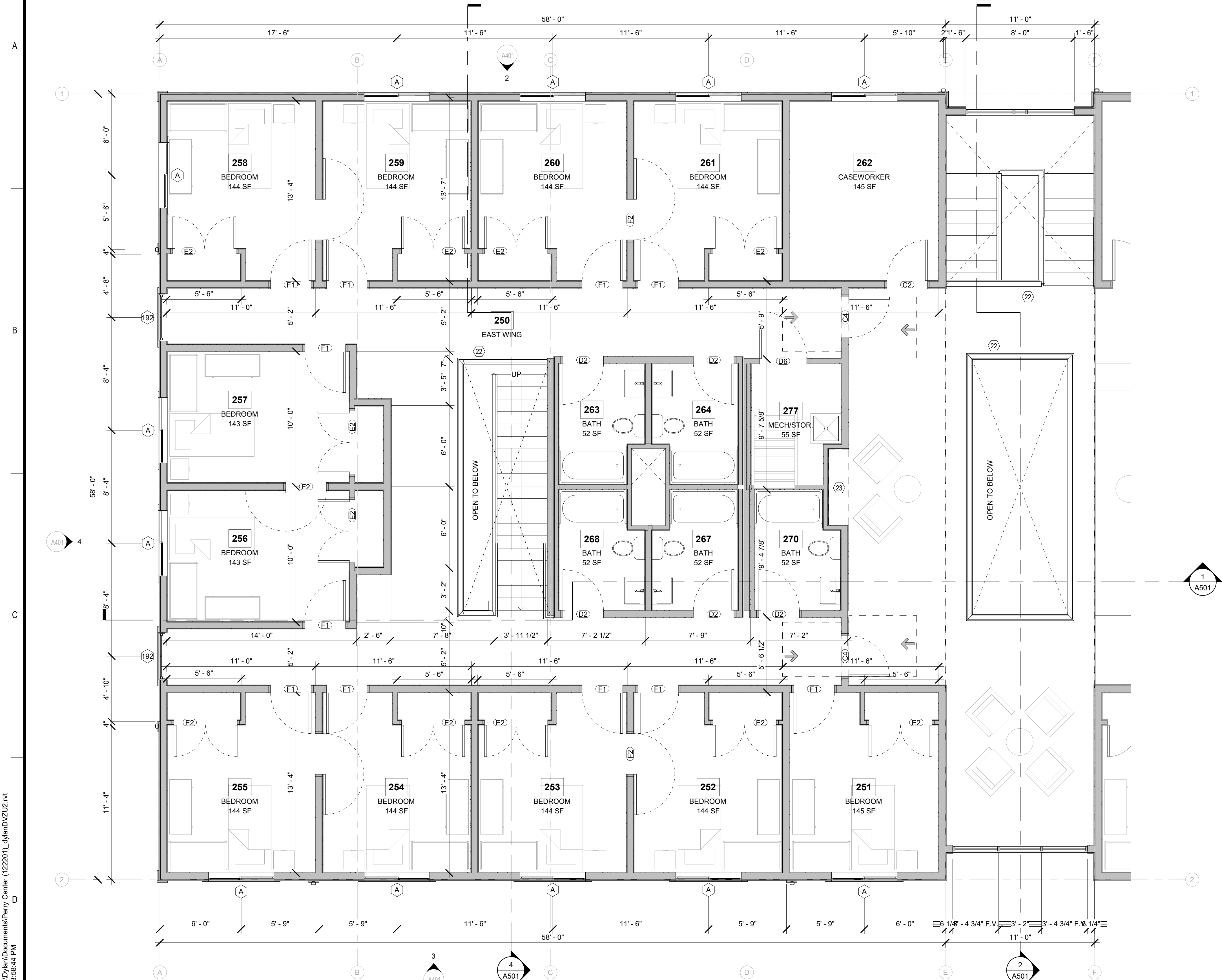
DRAWN BY: DN

CHECKED BY: RF

DRAWING TITLE:
**PHASE 2 - ENLARGED
1ST FLOOR PLAN**

A251

File Location: C:\Users\Dylan\Documents\Perry Center (122201)_dylanDVL2U2.rvt
Pld Date: 11/7/2024 3:58:44 PM



GENERAL PLAN NOTES:

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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



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PROJECT NO:	24-122201
DRAWN BY:	DN
CHECKED BY:	RF
DRAWING TITLE:	PHASE 2 - ENLARGED 2ND FLOOR PLAN

A252

PHASE 2 - ENLARGED 2ND FLOOR PLAN
1/4" = 1'-0"

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A

B

C

D



ELEVATION PLAN KEY NOTES

- 1 DOWNLIGHT INTEGRATED INTO SOFFIT ON DUSK-TO-DAWN SENSOR WITH LIGHT SHIELD AT WINDOW
- 2 FORWARD THROW LIGHT TO PARKING AREA
- 3 WALL MOUNTED DOWN LIGHT
- 4 WALL MOUNTED UP LIGHT

TYPICAL MATERIALS/FINISHES

MATERIAL
SHINGLES: CERTAINTED LANDMARK
MTL. ROOF: PRE-FIN. MTL. - VENTED
FASCIA: PRE-FIN. MTL. - VENTED
SOFFIT: PRE-FIN. MTL.
TRIM: PRE-FIN. MTL.
FRIEZE: PRE-FIN. MTL.
GUTTER: PRE-FIN. MTL.
STOREFRONT: ALUMINUM
WINDOWS: FIBERGLASS
MECH. LOUV. PRE-FIN. MTL.
ARCH. LOUV. PRE-FIN. MTL.

COLOR
WEATHERED WOOD
LIGHT GREY
DESERT TONE
DESERT TONE
DESERT TONE
DESERT TONE
MATCH ADJACENT COLOR
BRONZE
BRONZE
MATCH ADJACENT COLOR
DESERT TONE

*BASIS FOR DESIGN
*ALL FINISHES TO BE APPROVED BY OWNER WITH SAMPLES/MOCK UPS

THIN VENEER MASONRY
BASIS FOR DESIGN: EDWARD'S STONE
MULTI 468 (DRY STACK)
COLOR: SOUTHERN CREAM

METAL SIDING
BASIS FOR DESIGN: MAC
HORIZONTAL 6" HARRYWOOD SIDING
COLOR: CORK

METAL SIDING
BASIS FOR DESIGN: LP SMARTSIDE
HORIZONTAL 8" LAP SIDING
COLOR: CLASSIC BLUE

VERTICAL WOOD FIBER SIDING
BASIS FOR DESIGN: LP SMARTSIDE
VERTICAL 12" BOARD & BATTEN
COLOR: DESERT TONE

GENERAL ELEVATION NOTES:

1. MECHANICAL LOUVERS, EXHAUST & BATH VENTS PAINT TO MATCH COLOR OF ADJACENT SIDING
2. BATH VENTS TO BE VENTED OUT FRIEZE
3. ARCHITECTURAL ROOF VENTS ON GABLES TO MATCH TRIM
4. SEE STRUCTURAL FOR FOOTING DEPTH, SIZE, & LOCATION
5. SEE FLOOR PLANS FOR WINDOW TAGS

RHET
ARCHITECTURE

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PROJECT NO:	24-122201
DRAWN BY:	DN
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DRAWING TITLE:	ELEVATION

A401

File Location: C:\Users\Dylan\Documents\Perry Center (122201).dylanDV2U2.rvt
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WINDOW SCHEDULE						
COUNT	MARK	OPERATION	HEIGHT	WIDTH	SILL HEIGHT	COMMENTS

PHASE 1

1ST FLOOR

1	200	CASEMENT	5'-0"	3'-6"	3'-0"	
12	A	SLIDER	5'-0"	4'-10"	3'-0"	
1	D	CASEMENT	5'-0"	3'-6"	2'-6"	

2ND FLOOR

1	192	FIXED	8'-0"	3'-6"	0"	
12	A	SLIDER	5'-0"	4'-10"	3'-0"	

PHASE 2

1ST FLOOR

18	A	SLIDER	5'-0"	4'-10"	3'-0"	
1	D	CASEMENT	5'-0"	3'-6"	3'-0"	

2ND FLOOR

3	192	FIXED	8'-0"	3'-6"	0"	
12	A	SLIDER	5'-0"	4'-10"	3'-0"	

DOOR SCHEDULE						
COUNT	TYPE	DOOR TYPE	WIDTH	HEIGHT	Fx	HARDWARE

PHASE 1

1ST FLOOR

2	B	SINGLE FLUSH - FULL LITE - EXTERIOR	3'-0"	7'-0"		FOB, SELF CLOSER
1	C1	SINGLE FLUSH - FULL LITE	3'-0"	7'-0"		PASSAGE
7	C2	SINGLE FLUSH - FULL LITE	3'-0"	7'-0"		KEY
2	C3	SINGLE FLUSH - FULL LITE	3'-0"	7'-0"		FOB, SELF CLOSER
2	D1	PANELED DOOR	3'-0"	6'-8"		KEY
1	D3	PANELED DOOR	3'-0"	6'-8"		FOB, SELF CLOSER
4	D5	PANELED DOOR	3'-0"	6'-8"		PRIVACY
3	D7	PANELED DOOR	3'-0"	6'-8"		PASSAGE
1	D8	PANELED DOOR	3'-6"	4'-6"		KEY
1	E1	PANELED DOOR - DOUBLE	3'-0"	6'-8"		DUMMY
2	E3	PANELED DOOR - DOUBLE	2'-0"	6'-8"		DUMMY
1	G1	SLIDING BARN DOOR	6'-0"	7'-0"		LOW PROFILE PULL WITH LOCKING MECHANISM

27

2ND FLOOR

1	C2	SINGLE FLUSH - FULL LITE	3'-0"	7'-0"		KEY
2	C4	PANELED DOOR - HALF LITE	3'-0"	7'-0"		FOB, SELF CLOSER
6	D2	PANELED DOOR	3'-0"	6'-8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
1	D4	PANELED DOOR	3'-0"	6'-8"		WIFI ENABLED, PROGRAMABLE LOCK
1	D6	PANELED DOOR	3'-6"	6'-8"		KEY
11	E2	PANELED DOOR - DOUBLE	2'-4"	6'-8"		DUMMY
11	F1	PANELED DOOR - ENTRY	3'-0"	6'-8"	20 MIN.	WIFI ENABLED KEY PAD, SELF CLOSER
5	F2	PANELED DOOR - SHARED	3'-0"	6'-8"	45 MIN.	DOUBLE KEYED DEADBOLT

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PHASE 2

1ST FLOOR

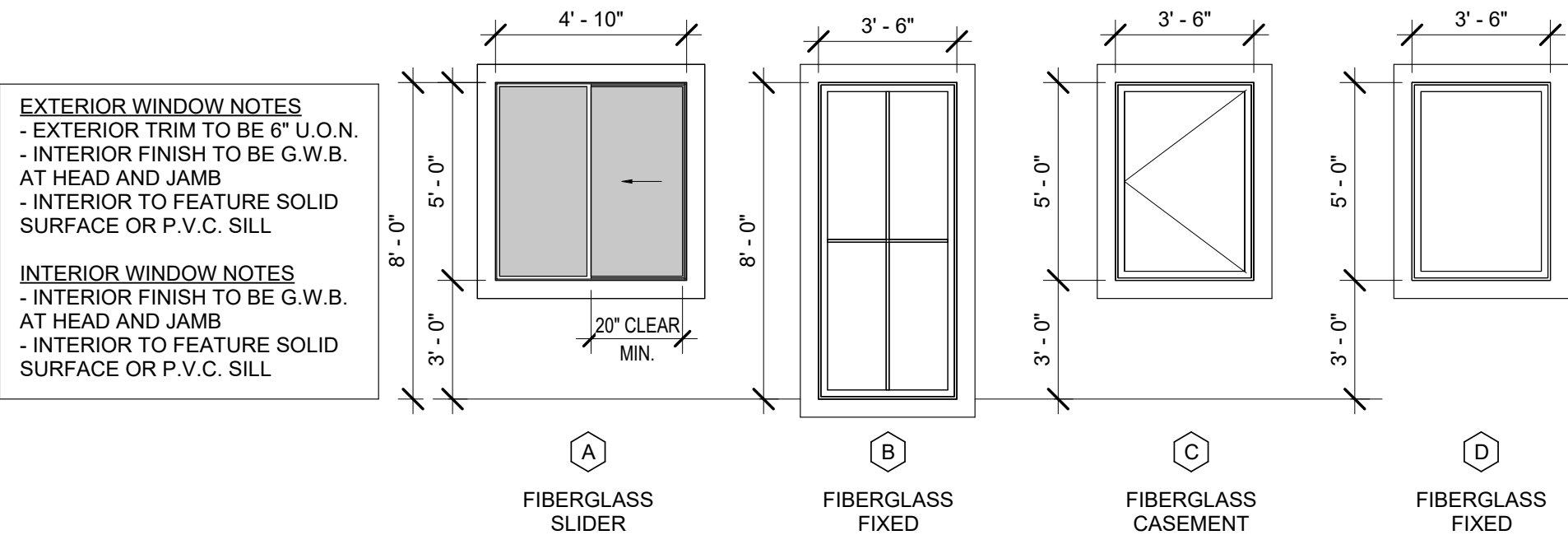
2	A	ALUM. FULL LITE W/ SELF CLOSER	3'-0"	7'-0"		FOB (ENTRANCE ONLY), SELF CLOSER, PANIC
1	B	SINGLE FLUSH - FULL LITE - EXTERIOR	3'-0"	7'-0"		FOB, SELF CLOSER
2	C4	PANELED DOOR - HALF LITE	3'-0"	7'-0"		FOB, SELF CLOSER
3	D1	PANELED DOOR	3'-0"	6'-8"		KEY
5	D2	PANELED DOOR	3'-0"	6'-8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
2	D4	PANELED DOOR	3'-0"	6'-8"		WIFI ENABLED, PROGRAMABLE LOCK
1	E1	PANELED DOOR - DOUBLE	3'-0"	6'-8"		DUMMY
10	E2	PANELED DOOR - DOUBLE	2'-4"	6'-8"		DUMMY
11	F1	PANELED DOOR - ENTRY	3'-0"	6'-8"	20 MIN.	WIFI ENABLED KEY PAD, SELF CLOSER
4	F2	PANELED DOOR - SHARED	3'-0"	6'-8"	45 MIN.	DOUBLE KEYED DEADBOLT

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2ND FLOOR

1	C2	SINGLE FLUSH - FULL LITE	3'-0"	7'-0"		KEY
2	C4	PANELED DOOR - HALF LITE	3'-0"	7'-0"		FOB, SELF CLOSER
5	D2	PANELED DOOR	3'-0"	6'-8"		PULL ONLY KEYED DEADBOLT W/ VACANCY INDICATOR
1	D6	PANELED DOOR	3'-6"	6'-8"		KEY
11	E2	PANELED DOOR - DOUBLE	2'-4"	6'-8"		DUMMY
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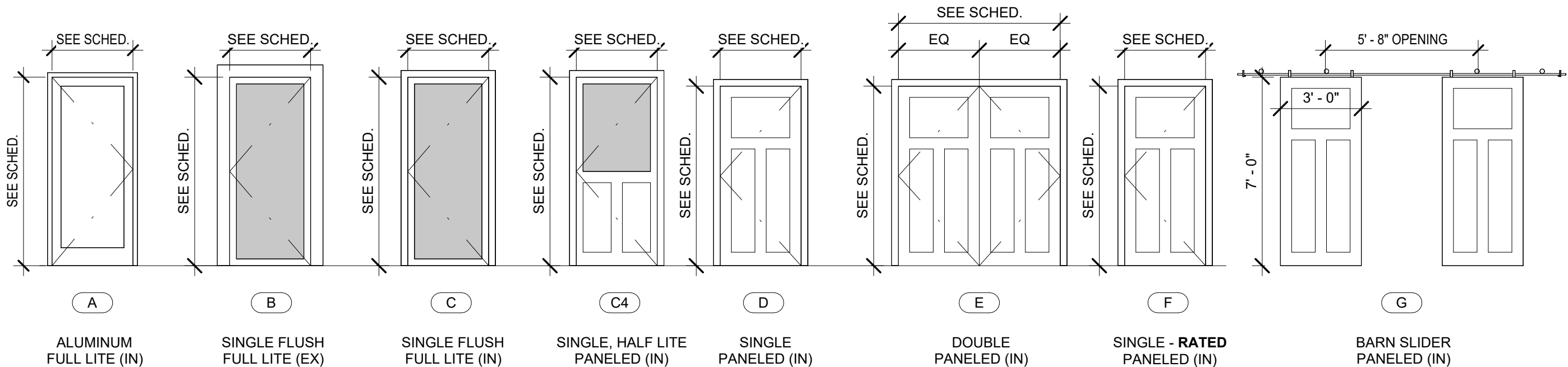
36



2 TYPES - WINDOW TYPES
1/4" = 1'-0"

EXTERIOR DOOR NOTES
- EXTERIOR TRIM TO BE 6" U.O.N.
- INTERIOR FINISH TO BE G.W.B.
AT HEAD AND JAMB
- THRESHOLD TO BE <1/2" RISE
W/ 2:1 BEVEL AT 1/4"

INTERIOR DOOR NOTES
- JAMB AND HEAD TO BE PREFIN.
MTL. DOOR FRAME
- TRIMMED WITH WOOD
CRAFTSMAN STYLE. 4" SIDES W/
6" HEAD TO BE 1/4" MIN THICKER



1 TYPES - DOOR TYPES
1/4" = 1'-0"

ROOM FINISH SCHEDULE - PHASE I											
NUMBER	ROOM	AREA	FLOOR	BASE	CEILING	BOTTOM	LEFT	RIGHT	TOP	COMMENTS	

1ST FLOOR

103	LIVING	410 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
105	KITCHEN/DINING	661 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
106	PANTRY	120 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
107	MNG SUITE	459 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
108	O. COMMON	313 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
109	JAN.	17 SF	LVT	N/A	N/A	PT1	PT1	PT1	PT1		
110	REST.	45 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
111	REST.	46 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
112	OFFICE	104 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
113	CONFERENCE	209 SF	CPT	WD	PT2	PT2	PT2	PT2	PT2		
114	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
115	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
116	OFFICE	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
117	BUISNESS	103 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
118	SERVER	49 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
119	STORE	135 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
120	WORK ALCOVE	73 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
		3,053 SF									

2ND FLOOR

201	CENTER COMMON	285 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
202	WEST WING	602 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
203	CASEWORKER	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
204	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
205	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
206	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
207	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
208	BEDROOM	142 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
209	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
210	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
211	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
212	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
213	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
214	BEDROOM	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
216	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
221	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
224	STOR.	10 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
225	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
226	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
227	BATH	52 SF	LVT	N/A	FRP	FRP	FRP	FRP	FRP	48" WAINSCOT	
228	LAUNDRY	48 SF	LVT	VB	PT1	PT1	PT1	PT1	PT1		
		2,933 SF									
Grand total: 38		5,986 SF									

ROOM FINISH SCHEDULE - PHASE II											
NUMBER	ROOM	AREA	FLOOR	BASE	CEILING	BOTTOM	LEFT	RIGHT	TOP	COMMENTS	

1ST FLOOR

101	VEST.	75 SF	WOM	V	PT2	PT2	PT2	PT2	PT2		
101A	SHOVEL	19 SF									
102	CENTER COMMON	509 SF	LVT	WD	PT2	PT2	PT2	PT2	PT2		
102A	CLOSET	16 SF									
150	EAST WING	832 SF	LVT	WD	PT3	PT3	PT3	PT3	PT3		
151	BEDROOM	148 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1		
152	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1		
153	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
154	BEDROOM	153 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2		
155	BEDROOM	147 SF	LVT	WD	PT1	PT2	PT1	PT1	PT1		
156	BEDROOM	147 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2		
157	BEDROOM	147 SF	LVT	WD	PT1	PT2	PT1	PT1	PT1		
158	BEDROOM	152 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
159	BEDROOM	146 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1		
160	BEDROOM	146 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1		
161	BEDROOM (ADA)	187 SF	LVT	WD	PT1	PT1	PT2	PT1	PT2		
162	LAUNDRY	107 SF	LVT	V	PT1	PT1	PT1	PT1	PT1		
164	JAN.	41 SF	LVT	V	PT1	PT1	PT1	PT1	PT1		
165	BATH (ADA)	75 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
166	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
167	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
272	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
274	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT	
		3,549 SF									

2ND FLOOR

250	EAST WING	696 SF	LVT	WD	PT4	PT4	PT4	PT4	PT4	
251	BEDROOM	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
252	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
253	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
254	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
255	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
256	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT2	
257	BEDROOM	143 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
258	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
259	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
260	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT1	PT2	PT1	
261	BEDROOM	144 SF	LVT	WD	PT1	PT1	PT2	PT1	PT1	
262	CASEWORKER	145 SF	LVT	WD	PT1	PT1	PT1	PT1	PT1	
263	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
264	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
267	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
268	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
269	MECH/STOR.	52 SF	LVT	V	PT1	PT1	PT1	PT1	PT1	
270	BATH	52 SF	LVT	N/A	PT1	FRP1	FRP1	FRP1	FRP1	48" WAINSCOT
277	MECH/STOR.	55 SF	LVT	V	PT1	PT1	PT1	PT1	PT1	
		2,793 SF								

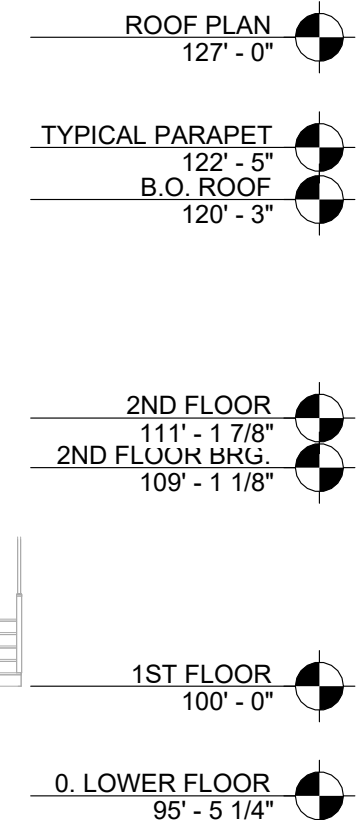
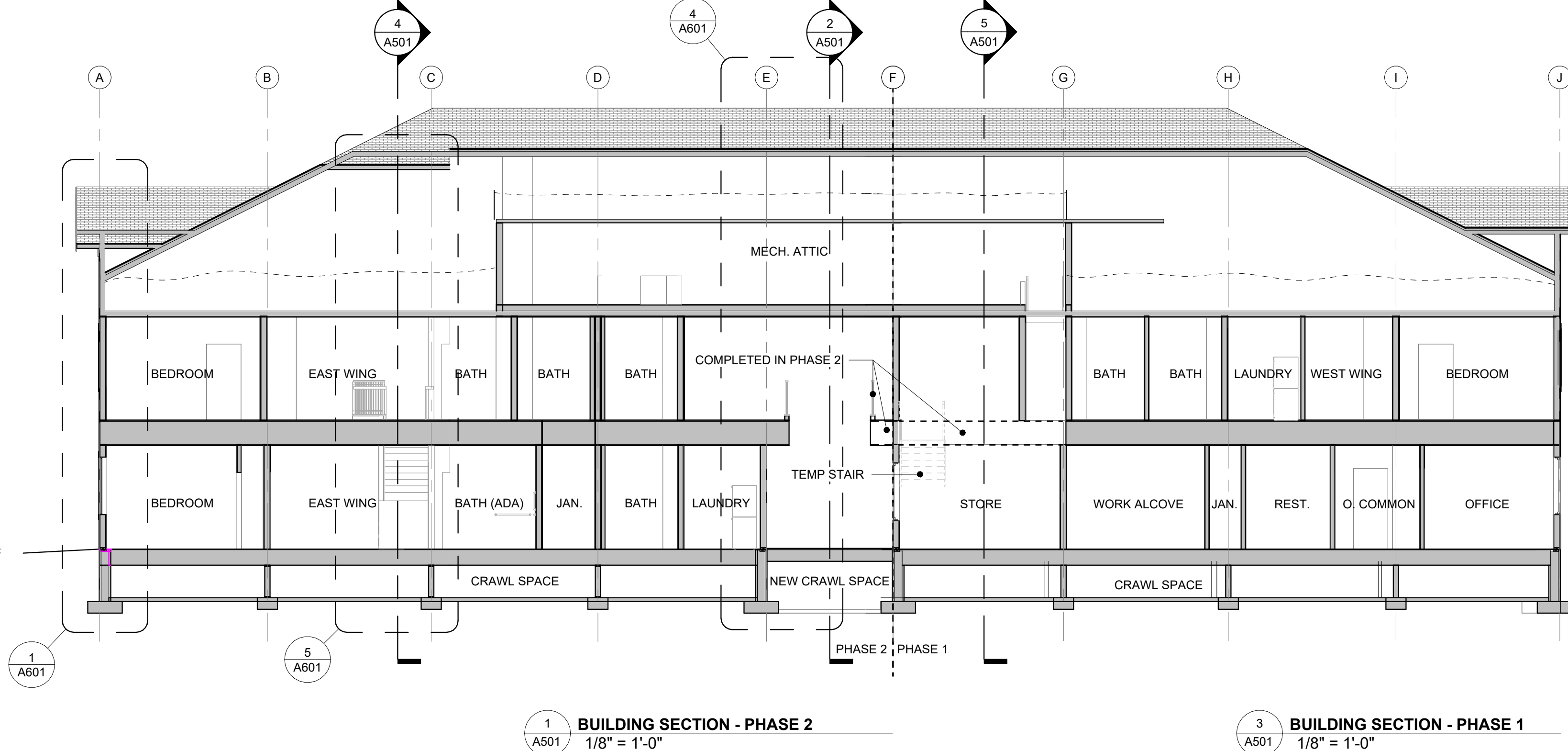
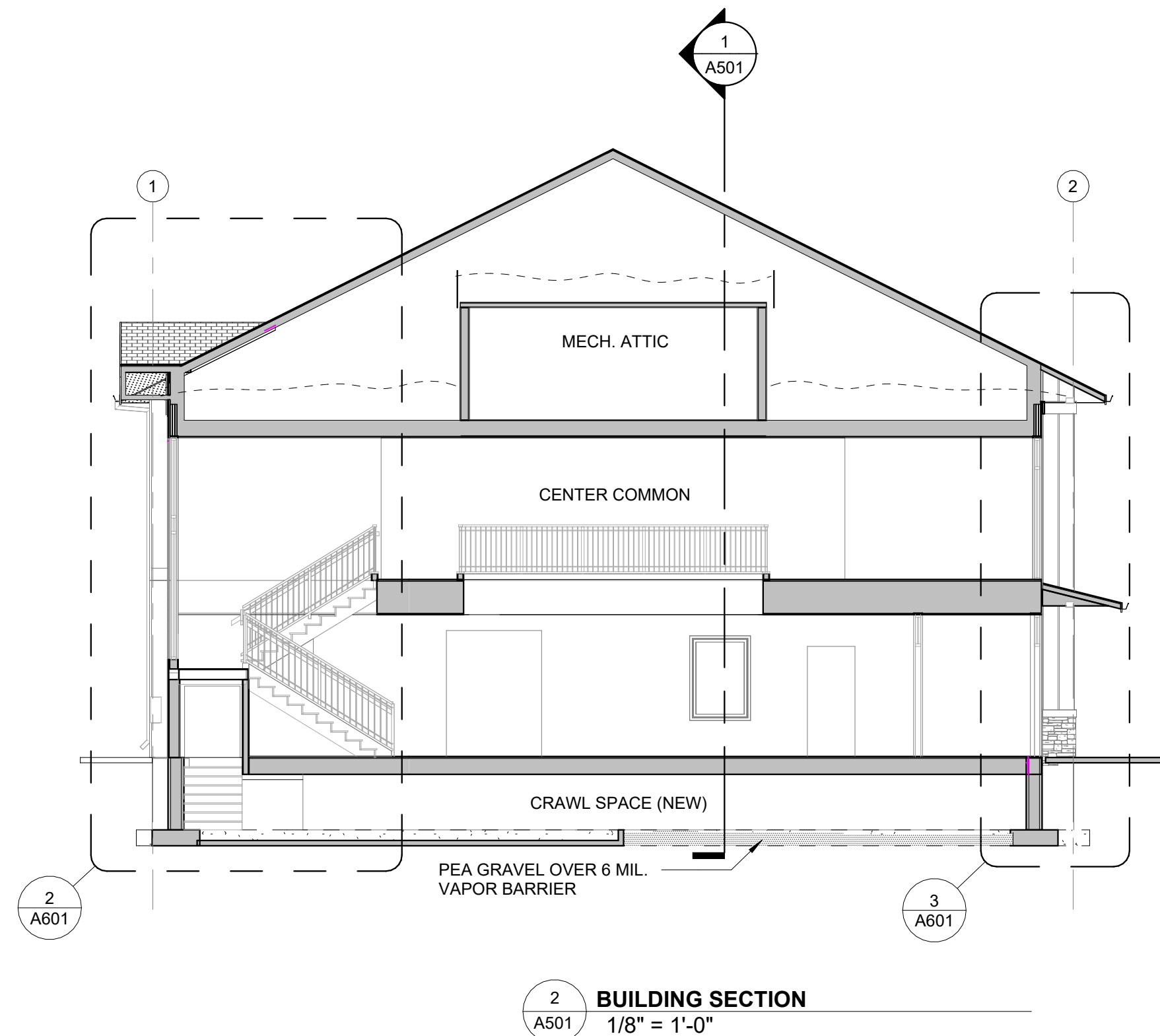
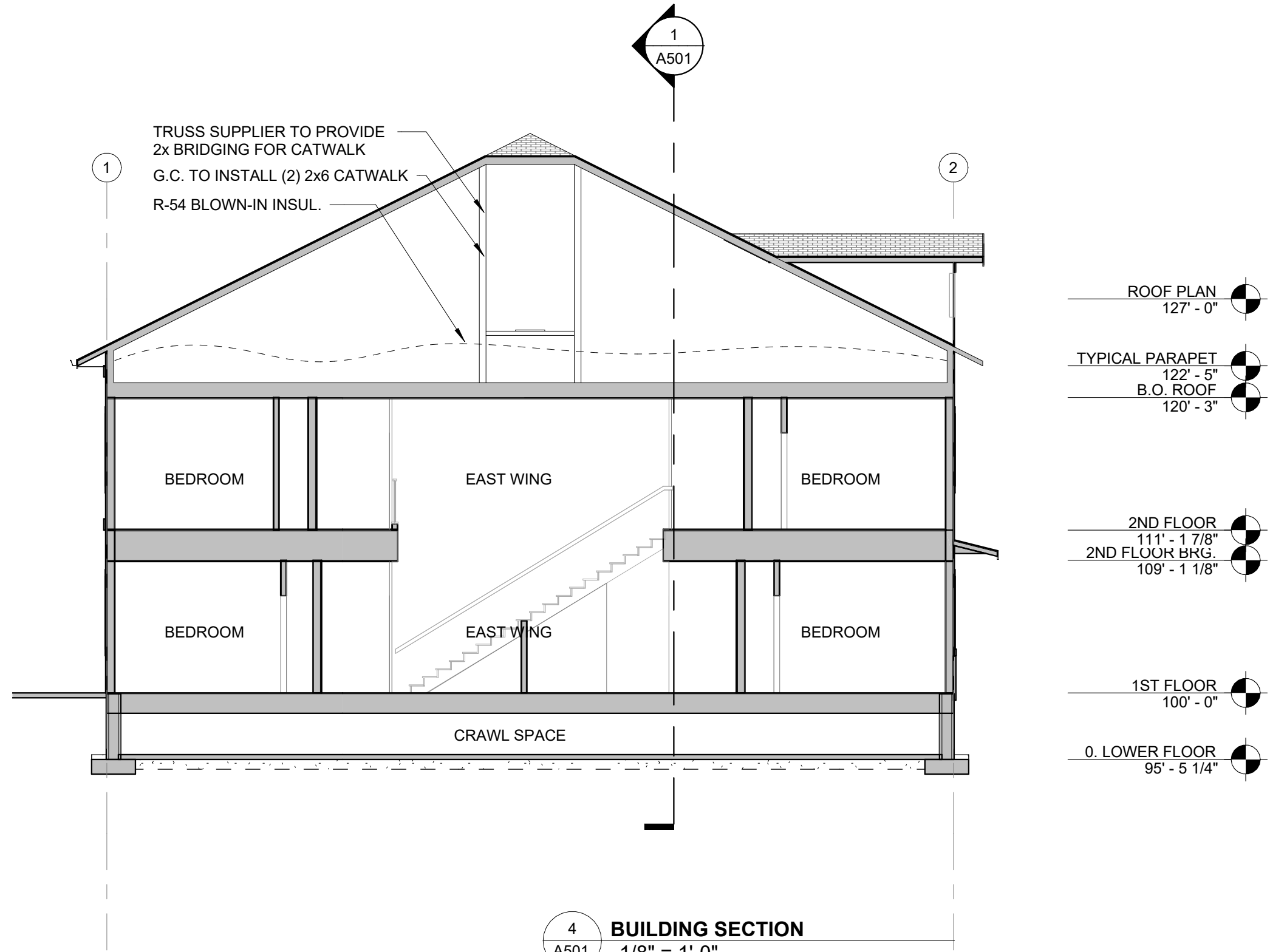
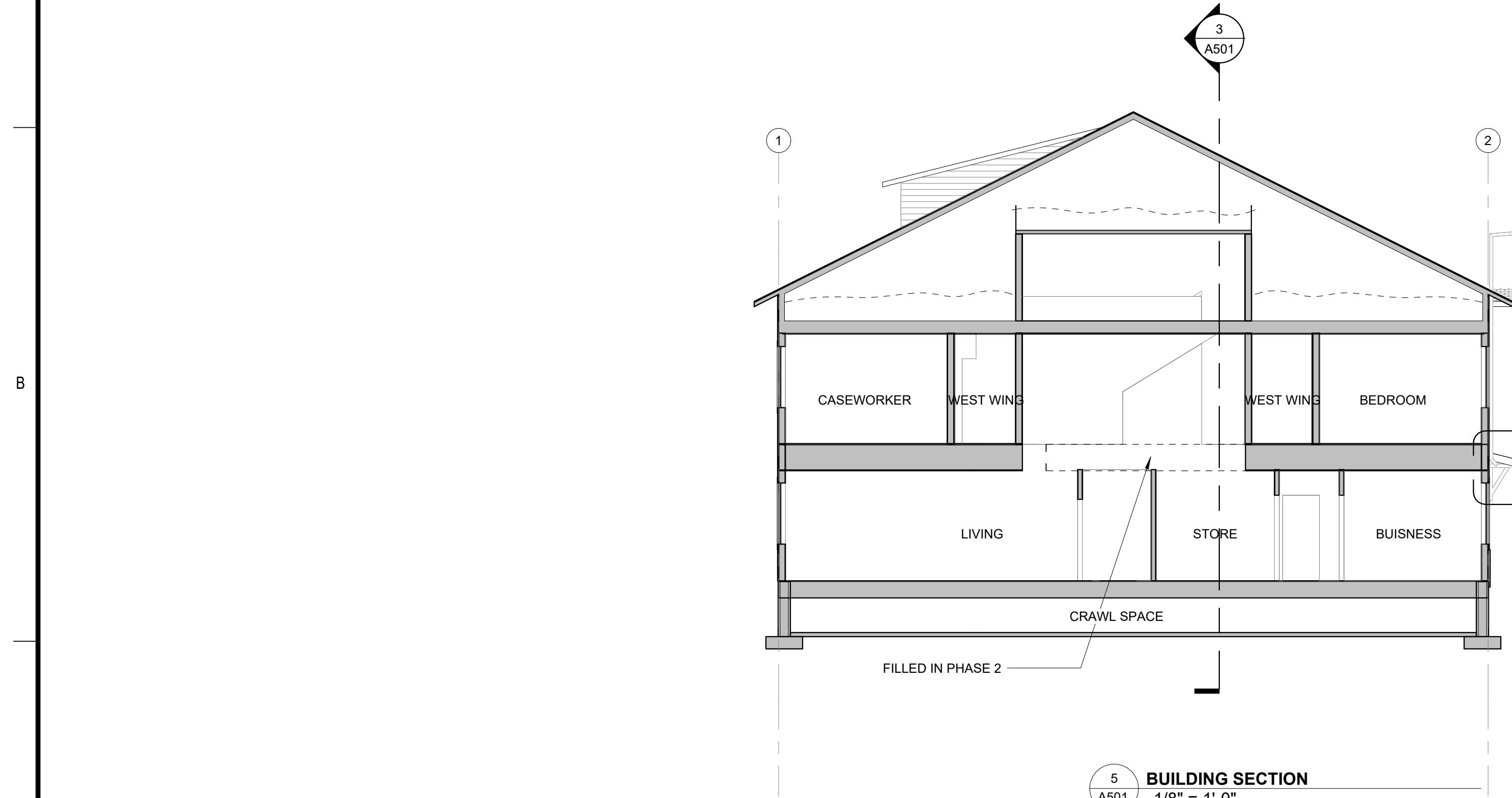
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A

B

C

D



RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVCE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
BUILDING SECTION

A501

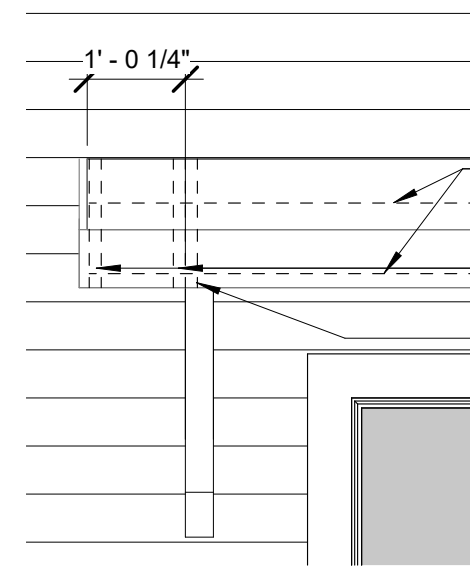
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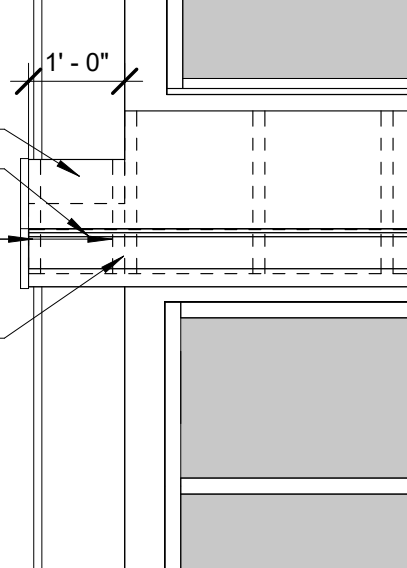
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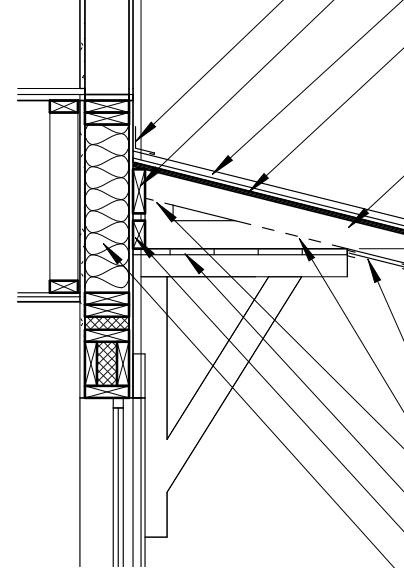
D



ADDITIONAL 2X6 LEDGER
2X6 LEDGER TO EXTEND 1'
BEYOND INTERIOR EDGE
FIELD FRAMED RAFTER
AFFIXED TO LEDGER
EXTENSIONS
TRUSSES TO STOP HERE



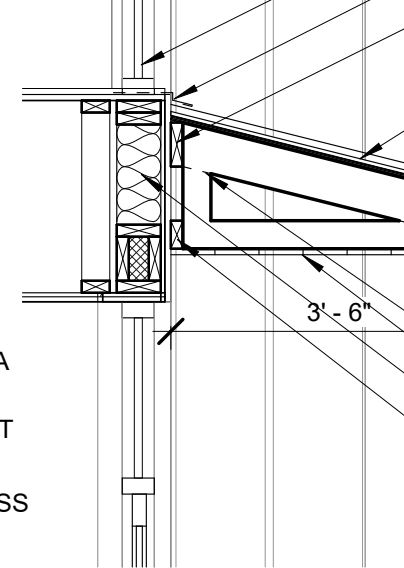
9 ELEV. @ SHED ROOF
1/2" = 1'-0"



8 SECTION @ SHED ROOF
1/2" = 1'-0"

PREFIN. MTL FLASHING W/ DRIP EDGE
2x6 LEDGER TO EXTEND 1'-0"
BEYOND LAST WD BRACKET
STANDING SEAM OVER ICE & WATER
1/2" APA RATED SHEATHING, VERIFY
WITH TRUSS MFR.
2ND FLOOR
111' - 1 7/8"
WD TRUSS W/ RAFTER TAIL
2ND FLOOR BRG.
109' - 1 1/8"

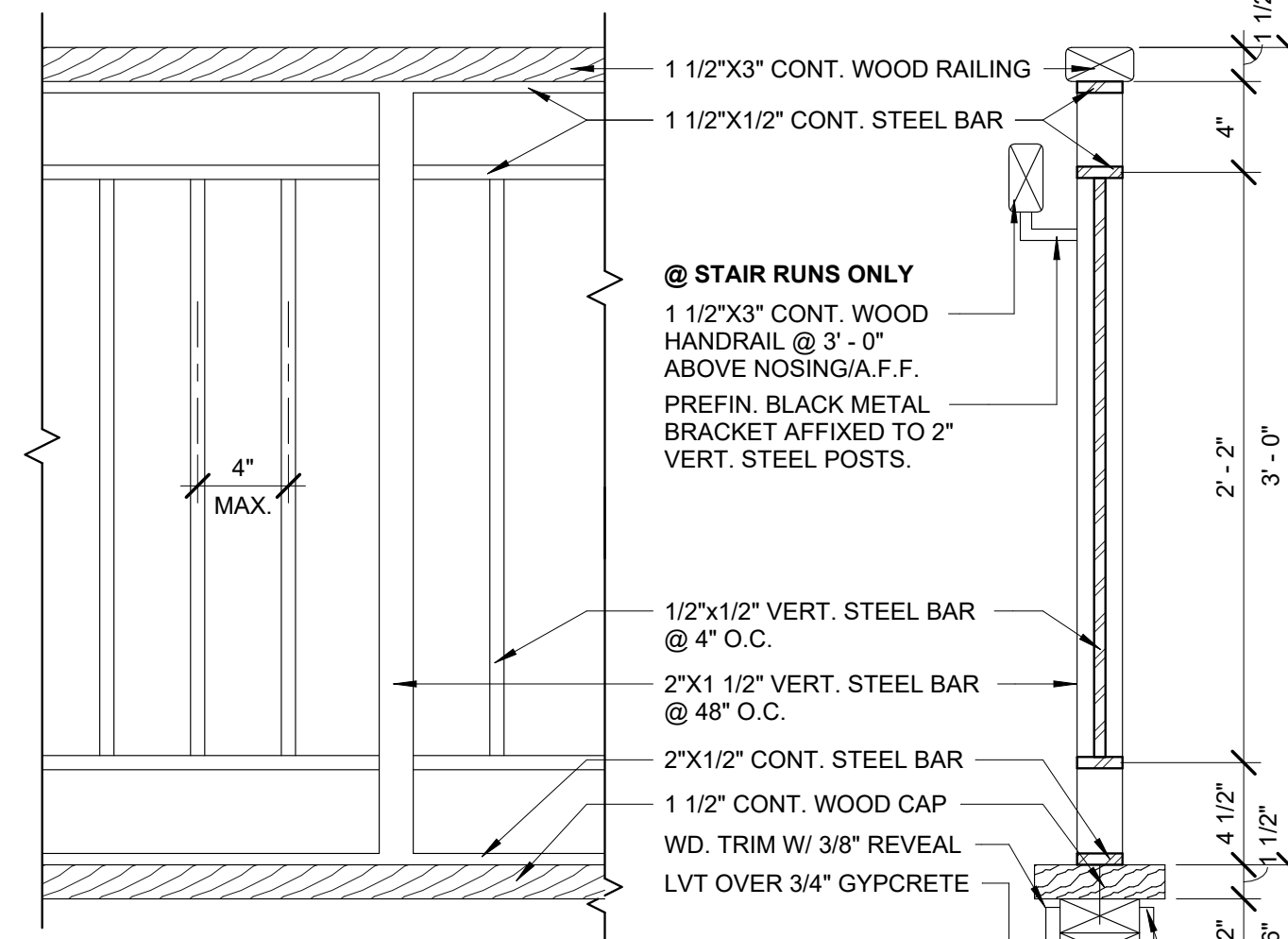
PREFIN. MTL FLASHING OVER 1X8 FASCIA
2x6 SUB FASCIA LEDGER TO EXTEND 1'
BEYOND LAST DECORATIVE WD. BRACKET
VENTED SOFFIT
FIELD FRAMED RAFTER AFTER LAST TRUSS
WD SHIP LAP SOFFIT
WD. LEDGER AS REQ'D BY TRUSS MFR.
REINFORCING AS REQ'D



7 SECTION @ SHED ROOF
1/2" = 1'-0"

ALUMINUM STOREFRONT TO THE FLOOR
PREFIN. MTL FLASHING W/ DRIP EDGE
2x6 LEDGER, ADDITIONAL LEDGER AS
REQ'D ALONG ROOF PROFILE SEE 9/A601
STANDING SEAM OVER ICE & WATER
1/2" APA RATED SHEATHING, VERIFY
WITH TRUSS MFR.
2ND FLOOR
111' - 1 7/8"
WD TRUSS W/ RAFTER TAIL
2ND FLOOR BRG.
109' - 1 1/8"

PREFIN. MTL FLASHING OVER 1X8 FASCIA
2x6 SUB FASCIA LEDGER TO EXTEND 1'
BEYOND LAST DECORATIVE WD. BRACKET
VENTED SOFFIT
FIELD FRAMED RAFTER AFTER LAST TRUSS
WD SHIP LAP SOFFIT
REINFORCING AS REQ'D
WD. LEDGER AS REQ'D BY TRUSS MFR.



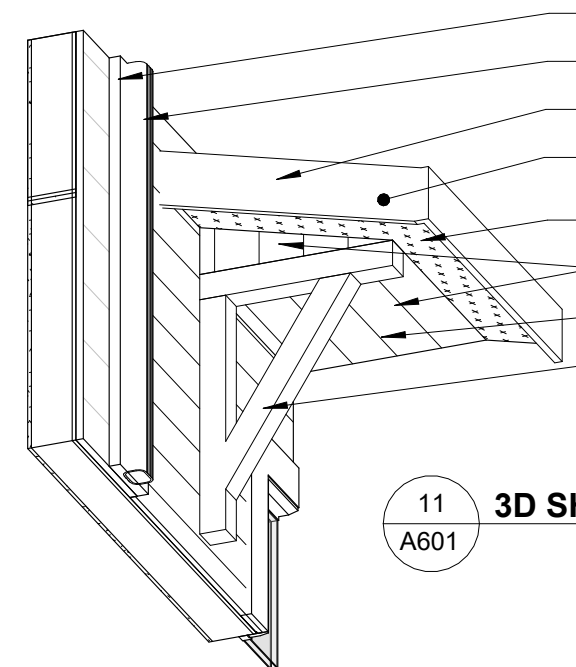
@ STAIR RUNS ONLY
1 1/2"x3" CONT. WOOD
HANDRAIL @ 3'-0"
ABOVE NOSING/A.F.F.
PREFIN. BLACK METAL
BRACKET AFFIXED TO 2"
VERT. STEEL POSTS.

1/2"x1/2" VERT. STEEL BAR
@ 4" O.C.
2"x1 1/2" VERT. STEEL BAR
@ 48" O.C.
2"x1/2" CONT. STEEL BAR
1 1/2" CONT. WOOD CAP
WD. TRIM W/ 3/8" REVEAL
LVT OVER 3/4" GYPCRETE

ELEVATION OF RAILING

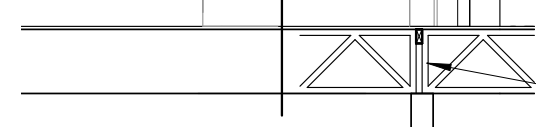
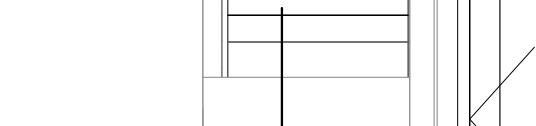
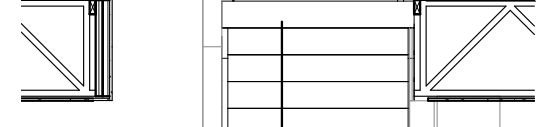
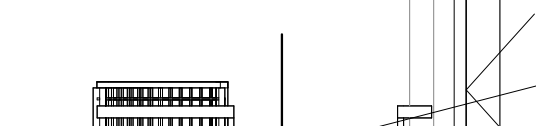
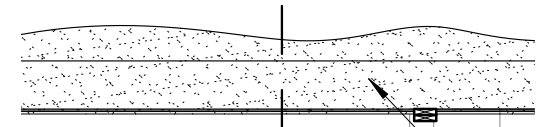
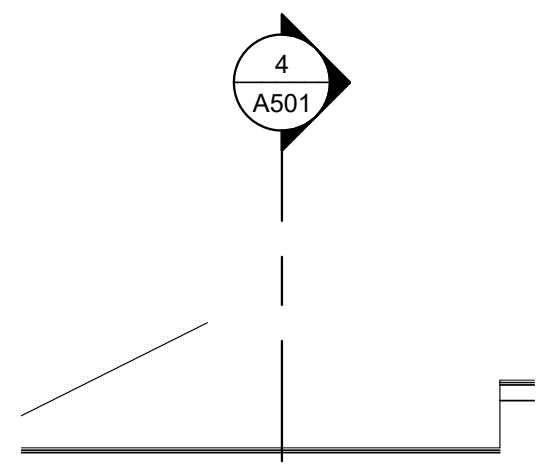
SECTION OF RAILING

6 RAILING DETAIL
1 1/2" = 1'-0"



11 3D SHED ROOF DETAIL
1/2" = 1'-0"

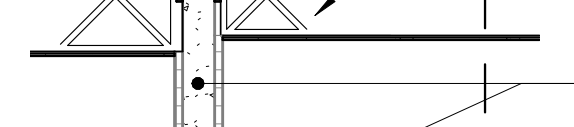
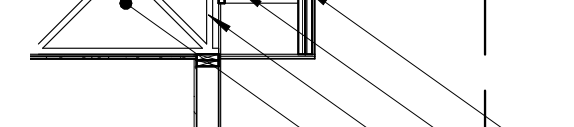
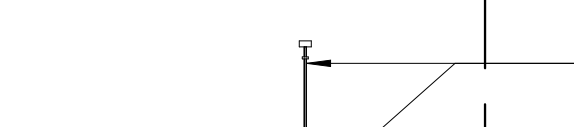
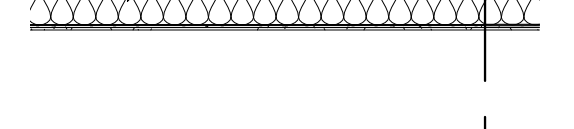
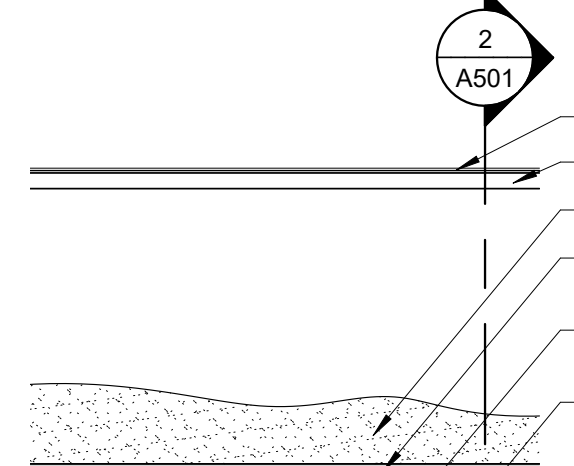
PREFIN. MTL TRIM BEHIND
PREFIN. MTL GUTTER
PREFIN. MTL TRIM OVER 1x8 FASCIA
LAST 1'-0" TO BE FIELD FRAMED AS
RAFTERS OFF OF EXTEND LEDGERS
PREFIN. MTL VENTED SOFFIT
6" SHIPLAP CLADDING
WD TRUSS WITH RAFTER TAIL
DECORATIVE WD. BRACKET



5 WALL SECTION
1/4" = 1'-0"

11' - 0 7/8"
20 R. @ 6 3/4" (-)

WD. TRUSS, SEE STRUCT.
2x BRG. WALL, SEE STRUCT.
SEE 1/A601 FOR DETAILS



4 WALL SECTION
1/4" = 1'-0"

SEE 1/A601 FOR DETAILS
WD TRUSS, TOP CHORD
R-49 BLOWN INSUL.
MECH. ROOM CEILING (ATTIC TRUSS)
- SEE STRUCT.
MECH. ROOM FLOOR (BOTTOM CHORD)
FULLY INSULATED CAVITY
3/4" APA RATED SHEATHING

ROOF PLAN
127' - 0"

TYPICAL PARAPET
122' - 5"

B.O. ROOF
120' - 3"

2ND FLOOR
111' - 1 7/8"

2ND FLOOR BRG.
109' - 1 1/8"

LVL BEAM, SEE STRUCT.
WD. JOIST, SEE STRUCT.
WD. TRUSS, SEE STRUCT.
SEE 1/A601 FOR DETAILS
WD. TRUSS, SEE STRUCT.
3/4" GYPCRETE OVER APA
RATED SHEATHING - SEE STRUCT.

1ST FLOOR
100' - 0"

0. LOWER FLOOR
95' - 5 1/4"

3 WALL SECTION
1/4" = 1'-0"

ROOF PLAN
127' - 0"

SEE 1/A601 FOR DETAILS
2x6 WD. SUB-FASCIA
W/ 8 TRIM FASCIA W/
DRIP EDGE
PREFIN. MTL. GUTTER
PREFIN. MTL. GUTTER
PREFIN. MTL. VENTED
SOFFIT
1x10 OVER 1x6 WRAPPED IN
PREFIN. MTL FOR SIDING
TO TERMINATE INTO
NICKEL GAP LOOK SIDING
SEE DETAIL 4/A601
STANDING SEAM MTL.
ROOF ICE AND WATER
BARRIER
WD. TRUSS
PREFIN. MTL GUTTER
W/ RAIN CHAIN AT
ENDS ANCHORED TO
GROUND. DISCHARGE
INTO BED OF ROCKS

7 A601

ALUM. STOREFRONT DOOR
SOLID SURF. OR PVC SILL

STONE CAP
STONE CLADDING

SEE A/601 FOR NOTES

2 WALL SECTION
1/4" = 1'-0"

ROOF PLAN
127' - 0"

SEE 1/A601 FOR NOTES
OVERBUILT ROOF
- SEE STRUCT.
WD. ROOF TRUSS
- SEE STRUCT.
BEAM, SEE STRUCT.
R-54 BLOWN INSUL.

MTL. GUARDRAIL
WD. HANDRAIL

5' - 7 3/8"
9 R. @ 6 3/4" (+)

5' - 6 5/8"
9 R. @ 6 3/4" (+)

2' - 11 1/4"

RECESSED CONC.
SLAB IN LINE W/ B.O.
FOOTING, SEE STRUCT.
TREATED WOOD
PLATFORM

1 WALL SECTION
1/4" = 1'-0"

CLASS 'A' SHINGLES ON #15
BUILDING PAPER W/ ICE
AND WATER BARRIER ON
EDGES, SEE ROOF PLAN
2x6 WD. SUB-FASCIA W/ 8
TRIM FASCIA W/ DRIP EDGE
PREFIN. MTL. SOFFIT
- SEE ELEV.
ROOF TRUSS, SEE STRUCT.
DRAFT STOPPING BUILT INTO
TRUSS. SEE ROOF PLAN FOR
DRAFT STOP LOCATIONS
R-54 BLOWN INSULATION
5/8" TYPE 'C' G.W.B. OVER 1/2" RC-1
SOUND CHANNEL & 6 MIL. V.B.
UL # RC2603, RC2604, RC2606
CONTRACTOR OPTION:
2 LAYERS 5/8" TYPE 'X' G.W.B.
OVER 6 MIL. POLY V.B.
UL # RC2602

GYPCRETE OVER 3/4" APA RATED
SHEATHING, SEE STRUCT.
WD. TRUSS, SEE STRUCT.
6" BLOWN INSULATION
5/8" TYPE 'C' G.W.B. OVER 1/2"
RC-1 CHANNEL
RIGID FOAM @ HEADER SPACE
G.C. OPTION: SPRAY FOAM
G.W.B. HEAD AND JAMB RETURN
SOLID SURFACE OR PVC SILL W/
1" EXTENSION BEYOND G.W.B.
2X6 STUD @ 16" O.C. W/ R-21
BATT INSUL.

FINISH, SEE ELEVATIONS &
INSTALL PER MFR.
3/4" GYPCRETE OVER APA RATED
SHEATHING, SEE STRUCT.
SILL SEALER AT NEW SEAL
WD. FLOOR TRUSS, SEE STRUCT.
REMOVE EXISTING INSUL. AS
REQ'D. REESTABLISH R-VALUE
AFTER NEW FLOOR, SEE STRUCT.
5/8" TYPE 'C' G.W.B. OVER 1/2" RC-1

EXISTING ICF FOUNDATION WALL
EXISTING FOOTING

UL DESIGN
NO. L558

UL DESIGN
NO. L558

1ST FLOOR
100' - 0"

0. LOWER FLOOR
95' - 5 1/4"

1 WALL SECTION
1/4" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly Registered
Architect under the laws of the State of North
Dakota.

Signature: *Rhet Fiskness*

Date: 10/07/2024 REG. NO. : 1811



PROJECT NAME:
PERRY CENTER

2345 MEADOW RIDGE
PKWY, WEST FARGO, ND
58078

CONTRACTOR:
**ZCON ZEIBARTH
CONSTRUCTION, LLC**
ATTN: LANCE ZIEBARTH
2821 FIECHTNER DRIVE
FARGO, ND 58103

PHONE: (701) 532-0560
EMAIL: lance@zconfargo.com

CD	CONSTRUCTION DOCUMENTS	10/07/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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PROJECT NO: 24-122201

DRAWN BY: DN

CHECKED BY: RF

DRAWING TITLE:
WALL SECTIONS

A601

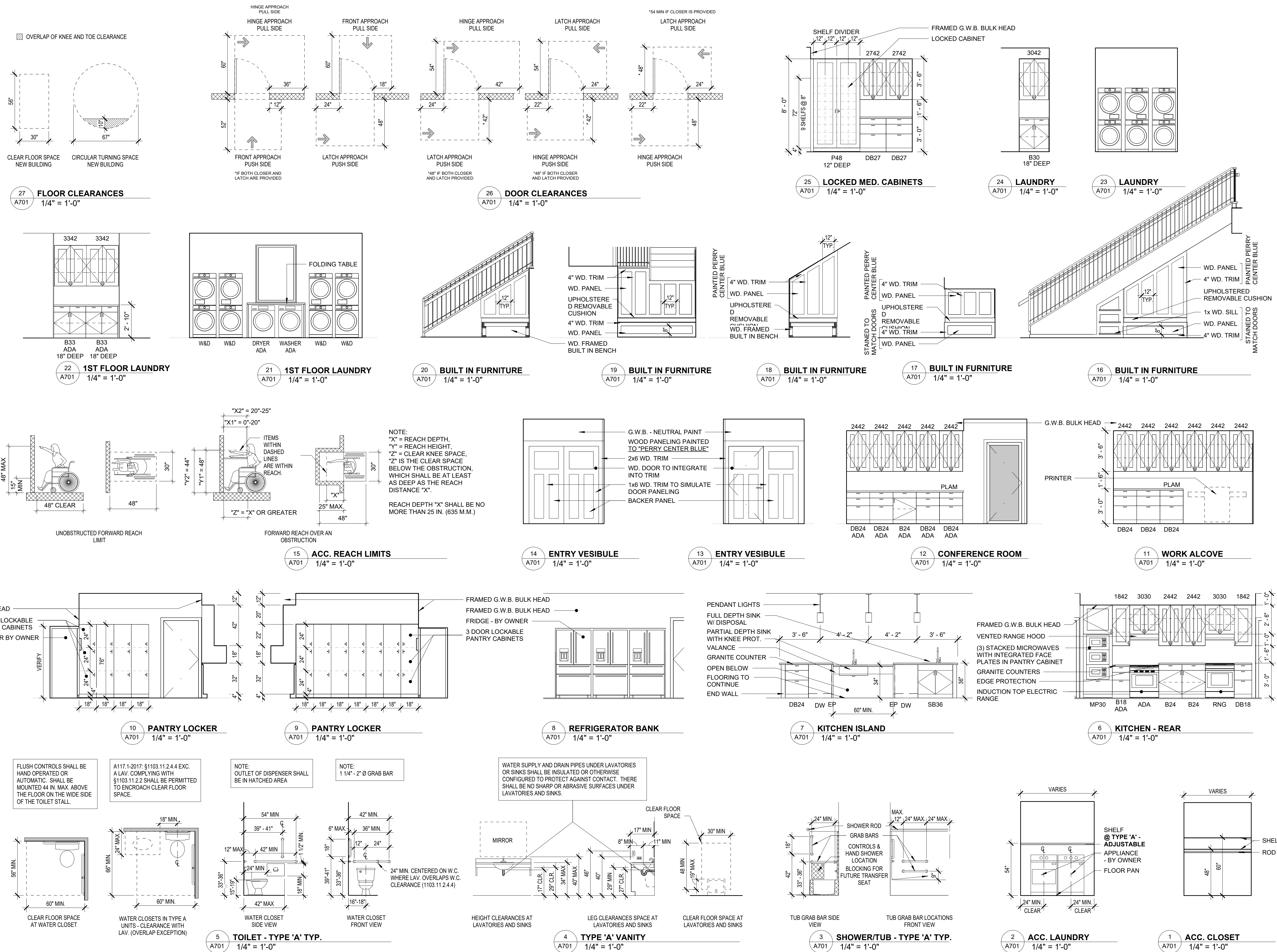
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RHET
ARCHITECTURE

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27 11th ST. N. FARGO, ND 58102
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WWW.RHET-ARCH.COM

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Signature: *Rhet Fitness*

Date: 10/07/2024 REG. NO. : 1811



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PERRY CENTER

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PROJECT NO: 24-122201

DRAWN BY: DN

CHECKED BY: RF

DRAWING TITLE:
INTERIOR ELEVATIONS

A701

ORDINANCE NO. 1253

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 PUD district as shown upon the following described area shall have a Baseline Zoning District of R-3 (Multiple Dwelling District) in accordance with Section 4-432:

All of Meadow Ridge Eighteenth Addition to the City of West Fargo, North Dakota.

SECTION 2. For purposes of this PUD, the following variations to the Baseline Zoning District are approved in accordance with Section 4-432 of the Revised Ordinances of 1990 of the City of West Fargo:

1. Minimum off-street parking for the residential component of the maternity home Social Services use will be calculated at a rate of 0.75 parking spaces per bedroom.
2. The rear yard setback will be reduced by two feet, from 25 feet to 23 feet.

SECTION 3. Amendment of Zoning Map. The proper City Officials are hereby authorized to amend and change the City Zoning Map to correspond thereto.

SECTION 4. 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

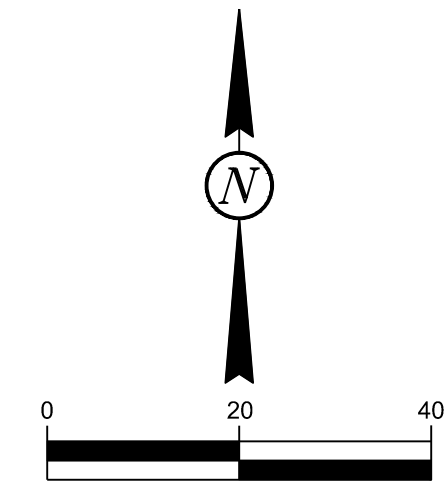
Date of First Reading:

Date of Second Reading:

Date of Publication:

STORM UTILITY LAYOUT

THE PERRY CENTER, INC, WEST FARGO, NORTH DAKOTA

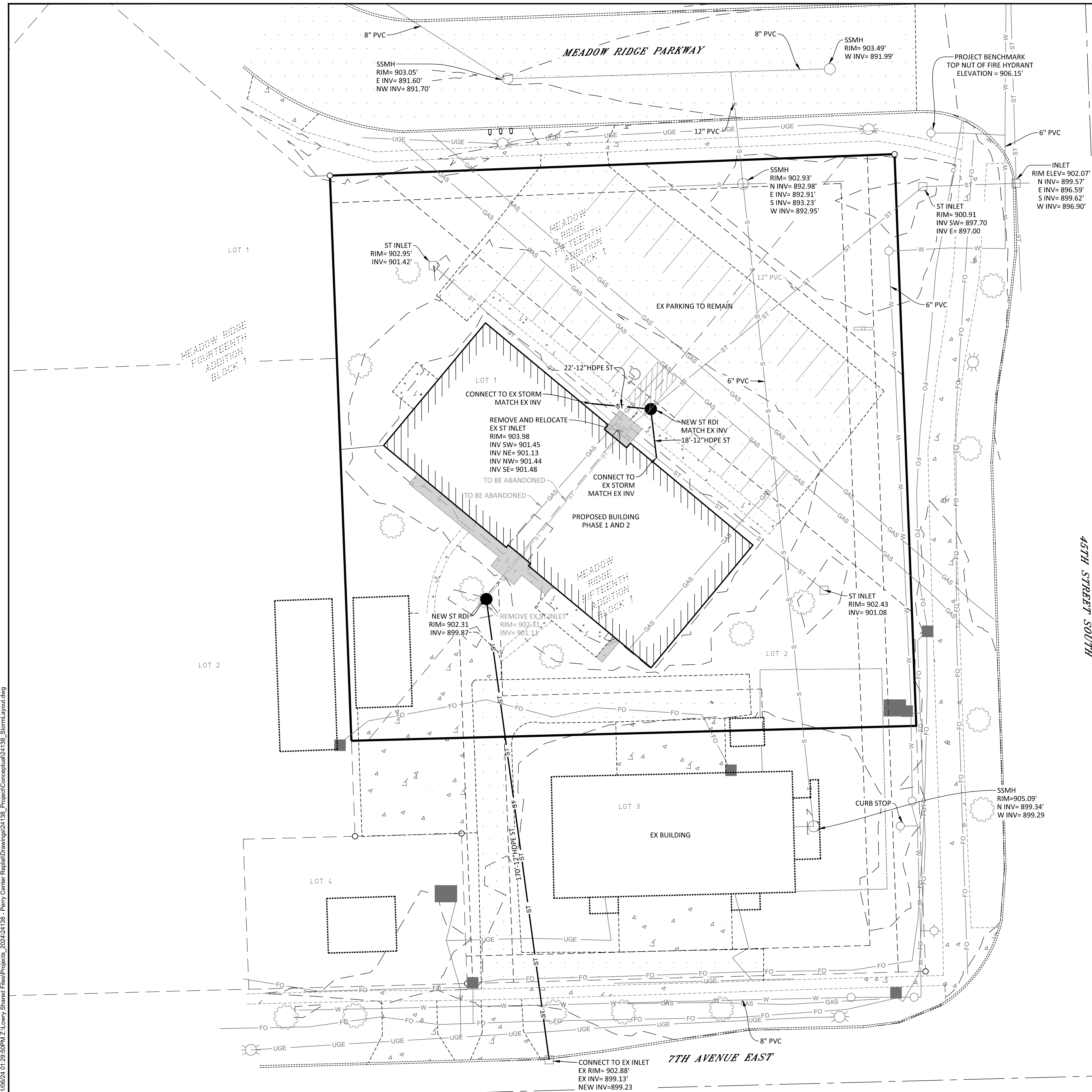


LEGEND

---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE
---	BUILDING SETBACK
---	NEW BUILDING FOOTPRINT
ST	NEW STORM SEWER LINE
●	NEW ROUND INLET
W	EX WATER LINE
S	EX SANITARY SEWER LINE
ST	EX STORM SEWER LINE
---	EX CONCRETE EDGE
---	EX ASPHALT EDGE
---	EX SIDEWALK EDGE
---	EX CURB LINE
X	EX FENCE LINE
FO	EX FIBER OPTIC LINE
GAS	EX GAS LINE
UGE	EX UNDERGROUND ELECTRIC LINE
W	EX WATER LINE
ST	EX STORM SEWER LINE
S	EX SANITARY SEWER LINE
■	EX ELECTRIC TRANSFORMER
■	EX UTILITY PEDESTAL
○	EX GATE VALVE
⊙	EX FIRE HYDRANT
⊙	EX LIGHT POLE
⊙	EX DECIDUOUS TREE
○	EX MANHOLE
○	EX STORM INLET
□	EX CONCRETE
■	NEW CONCRETE
□	EX ASPHALT

NOTES

1. UNNEEDED EXISTING WATER LINES AND GAS LINES ARE TO BE ABANDONED.
2. SETBACKS ARE PROPOSED AS R-3 BASELINE ZONING DISTRICT STANDARD PER THE CURRENT PUD APPLICATION.





"Consent" or "Regular" Agenda
Item?
[Regular]

Commission President

Bernie Dardis
Primary Portfolio:
Administrative Services
Secondary Portfolio:
Police & Fire

Commission Vice President

Brad Olson
Primary Portfolio:
Police & Fire
Secondary Portfolio:
Street, Water & Sewer

Commissioner

Roben Anderson
Primary Portfolio:
Community &
Development Services
Secondary Portfolio:
Administrative Services

Commissioner

Rory Jorgensen
Primary Portfolio:
Sanitation
Secondary Portfolio:
Community &
Development Services

Commissioner

Amy Zundel
Primary Portfolio:
Street, Water & Sewer
Secondary Portfolio:
Sanitation

City Administrator

Dustin T. Scott

To: West Fargo City Commission

From: Dan Hanson, City Engineer

Date: November 18, 2024

Subject: ArcGIS Engineering Permitting Solution Platform

Action: None – Informational only

New Information and Recommendation:

Engineering staff including the Right of Way Manager and the Engineering Office Manager worked with GIS staff and Pro West & Associates to create a GIS based permit platform transforming the permitting process from a very cumbersome process to a streamlined process for contractors to apply for permits. This new solution allows staff to easily see who is requesting to take out a permit, approve or deny the permit and track the permit through the process of construction.

This solution has cut down on city staff time previously needed to track the work and allows them to use the program to quickly see where there are active permits utilizing GIS mapping software.

This permitting solution platform was submitted for and won a global Special Achievement in GIS (SAG) award. There are thousands of nominations submitted each year and only approximately 150 – 170 of them receive this prestigious award.

The following documents are attached for review/consideration:

- Power Point

Staff Recommendation: None – Informational only

Financial Analysis:

This solution has saved city staff a great amount of time previously being spent to issue and track permits, thereby saving costs by allowing staff to be more efficient with these permitting efforts.

Previously Presented Information and Commission Actions:

None

Engineering Permitting Solution:

- **User Registration**
 - Requires a Certificate of Liability Insurance to be submitted with the application – Ensuring company is properly insured to work in the City's ROW
 - Grants contractor's a yearly contractor number, which is required to apply for the following permitting:
- **Right-Of-Way (Excavation) Permitting**
- **Sidewalk Driveway Permitting**
- **Commercial Civil Site Permitting**
- **Residential Civil Site Permitting** *(does not require user registration)*

Why a new Permitting Solution:

The City of West Fargo needed to upgrade the process it used to issue, manage and track right-of-way excavation permits. The existing system – though digital, based on an online form which applicants filled out and attached a PDF indicating the location of the proposed work – was inefficient and lacked some important capabilities. Exacerbating these challenges were the growth in the number of permit applications received yearly.

The most important capability missing in the existing permit system was mapping. City staff were unable to visualize where permits were applied for and issued. Seeing the locations of active or planned construction was impossible without looking up individual records – a time-consuming task that only added to a heavy staff workload. There was also no way to filter permits to find answers efficiently, for example, to show all “open” or “completed” permits at a given time.

The City’s Engineering Department considered its options for the technology platform on which a new permitting system would be built. After looking at multiple permitting software's which would incur an annual charge, the team looked into the City’s GIS software along with Survey123 which was already available and would meet the needs of the department users.

Additionally, this solution wouldn’t add a yearly budgetary cost to the department and City.



User Registration Process:

This process is a requirement to apply for a permit through the Engineering Department – *with an exception to the Residential Civil Site Permit.*

1. Contractor fills out registration application and uploads a valid Certificate of Liability Insurance into the application itself and submits.
2. Engineering receives an e-mailed notification that an application is awaiting approval.
3. Engineering Staff will then go into the registration dashboard and verify the following prior to approval:
 1. Application must be fill out entirely and accurately
 2. Uploaded Certificate of Lib. Insurance must be valid, list the COWF as the certificate holder, and show that the company is insured for the required amount.
4. If all the requirements of the application have been met, Engineering staff will approve the application which e-mails an approval e-mail along with the assigned contractor number for the contractor/company.
 1. The assigned contractor number will be the number used to apply for any ROW permitting, Sidewalk/ Driveway permitting and Commercial Civil Site permitting. The number is valid from the assigned date until December 31 of that calendar year. This process is done one time every calendar year.

User Registration
City of West Fargo
Contractor Registration Form
Engineering Department
800 4th Ave E Suite 1, West Fargo, ND 58078
Phone: 701-515-5100 Email: rowpermits@westfargond.gov

Contractor Information

Company Name*

This is a required question

Street Address*

Address Line 2

City*

Application

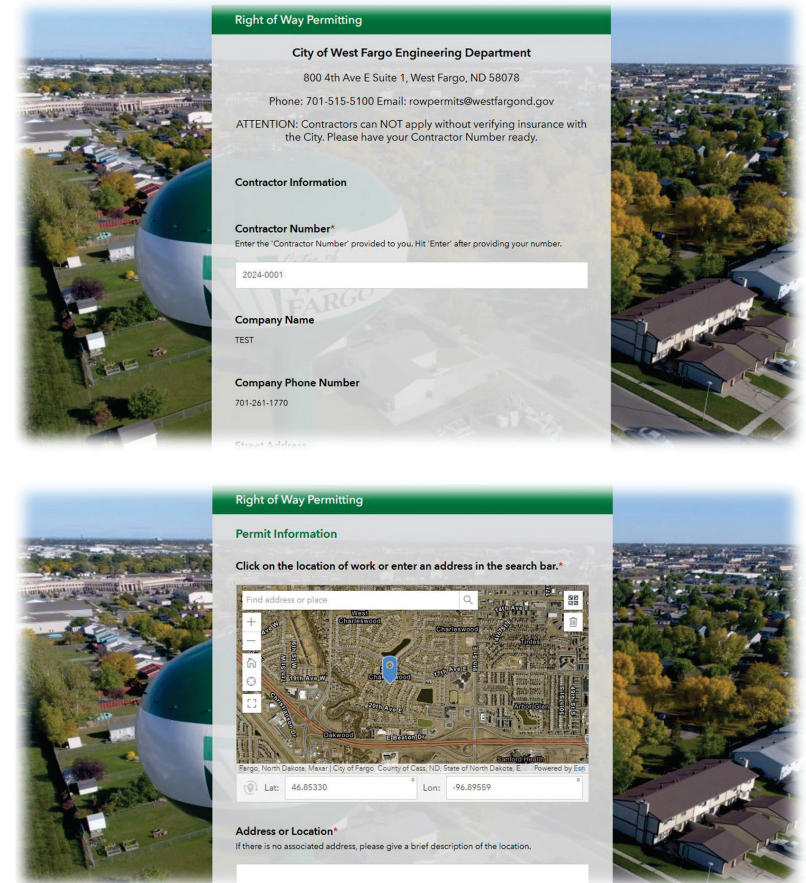
0 Applied Registrations 0 Pending Registrations 62 Approved Registrations

Contractor Status	Contractor No.	Company Name	Street Address	Address Line 2	City Name
Approved	2024-0008	Westlund Excavating	803 Sunrise Dr	PO Box 420	Lake Park
Approved		MPM Construction Inc.	11504 County Rd 17 S	PO Box 202	Horace
Approved	2024-0009	Great Plains Stewarts Inc.	1193 East Main Ave.		West Fargo
Approved		MPM Construction Inc.	11504 County Rd. 17 S	PO Box 202	Horace
Approved	2024-0010	MPM Construction Inc.	11504 County Rd. 17 S	PO Box 202	Horace
Approved	2024-0011	Heston Contracting Inc.	30360 Eagle Lake Drive		Fraser
Approved	2024-0012	Earthwork Services Inc.	345 12th Avenue NE		West Fargo
Approved	2024-0013	Lengman Trucking Inc.	PO Box 794		West Fargo
Approved	2024-0014	Johnson & Schuck Excavat...	PO Box 755		West Fargo
Approved	2024-0015	Hubert Oye & Sons Inc.	4370 52nd Ave N		Fargo
Approved	2024-0016	ND Underground, LLC	318 52nd Pl W		West Fargo
Approved	2024-0017	Rock Solid Concrete LLP	232 9th Ave. N		Cassellton

Registration dashboard

Permitting Process – Applying:

1. The company filling out the permit will use the approved contractor number which will pre-fill some of the information needed.
2. The contractor will then use the address search bar to input the exact location of work.
3. After entering the type of work and description of work, they will then attach a detailed map of the work to be completed.
4. The applicant will not be able to submit the permit without completing and attaching required documents.
5. After submission, this will set off a series of emails to the appropriate staff and applicant.



Right of Way Permitting

City of West Fargo Engineering Department
800 4th Ave E Suite 1, West Fargo, ND 58078
Phone: 701-515-5100 Email: rowpermits@westfargond.gov
ATTENTION: Contractors can NOT apply without verifying insurance with the City. Please have your Contractor Number ready.

Contractor Information

Contractor Number*
Enter the 'Contractor Number' provided to you. Hit 'Enter' after providing your number.
2024-0001

Company Name
TEST

Company Phone Number
701-261-1770

Right of Way Permitting

Permit Information

Click on the location of work or enter an address in the search bar.*

Find address or place

Map showing location of work in West Fargo, ND. The map includes street names and a blue pin indicating the location. The map is powered by Esri.

Lat: 46.85330 Lon: -96.89559

Address or Location*
If there is no associated address, please give a brief description of the location.

Permitting process – Approving/Rejecting:

1. Appropriate staff will receive an email stating a permit has been submitted.
2. Engineering staff will then review the submitted permit and approve or deny.
3. This will then send another email to the applicant giving them direction on how to proceed.

New excavation permit record entered

 donotreply@westfargond.gov
To: Kayla R. Volness; Benji J. Schwartz

   
Mon 11/11/2024 10:06 AM

A new excavation permit is awaiting approval.

Permitting Management Center
<https://experience.arcgis.com/experience/b4895adc011c4314a9deeb97fe02cc5d/>

 Reply  Reply all  Forward

Permitting Management Center

Permit Manager

Right of Way Permitting

1 selected / 21 records

Permit Number	Permit Status	Address or Location	Description of Work	Type of Work	Actual Start Date	Actual Completion Date
024-0131	Approved Pending Walkthrough	820 26TH AVE E	INSTALL 1" GAS SERVICE - WOF 1131490	Private Utility (Electric, Gas, Communication)		
024-0130	Approved Pending Walkthrough	1100 CENTER ST	INSTALL 1" GAS SERVICE - WOF 1131321	Private Utility (Electric, Gas, Communication)		
024-0129	Approved Pending Walkthrough	1089 hickory ln	1089 Hickory Ln - boring a natural gas serv	Private Utility (Electric, Gas, Communication)		
024-0128	Approved Pending Walkthrough	3020 SHEYENNE RIVER WAY	3020 SHEYENNE RIVER WAY - BORING A	Private Utility (Electric, Gas, Communication)		
024-0127	Approved Active	519 13th Ave W	Contractor will bore from the ped at the W	Private Utility (Electric, Gas, Communication)	11/11/2024	
024-0126	Approved Pending Walkthrough	6133 Martin LN W West Fargo ND	Contractor will be boring on the east and	Private Utility (Electric, Gas, Communication)		
024-0125	Approved Pending Walkthrough	1937 Burlington Dr	1937 Burlington Dr. Boring a natural gas s	Private Utility (Electric, Gas, Communication)		

Info

Comments (0)

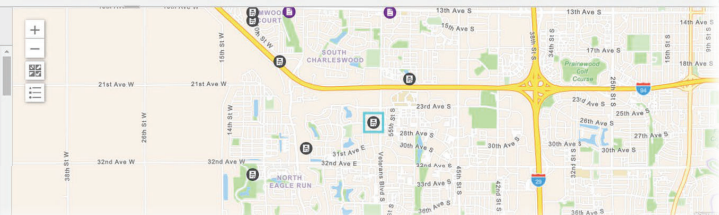
Permit Status

Approved Pending Walkthrough

Actual Start Date

Actual Completion Date

Approved or Denied Date



Process management – Active Construction:

1. Once the permit has been approved, the contractor is responsible to call Engineering to set up a time to meet in the field and walk through the job.
2. When the work area is approved by onsite staff, the permit will become active until work and restoration is completed.
3. Engineering staff will periodically stop out to inspect and take pictures of work in the ROW. Those will then be attached in the permit app.
4. Once the job is completed, staff will input all fees and close out the permit. Emails will then be automatically sent out to staff and contractor.
5. Permit will then be sent to finance for an invoice to be sent to the contractor.
6. Once permit is closed, it is kept in a historical site that can be accessed by staff.

Permit Manager						
Right of Way Permitting						
Permit Number	Permit Status	Address or Location	Description of Work	Type of Work	Actual Start Date	Actual Completion Date
2024-0131	Approved Pending Walkthrough	820 26TH AVE E	INSTALL 1" GAS SERVICE - WOI# 1131490	Private Utility (Electric, Gas, Communicatio		
2024-0130	Approved Pending Walkthrough	1100 CENTER ST	INSTALL 1" GAS SERVICE - WOI# 1131321	Private Utility (Electric, Gas, Communicatio		
2024-0129	Approved Pending Walkthrough	1089 hickory ln	1089 Hickory Ln - boring a natural gas sen	Private Utility (Electric, Gas, Communicatio		
2024-0128	Approved Pending Walkthrough	3020 SHEYENNE RIVER WAY	3020 SHEYENNE RIVER WAY - BORING A I	Private Utility (Electric, Gas, Communicatio		
2024-0127	Approved Active	519 13th Ave W	Contractor will bore from the ped at the W	Private Utility (Electric, Gas, Communicatio	11/11/2024	
2024-0126	Approved Pending Walkthrough	6133 MARTIN LN W West Fargo ND	Contractor will be boring on the east and	Private Utility (Electric, Gas, Communicatio		
2024-0125	Approved Pending Walkthrough	1937 Burlington Dr	1937 Burlington Dr. Boring a natural gas s	Private Utility (Electric, Gas, Communicatio		



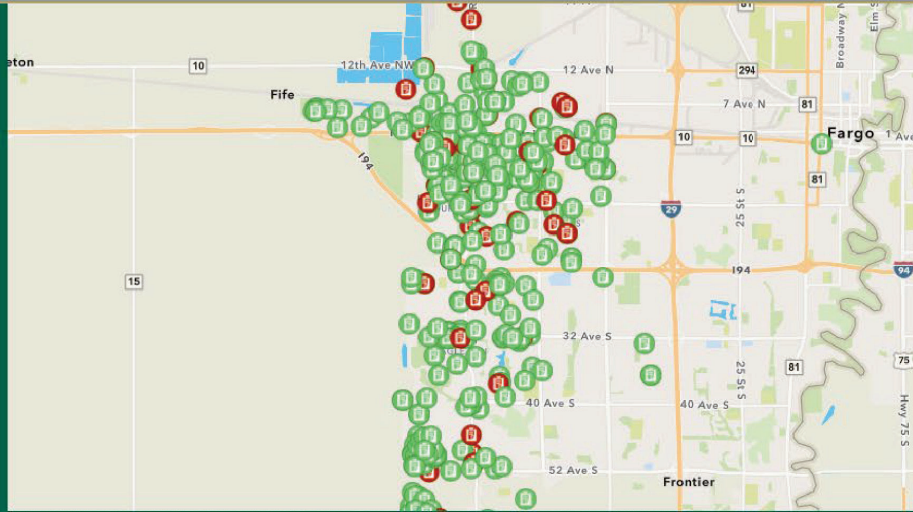
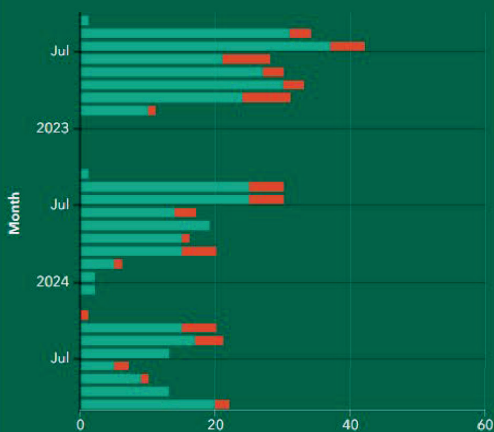
Historic Permit Dashboard

Status
All

Submission Date
All

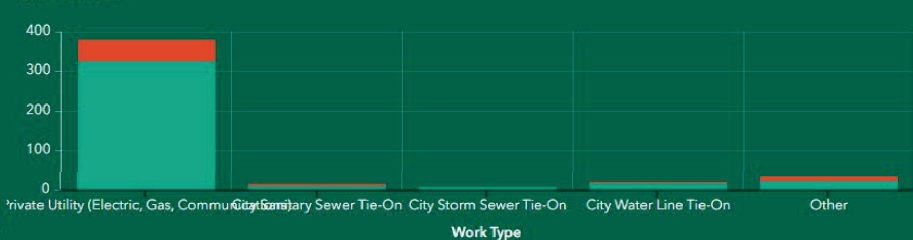
Completed **396** Denied **64**
Permit Fees
\$149.84k

Permits by Month



County of Cass, ND, State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US...

Type of Work



Total Permits

460



Midco -

Bore - Private Utility (Electric, Gas, Communications)
Submitted on 5/2/2022, 12:00 PM



Midco -

Bore - Private Utility (Electric, Gas, Communications)
Submitted on 5/2/2022, 12:00 PM



Midco -

Bore - Private Utility (Electric, Gas, Communications)
Submitted on 5/2/2022, 12:00 PM



Midco -

Bore - Private Utility (Electric, Gas, Communications)
Submitted on 5/2/2022, 12:00 PM



Midco -

Bore - Private Utility (Electric, Gas, Communications)
Submitted on 5/2/2022, 12:00 PM



KPH, Inc. -

Open Cut - Other
Submitted on 4/29/2022, 12:00 PM

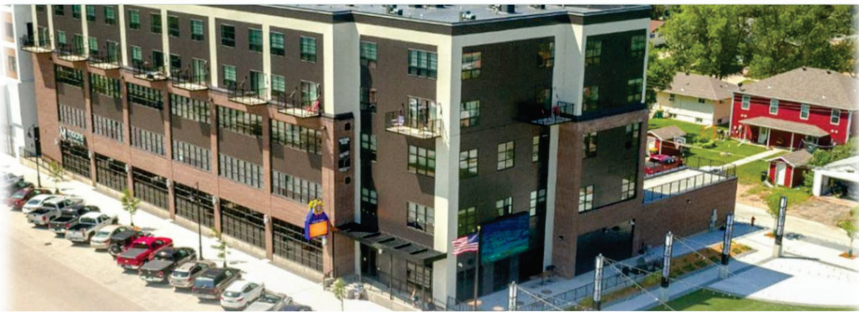
A CITY ON THE GROW

Interactive Review Dashboard



ProWest and ESRI Case Studies:

PROWEST The Right Way to Right-of-Way Permitting at West Fargo



The Right Way to Right-of-Way Permitting at West Fargo

West Fargo transformed right-of-way permitting, using GIS to introduce visualization, accurate historic tracking and improve efficiency.

Pro-West & Associates with City of West Fargo
February 17, 2023

esri Products Industries Support & Services Stories About



CASE STUDY

The Right Way to Right-of-Way Permitting at City of West Fargo

The City of West Fargo, North Dakota, transformed its right-of-way permit management process, leveraging the city's existing geographic information system (GIS) licensing to introduce visualization of permit locations, support accurate historical information tracking, and improve efficiency for staff.

The City of West Fargo needed to upgrade the process it used to issue, manage, and track right-of-way excavation permits. The existing system—though digital, based on an online form that applicants filled out and attached as a PDF indicating the location of the proposed work—was inefficient and lacked some important capabilities. Exacerbating these challenges were the growth in the number of permit applications received, the addition of other types of permits, and the demands of supporting staff in multiple departments who needed permit information.

The most important capability missing in the existing permit system was mapping. City staff were unable to visualize where permits had been applied for and issued. Seeing the locations of active or planned construction was impossible without looking up individual records—a time-consuming task that only added to a heavy staff workload. There was also no way to filter permits to find answers efficiently—for example, to show all open permits at a given time.

The city needed a better way to track right-of-way permits, visualize permit locations, and maintain and access historic permit information.

[The Right Way to Right-of-Way Permitting at West Fargo](#)

[The Right Way to Right-of-Way Permitting at West Fargo](#)



ACHIEVEMENTS - 2024 GIS SAG AWARD



Dear Travis Genty,

It is my distinct pleasure to inform you that City of West Fargo and Pro West & Associates Inc have been selected to receive a Special Achievement in GIS (SAG) Award at the 2024 Esri User Conference. This award is given to user sites around the world to recognize outstanding work with GIS technology. Your organization stood out from hundreds of thousands of others.

In addition to receiving this award, Esri would like to showcase your organization and its important contributions to GIS at the SAG Award ceremony and online at www.esri.com/sag-award. We strongly encourage you to verify the information we have, and upload your project information and images to the SAG Winner's website. If you do not verify the text on your award, you will receive it with the text that has been submitted on the nomination.

Please [Login](#) to verify and add more information about your outstanding work!

Login ID:

Password:

To ensure you receive the recognition you deserve, please note that the deadline to verify and submit your contact, award, and GIS project information is **Thursday, April 4, 2024, 11:59 PM**. No changes to the award text can be accepted after this deadline.

I congratulate you and your colleagues on a job well done. More information on the award can be found on the [SAG Winner's site](#).



Jack Dangermond
President, Esri

From: [Travis F. Genty](#)
To: [Dustin T. Scott](#)
Cc: [Benji J. Schwartz](#); [Kayla R. Volness](#)
Subject: FW: Special Achievement in GIS Award Notification
Date: Thursday, March 21, 2024 9:36:08 AM

Good Morning,

Recently, I was surprised to learn the City was nominated for and won a global Special Achievement in GIS (SAG) award from Esri. It was for a collaborative effort between Pro West, Engineering, and GIS in developing our permit management solution. Benji and Kayla played instrumental roles in the development process, so great job Kayla and Benji!

Esri hasn't officially announced the winners yet, but Lauren and Austin will be picking up our SAG award while they're at the Esri User Conference in San Diego this July. Eventually, they will publish the results here: <https://www.esri.com/en-us/about/events/uc/plenary/awards/sag-awards>. See the original notification email below for more details.

Here's more info from Pro West and Esri:

Pro West Case Study:

*this is what was submitted to our regional representative, who nominated us for the SAG award.

<https://storymaps.arcgis.com/stories/7fb2c71a956a40b199918dbb8aa8bb4b>

Esri Case Study:

*This is what Esri picked up after the story map above was published. Unfortunately, they used a photo of Fargo for the story.

<https://www.esri.com/en-us/lg/industry/government/stories/right-way-to-right-of-way-permitting-west-fargo>

Travis Genty
GIS Manager, City of West Fargo
(701) 515-5374
Visit our website at:
westfargond.gov



Esri acknowledged the achievements of several domestic and international organizations with the Special Achievement in GIS (SAG) Award ceremony at the annual Esri User Conference (Esri UC) in San Diego, California. The SAG Awards recognize innovative and intelligent applications of GIS technology. Esri users are nominated by Esri leaders and distributors, and finalists are selected by Esri president Jack Dangermond. These organizations set new standards throughout the GIS community. Organizations from around the world are honored at Esri UC. They span industries including agriculture, public works, economic development, education, transportation, health and human services, law enforcement, emergency response, and utilities. "The SAG Awards highlight extraordinary achievements and efforts to improve our world," said Dangermond. "Each year, I look forward to being part of this ceremony. It is a tradition that means a great deal to Esri and to GIS professionals." Here are the US state and local government users recognized this year. See the full list of SAG Award winners at go.esri.com/2024-SAG-Gov.

US State and Local Government SAG Award Winners

- Arizona Department of Administration 9-1-1 Program
- Arizona Game and Fish Department
- Arkansas Department of Transportation
- California Department of Transportation
- Central Contra Costa Sanitary District, California
- Central Florida Regional Transportation Authority (LYNX)
- Central Mississippi Planning and Development District
- Chatham County Emergency Services, Georgia
- City of Auburn, Alabama
- City of Boulder, Colorado
- City of Evansville Water & Sewer Utility Department, Indiana
- City of Greenville, South Carolina
- City of Grimes, Iowa
- City of Las Cruces, New Mexico
- City of Lawrence, Kansas
- City of Nampa, Idaho
- City of Oak Hill, West Virginia
- City of Oakland IT Department, California
- City of Portland Public Works, Maine
- City of Rocky Mount, North Carolina, and ViewPro
- City of Round Rock, Texas
- City of Sandy Springs, Georgia

- City of Tulsa, Oklahoma
- City of Waukesha, Wisconsin
- City of West Fargo, North Dakota, and Pro West & Associates Inc.
- Commonwealth of Kentucky Transportation Cabinet
- Commonwealth of Massachusetts
- County of Carroll, Maryland
- County of Dupage, Illinois
- County of Franklin GIS Department, Virginia
- County of Franklin, Pennsylvania
- County of Kauai Planning Department, Hawaii
- County of Mecklenburg, North Carolina
- County of Olmsted, Minnesota
- Douglas County GIS Department
- Hackensack Police Department, New Jersey
- Inland Empire Health Plan, California
- Kansas Overdose Response Strategy, Kansas
- Massachusetts Executive Office of Energy & Environmental Affairs
- Metropolitan Governments of Nashville & Davidson County, Tennessee
- Mid-America Regional Council
- Midpeninsula Regional Open Space District, California
- Milwaukee Metropolitan Sewerage District, Wisconsin
- Monroe County, Ohio
- New York City Department of Finance
- Ohio Geographically Referenced Information Program (OGRIP) and Canals
- Oklahoma City Utilities Department, Oklahoma
- Pennsylvania Game Commission
- Port Authority of New York and New Jersey Airports
- Port of Los Angeles, California
- Rhode Island Department of Public Health
- Snohomish County GIS, Washington
- South Florida Water Management District
- St. Johns County Public Works Department
- St. Tammany Parish, Louisiana
- State of Alaska Department of Environmental Conservation
- State of Connecticut
- State of Montana
- State of Utah and County Assessors
- Texas Department of State Health Services
- The Mohegan Tribe CAD/GIS Document Control Department
- The New York Power Authority, Canals
- The Oregon State Marine Board
- The State of New Mexico Department of Finance
- United States Forest Service
- Xenia Rural Water District, Iowa

Additional Award Information:

Esri, the global leader in location intelligence, presented the City of West Fargo with the Special Achievement in GIS (SAG) Award on July 17, 2024, at the annual Esri User Conference.

- **Number of nominations:** Esri staff submit thousands of nominations each year with only about 150 to 170 awards being awarded.
- **Selection process:** Esri president Jack Dangermond personally reviews and selects the recipients.
- **Recognition:** The SAG Awards recognize organizations that demonstrate vision, leadership, hard work, and innovation in their use of Esri's geographic information system (GIS) technology.





"Consent" or "Regular" Agenda
Item?
[Regular]

Commission President

Bernie Dardis

Primary Portfolio:

Administrative Services

Secondary Portfolio:

Police & Fire

Commission Vice President

Brad Olson

Primary Portfolio:

Police & Fire

Secondary Portfolio:

Street, Water & Sewer

Commissioner

Roben Anderson

Primary Portfolio:

Community &
Development Services

Secondary Portfolio:

Administrative Services

Commissioner

Rory Jorgensen

Primary Portfolio:

Sanitation

Secondary Portfolio:

Community &
Development Services

Commissioner

Amy Zundel

Primary Portfolio:

Street, Water & Sewer

Secondary Portfolio:

Sanitation

City Administrator

Dustin T. Scott

To: West Fargo City Commission

From: Dan Hanson, City Engineer

Date: November 18, 2024

Subject: HSIP Turn Lane Realignments – Various Locations

Action: Create Project No. 2284 and Approve Task Order for Engineering Services

New Information and Recommendation:

The city in 2021 applied for and was awarded a Highway Safety Improvement Program (HSIP) grant to re-align three intersection's left turning lanes. The grant covers 90% of the construction costs and the project is expected to be bid in January of 2026 and constructed in the summer of 2026.

By lining the turning lanes up with each other it greatly increases the safety of the intersection by allowing drivers to better see oncoming traffic.

These intersection locations are located as follows and shown on the attached location map.

- 9th St. E and 19th Ave E
- 32nd Ave E and 4th St E
- Sheyenne St and 38th Ave W

The following documents are attached for review/consideration:

- Project Location Map
- Engineer's Construction Estimate
- Bolten & Menk Task Order No. 6
- Associated Resolution

Staff Recommendation: Create Project No. 2284 and approve Task Order No. 6 with Bolton & Menk in the amount of \$63,360.

Bolton & Menk has been chosen to be the consultant on this project as they have completed several of these projects for West Fargo in recent years.

Financial:

This project is included on the 2024 CIP. The HSIP grant is in the amount of \$415,000 and covers 90% of the estimated construction costs.

Previously Presented Information and Commission Actions:

December 6, 2021 -

- **Staff Recommendation:** Approve grant applications and Authorize Mayor to sign letters of support.
- **Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. No opposition, motion carried.

DOT Application B

Intersections of 9TH St E & 19TH Ave E, 32ND Ave E & 4TH St E, and Sheyenne St & 38TH Ave W



IMPROVEMENT PROJECT NO. XXXX
Intersection Geometry Updates
WEST FARGO ND

Engineer's Opinion of Probable Cost

19th Ave E and 9th St E

	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	Curb Removal	LF	325	\$15.00	\$4,875.00
2.	Saw Cut Concrete	LF	50	\$7.50	\$375.00
3.	Concrete Removal	SY	450	\$25.00	\$11,250.00
4.	8" Concrete Pavement	SY	450	\$150.00	\$67,500.00
5.	Curb and Gutter	LF	0	\$50.00	\$0.00
6.	Pavement Marking	LF	1,500	\$0.50	\$750.00
7.	Mobilization	L Sum	1	\$10,000.00	\$10,000.00
8.	Traffic Control	L Sum	1	\$10,000.00	\$10,000.00
				TOTAL	\$104,750.00

Sheyenne and 38th Ave E

	ITEM	UNIT	QUANTITY	UNIT PRICE	
1.	Curb Removal	LF	500	\$15.00	\$7,500.00
2.	Saw Cut Concrete	LF	50	\$7.50	\$375.00
3.	Concrete Removal	SY	400	\$25.00	\$10,000.00
4.	8" Concrete Pavement	SY	400	\$150.00	\$60,000.00
5.	Curb and Gutter	LF	0	\$50.00	\$0.00
6.	Pavement Marking	LF	1,500	\$0.50	\$750.00
7.	Revise Signal - FYA	L Sum	1	\$5,000.00	\$5,000.00
8.	Move Street Light	EA	4	\$10,000.00	\$40,000.00
9.	Mobilization	L Sum	1	\$10,000.00	\$10,000.00
10.	Traffic Control	L Sum	1	\$10,000.00	\$10,000.00
				TOTAL	\$143,625.00

32nd Ave E and 4th St E

	ITEM	UNIT	QUANTITY	UNIT PRICE	
1.	Curb Removal	LF	500	\$15.00	\$7,500.00
2.	Saw Cut Concrete	LF	50	\$7.50	\$375.00
3.	Concrete Removal	SY	700	\$25.00	\$17,500.00
4.	8" Concrete Pavement	SY	700	\$150.00	\$105,000.00
5.	Curb and Gutter	LF	0	\$50.00	\$0.00
6.	Pavement Marking	LF	1,500	\$0.50	\$750.00
7.	Move Street Light	EA	2	\$10,000.00	\$20,000.00
8.	Mobilization	L Sum	1	\$10,000.00	\$10,000.00
9.	Traffic Control	L Sum	1	\$10,000.00	\$10,000.00
				TOTAL	\$171,125.00

Construction Subtotal	\$419,500.00
Contingencies	\$42,000.00
Total Construction	\$461,500.00

Task Order 6

In accordance with Paragraph 1.02 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated April 17th, 2023 ("Agreement"), Owner and Engineer agree as follows:

1. Background Data

- a. Effective Date of Task Order: November 12th, 2024
- b. Owner: City of West Fargo, North Dakota
- c. Engineer: Bolton & Menk, Inc.
- d. Specific Project (title): HEU-8-992(049) Turn Lane Realignment Citywide
City of West Fargo Project # 2284

2. Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are:

Description: This project is a result of an HSIP application that received funding for improvements at three intersections to re-align the existing left turn lanes from a negative alignment to a neutral alignment or slightly positive alignment. This will require removing of the existing current raised curb median and replacing with pavement, replacement of street lighting, traffic signal modifications, and re-striping the turn lanes to a different geometry. The intersections to improve are 9th St E & 19th Ave E, 32nd Ave E & 4th St E, Sheyenne St & 38th Ave W.

3. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit A.

4. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule:

<u>Party</u>	<u>Action</u>	<u>Schedule</u>
City of West Fargo	Begin Field Work; ND OneCALL, Utility Surveying	Week of November 11 th , 2024
City of West Fargo	Begin Environmental Document	Week of November 18 th , 2024
Engineer	Project Kickoff Meeting	Week of November 18 th , 2024
City of West Fargo	Submit Environmental Document	Week of December 16 th 2024

Task Order Form

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<u>Party</u>	<u>Action</u>	<u>Schedule</u>
Engineer	Draft Scoping Worksheet Meeting	Week of January 6 th , 2025
Engineer	Submit Draft Scoping Worksheet	Week of January 20 th , 2025
Engineer	Submit Final Scoping Worksheet	Week of February 3 rd , 2025
Engineer	Submit Signed Scoping Worksheet to NDDOT LG	Week of February 17 th , 2025
Engineer	Design Kickoff Meeting	Week of March 3 rd , 2025
Engineer	Submit Preliminary (50%) plans for City Review	Week of April 28 th , 2025
Engineer	50% Plan Review Meeting	Week of May 12 th , 2025
Engineer	Submit 95% plans for City Review	Week of June 23 rd , 2025
Engineer	PS&E Meeting with City (95% plans)	Week of July 7 th , 2025
Engineer	Submit 100% Plans for City Review	Week of July 21 st , 2025
Engineer	100% Final Plan Review Meeting	Week of August 4 th , 2025
Engineer	Plan Completion Date (100% Plans)	August 15 th , 2025
City	Bid Date TBD	Construction in 2026

5. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Task Order	Task	Payment
6	Project # 2284: HSIP Turn Lane Realignment Citywide	\$63,360

6. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order 6 is November 12th, 2024

OWNER:

ENGINEER:

By: _____

By: _____

Print Name: Dustin T. Scott

Print Name: Mike Bittner, PE

Title: City Administrator

Title: Principal Transportation Engineer

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Daniel Hanson, PE

Name: Chris Dahl, PE

Title: City Engineer

Title: Associate Project Manager

Address: 2515 6th St. E.

Address: 3168 41st St S

West Fargo, ND 58078

Suite 2

Fargo, ND 58104

E-Mail Address: Daniel.Hanson@westfargond.gov

E-Mail Address: Chris.Dahl@bolton-menk.com

Phone: 701-515-5103

Phone: 701-367-5283

Task Order Form

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Engineer's Services for Task Order

City # 2284 – 2026 HSIP Turn Lane Realignment – West Fargo, ND

This project includes removing the negative left turn lane offset at three intersections. This will require removal of the existing current raised curb median and replacing with pavement, replacement of street lighting, traffic signal modifications, and re-striping the turn lanes to a different geometry. The intersections to improve are 9th St E & 19th Ave E, 32nd Ave E & 4th St E, Sheyenne St & 38th Ave W.

Project design duration from November 2024 through August 2025; 10 months.

Scope of Work:

Task 1.0 Project Management

Includes day-to-day project management, coordination, and meetings with City of West Fargo and the Bolton & Menk project team. Includes preparing and updating project progress reports & schedules as well as administering the contract and preparing invoices. Includes four one-hour long meetings with City of West Fargo staff; kickoff, 50% plan comment review, PS&E comment review, and 100% comment review meetings. Includes monthly progress report, schedule updates, and invoices.

Task 2.0 Preliminary Design, Topographic Surveying, Utility Coordination

Includes using the planning level concepts and estimates previously prepared by the HSIP project to develop detailed designs to determine the extent of impacts and prepare construction limits. City of West Fargo to perform ND OneCALL utility request with field marking by utility owners, utility coordination, and topographic survey of all marked utilities and existing topography at the three intersections. Includes coordination with utility owners to confirm horizontal and vertical location of their facilities and adjustments or relocations due to impacts from the proposed improvements:

- 9th St E & 19th Ave E: Remove existing raised median on north leg of intersection, replace with aggregate base & HMA pavement, restripe left turn lane and gore area. No changes to roadway on south, east, or west legs of the intersection. Change the five section stack signal heads to four section flashing yellow arrow heads for all directions. Install mast arm extension on southbound signal to center over reconstructed left turn lane. Existing cables will accommodate the new flashing yellow arrows with a splice to West Fargo FYA wiring specifications. Configure existing cabinet and controller to FYA movements. Adjust video camera detection zones. Includes removal of the traffic signal pull box and pedestrian push button that exist in the raised median on the north leg of the intersection. Adjust pedestrian crossing timing. Street lighting not affected by improvements.
- 32nd Ave E & 4th St E: Remove existing raised median on west and north legs of intersection, replace with aggregate base & concrete pavement, restripe left turn lane and gore area. No changes to roadway on south or east legs of the intersection. Remove traffic signal pull box and pedestrian push button that exists in the raised median on the west leg of the intersection. Adjust pedestrian crossing timing. Install mast arm extension on the eastbound signal to center existing four section head over reconstructed turn lane. Adjust video camera detection zones. Street lighting in medians on west and north legs will be relocated.

- Sheyenne St & 38th Ave W: Remove existing raised median on south leg of intersection, replace with aggregate base & concrete pavement, restripe left turn lane and gore area. No changes to roadway on west, north, or east legs of the intersection. Remove traffic signal pull box that exists in the raised median on the south leg of the intersection. Remove two street lights in the south median and replace with new lighting on east and west sides of Sheyenne. Install four section flashing yellow arrow heads to northbound and southbound signals. Install mast arm extension on northbound signal to center over reconstructed left turn lane. Existing cables will accommodate the new flashing yellow arrows with a splice to West Fargo FYA wiring specifications. Configure existing cabinet and controller to FYA movements. Adjust video camera detection zones.

Includes quality assurance / quality control checks by competent and trained staff.

All designs will be completed in AutoCAD Civil 3D 2024. Does not include cross sections. Does not include establishing existing right-of-way from PLSS data or previous plats; City GIS shapefiles to be used for existing right-of-way. Does not include preparing right-of-way plats for acquisition of temporary easements or permanent right-of-way. Does not include property negotiation, acquisition, legal correspondence, obtaining temporary construction easements, or right of entry permissions. Does not include preparation of an environmental document or any environmental field work.

Design includes existing and proposed typical sections, raised median removals, roadway paving, signage remove & reset, pavement marking changes, work zone traffic control design & plans, APS pedestrian push button relocation, signal modifications, and lighting unit relocation. Includes investigating the need for traffic signal mast arm extensions and signal head relocation to be above newly aligned left turn lanes. Does not include foundation location changes to existing traffic signal systems. Does not include changing existing traffic signal controller cabinet units or locations. Includes truck turn analysis and dotted turn lane extensions through intersection for opposing left turns to occur simultaneously. Includes temporary erosion control in the form of inlet protection devices. Does not include ADA ramp design, drainage modifications, or permanent erosion control. Raised medians will be stopped short of existing crosswalks and no refuge islands nor ADA ramps will be redesigned or installed.

Task 3.0 Final Design & Plan Preparation

Includes preparing NDDOT plan sections:

- 001 - Title Sheet
- 002 – Table of Contents
- 004 – Scope of Work
- 006 – Notes
- 008 – Quantities
- 020 – General Details
- 030 – Typical Sections
- 040 – Removals
- 090 – Paving Layouts
- 100 – Work Zone Traffic Control
- 110 – Signing
- 120 – Pavement Markings
- 140 – Lighting
- 150 – Traffic Signals

Includes the use of NDDOT specifications and common bid items for the type of work. Plans will be prepared in AutoCAD Civil 3D 2024.

Includes time for engineer of record services to answer bidder questions and prepare addendums and change orders during construction if necessary.

Detailed Cost Estimate - Task Order # 6

Client: City of West Fargo City Project # 2284: HSIP Turn Lane Realignments Citywide		Bolton & Menk, Inc.							
Task No.	Work Task Description	Project Manager	Design Engineer	Design Engineer	Graduate Engineer	Technician	Clerical	Total Hours	Total Cost
1.0	Project Management	24	12	0	0	0	4	40	\$7,400
2.0	Preliminary Urban Regional & Urban Roads Project Scoping Worksheet	3	0	4	0	8	0	15	\$2,220
3.0	Final Urban Regional & Urban Roads Project Scoping Worksheet	2	0	0	0	0	0	2	\$400
4.0	Preliminary Design	10	10	108	48	36	0	212	\$30,620
5.0	Final Design & Plan Preparation	16	14	80	40	0	0	150	\$22,720
Total Hours		55	36	192	88	44	4	419	
Average Hourly Rate		\$200.00	\$180.00	\$145.00	\$135.00	\$130.00	\$110.00		
Subtotal		\$11,000	\$6,480	\$27,840	\$11,880	\$5,720	\$440		
Total Fee								\$63,360	

The total fee for this project is \$63,360 and will be billed out as a lump sum contract that will be billed out on a monthly basis as a percentage of project completion.

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION CREATING PROJECT NO. 2284 –HSIP TURN LANE
REALIGNMENTS, AND INCIDENTALS OF THE CITY OF WEST FARGO, NORTH
DAKOTA

WHEREAS, Daniel Hanson, a Registered Professional Engineer, is the Engineer for the City of West Fargo, and the Board of City Commissioners has consulted with him relating to the establishment, size and form and other matters with regard to Project No. 2284 – HSIP Turn Lane Realignments, and Incidentals of the City of West Fargo; and

WHEREAS, it is deemed necessary to establish such a turn lane realignment project within the City of West Fargo;

NOW THEREFORE, be it resolved as follows:

That there is hereby created Project No. 2284– HSIP Turn Lane Realignments, and Incidentals of the City of West Fargo, North Dakota.

Dated: November 18, 2024

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

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