

Meeting Items

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approve Order of Agenda
- E. Approval of Minutes -- August 17, 2026
- F. Building Permits

Consent Agenda - Approve the Following:

- a. Bills
- b. Project No. 1352 – Sanitary Sewer System Rehabilitation – Spot Repairs
 - Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed
- c. Games of Chance for Fargo Moorhead Quilters
- d. Games of Chance for Landon's Light Foundation
- e. Games of Chance for Horace Hawks Girls Swim and Dive
- f. Games of Chance for Horace Hawks Boys Swim and Dive
- g. Games of Chance for Tech Team Wrestling Club

Regular Agenda

1. 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. Members of the public who wish to speak during this public comment period must sign-up in advance, and provide their name, residential address, and reference the item on the current agenda or on the agenda of the most recent previous meeting. Please sign up no later than 12 p.m. the day of the City Commission Meeting you wish to attend.
[City Commission Meeting Public Comment | West Fargo, ND](https://westfargond.gov/city-commission-meeting-public-comment) (westfargond.gov)
2. Public Hearings (each item will adjourn out of regular meeting into a public hearing)
 - a. Public Hearing and First Reading of A26-15 Brooks Harbor 5th Addition, request for zone change from PUD to R-2 -- Aaron Nelson, Director of Planning and Zoning
 - b. Public Hearing on First Draft of 2027 Preliminary Budget -- Dustin Scott, City Administrator
3. Review First Draft of 2027 Final Budget -- Dustin Scott, City Administrator
4. 2025 Audit Presentation -- John Hagen, Eide Bailly
5. A26-13 Hope Lutheran Addition, request for Conditional Use Permit for signage -- Aaron Nelson, Director of Planning and Zoning
6. A26-12 North Pond at The Preserve 19th Addition, request for subdivision approval and encroachment agreement -- Aaron Nelson, Director of Planning and Zoning

7. 2026 Centerline Striping – Jerry Wallace, City Engineer
 - Create Project No. 2308 and Award Project to Northstar Safety
8. Sheyenne Riverside 1st Addition Traffic Study – Jerry Wallace, City Engineer
 - Create Project No. 9077, Approve Preliminary Work Agreement and Authorize Traffic Study
9. Lagoon Property – Economic Development Readiness – Dan Hanson, Senior Director of Community & Development
 - Create Project No. 9078 and Approve Task Order
10. City Administrator's Report -- Dustin Scott, City Administrator
11. Correspondence
12. Non-Agenda Items
13. 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, August 17, 2026.

B. Pledge of Allegiance

The Pledge of Allegiance was recited.

C. Roll Call

Commissioner Stedman – present; Commissioner Zundel – present; Commissioner Erickson; Commissioner Jorgensen – present; Mayor Gjerdevig – present

D. Approve Order of Agenda

Commissioner Jorgensen moved and Commissioner Erickson seconded to approve the order of agenda. Commissioners Stedman, Zundel, Erickson, and Mayor Gjerdevig, voted aye, no Commissioners voted nay. The motion to approve the order of agenda, was declared carried.

E. Approval of Minutes -- August 3, 2026

Commissioner Erickson moved and Commissioner Stedman seconded to approve the minutes of August 3, 2026. Commissioners Stedman, Zundel, Erickson, and Mayor Gjerdevig, voted aye, no Commissioners voted nay. The motion to approve the minutes of August 3, 2026, was declared carried.

F. Building Permits

Commissioner Zundel moved and Commissioner Stedman seconded to approve the building permits. Commissioner Jorgensen recused himself. Commissioners Stedman, Zundel, Erickson, and Mayor Gjerdevig, voted aye, no Commissioners voted nay. The motion to approve the building permits, was declared carried.

Consent Agenda - Approve the Following:

- a. Bills**
- b. Early Closure for Employee Recognition Event**
- c. Move to approve the proposed revisions to City of West Fargo Personnel Policy 400 – Standards of Conduct for All Employees and personnel Policy 416 – Performance Management**
- d. Improvement District No. 1345 – New Water Supply, Sewerage, Street Systems; and Incidentals — Sandhill's 6th Addition**
 - Adopt Amended Resolution to Direct Assessments to be Levied**
- e. Improvement District No. 1358 – New Water Supply, Sewerage, Street Systems; and Incidentals (Grant 2nd Addition)**
 - Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed**



- f. Improvement District No. 3010 – Beaton Drive Reconstruction (Sheyenne St to Sheyenne River)**
 - **Approve both an Engineer’s Report and Task Order, Authorize Resolution of Necessity; and Direct Engineer to prepare Plans and Specifications**
- g. A26-14 Midland 3rd Addition, a request for right-of-way access onto 7th Ave NE**
- h. Games of Chance for Lauradean (Heiskell) Kurtz Benefit on September 20, 2026**
- i. Games of Chance for West Fargo Clay Target Team Inc. December 2026**
- j. Games of Chance for United Way of Cass-Clay**
- k. Drain 21 Repair and Property Transfer Agreement**
 - **Approve Drain 21 Agreement and Associated Easements and Quitclaim Deeds**
- l. SRO MOU with West Fargo Public School District No. 6**
- m. Financial Statement as of July 31, 2026**

Commissioner Stedman moved and Commissioner Jorgensen seconded to approve the consent agenda. A roll call vote was taken Commissioners Stedman – yes; Zundel – yes; Erickson; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve the consent agenda, was declared carried.

Regular Agenda

- 1. 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.**

Members of the public who wish to speak during this public comment period must sign-up in advance, and provide their name, residential address, and reference the item on the current agenda or on the agenda of the most recent previous meeting. Please sign up no later than 12 p.m. the day of the City Commission Meeting you wish to attend.

City Commission Meeting Public Comment | West Fargo, ND (westfargond.gov)

- 2. Public Hearings (each item will adjourn out of regular meeting into a public hearing)**
- 3. Second Reading of A26-5 Sandhills 9th Addition, request for subdivision approval and zone change from A to LI -- Aaron Nelson, Director of Planning and Zoning**

Commissioner Stedman moved and Commissioner Jorgensen seconded to approve A roll call vote was taken Commissioners Stedman – yes; Zundel – yes; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve the Second Reading of A26-5 Sandhills 9th Addition, request for subdivision approval and zone change from A to LI, was declared carried.



4. Update regarding Short-Term Rental Licensing -- Aaron Nelson, Director of Planning and Zoning

Informational item, no action requested.

5. Document Ready Site process for Former City Lagoon areas -- Casey Sanders-Berglund

Commissioner Stedman moved and Commissioner Erickson seconded to approve working with Moore Engineering on a Task Order to Make the Lagoons a Document Ready Site. A roll call vote was taken Commissioners Stedman – yes; Zundel – yes; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve the Second Reading of A26-5 Sandhills 9th Addition, request for subdivision approval and zone change from A to LI, was declared carried.

6. 2026 Pavement Condition Index (PCI) -- Jerry Wallace, City Engineer

• Create Project No. 9076, Accept Quote, and Authorize City Staff to Purchase PCI Survey of the Roadway Network

Commissioner Stedman moved and Commissioner Erickson seconded to approve 2026 Pavement Condition Index (PCI); Create Project No. 9076, Accept Quote, and Authorize City Staff to Purchase PCI Survey of the Roadway Network. A roll call vote was taken Commissioners Stedman – yes; Zundel – yes; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve the 2026 Pavement Condition Index (PCI); Create Project No. 9076, Accept Quote, and Authorize City Staff to Purchase PCI Survey of the Roadway Network, was declared carried.

7. Resolution Authorizing the Issuance of Improvement Warrants -- Katie Schmidt, City Attorney

Commissioner Erickson moved and Commissioner Jorgensen seconded to approve the Resolution Authorizing the Issuance of Improvement Warrants. A roll call vote was taken Commissioners Stedman – yes; Zundel – yes; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve the Resolution Authorizing the Issuance of Improvement Warrants, was declared carried.

8. Closed executive session pursuant to N.D.C.C. § 44-04-19.1(5) for purposes of attorney consultation regarding fire hazard violations at 1042 7th Avenue Northeast

Commissioner Jorgensen moved and Commissioner Stedman seconded go into a Closed executive session pursuant to N.D.C.C. § 44-04-19.1(5) for purposes of attorney consultation regarding fire hazard violations at 1042 7th Avenue Northeast. A roll call vote was taken Commissioners Stedman – yes; Zundel – not present; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to go into a Closed executive session pursuant to N.D.C.C. § 44-04-19.1(5) for purposes of attorney consultation regarding fire hazard violations at 1042 7th Avenue Northeast, was declared carried.



Commissioner Jorgensen moved and Commissioner Erickson seconded to direct the City Attorney to commence civil proceedings in the district court to abate and enjoin the fire hazard violations at 1042 7th Avenue Northeast. A roll call vote was taken Commissioners Stedman – yes; Zundel – not present; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to approve directing the City Attorney to commence civil proceedings in the district court to abate and enjoin the fire hazard violations at 1042 7th Avenue Northeast, was declared carried.

9. Closed Executive session for purposes of negotiation strategies and attorney consultation for reasonably predictable claims regarding Brookwood Estates LLC and Brookwood Estates MHC, LLC, in accordance with N.D.C.C. §§ 44-04-19.1(2), (5), and (9).

Commissioner Jorgensen and Commissioner Stedman seconded to go into a Closed Executive session for purposes of negotiation strategies and attorney consultation for reasonably predictable claims regarding Brookwood Estates LLC and Brookwood Estates MHC, LLC, in accordance with N.D.C.C. §§ 44-04-19.1(2), (5), and (9). A roll call vote was taken Commissioners Stedman – yes; Zundel – not present; Erickson – yes; Jorgensen – yes; Mayor Gjerdevig – yes. The motion to go into a Closed Executive session for purposes of negotiation strategies and attorney consultation for reasonably predictable claims regarding Brookwood Estates LLC and Brookwood Estates MHC, LLC, in accordance with N.D.C.C. §§ 44-04-19.1(2), (5), and (9), was declared carried.

No action was taken.

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

- a. City Hall is closed in observance of Labor Day, Monday, September 7.
Next regular meeting will be Tuesday, September 8.**

11. Correspondence

12. Non-Agenda Items

13. Adjourn

Commissioner Jorgensen moved and Commissioner Erickson seconded to adjourn. The motion to adjourn was declared carried, the meeting adjourned at 8:05 pm.

**WEST FARGO CITY COMMISSION MEETING
BUILDING DEPARTMENT ACTIVITY REPORT
09/08/26**

	08/14/2026 thru 8/31/2026			YEAR TO DATE		
	# PERMITS	# UNITS	VALUATION	# PERMITS	# UNITS	VALUATION
<u>BUILDING NEW</u>						
COMMERCIAL	4		\$ 19,073,758.00	11		\$ 45,449,203.00
RESIDENTIAL DWELLING	2	2	\$ 789,900.00	19	19	\$ 9,145,981.00
RESIDENTIAL TWINHOME						
RESIDENTIAL TOWNHOME				16	57	\$ 14,250,000.00
RESIDENTIAL MULTIPLE						
PUBLIC						
CHURCH						
ACCESSORY	9		\$ 443,225.00	116		\$ 4,685,146.00
FOUNDATION ONLY	1		\$ 6,000.00	9		\$ 7,550,130.00
<u>BUILDING REMODEL</u>						
COMMERCIAL	2		\$ 25,000.00	41		\$ 9,372,536.00
RESIDENTIAL	9		\$ 296,221.00	111		\$ 6,179,381.00
PUBLIC				5		\$ 15,826,000.00
CHURCH				1		\$ 500,000.00
ACCESSORY				1		\$ 5,200.00
<u>BUILDING OTHER</u>						
DEMOLITION	1		\$ 105,000.00	5		\$ 155,000.00
MOVE				1		\$ 1,000.00
PERMIT CANCELLATION						
TOTALS	28	2	\$ 20,739,104.00	336	76	\$ 113,119,577.00

WEST FARGO CITY COMMISSION MEETING
Building Department Report - Summary

1

NO.	CONTRACTOR	ADDRESS	OWNER	VALUATION	PERMIT FOR
260500	LEMARS D & ANNETTE G DEYLE	713 9 AVE W	LEMARS D & ANNETTE G DEYLE	\$ 2,500.00	Remodel - Residential - Replace Window Wells
260690	Dabbert Custom Homes, LLC	1015 61 AVE W	DABBERT CUSTOM HOMES, LLC	\$ 469,900.00	Residential Dwelling
260699	THOMAS HERMAN & BROOKLYN FUCHS	3512 HIDDEN WAY	THOMAS HERMAN & BROOKLYN FUCHS	\$ 320,000.00	Residential Dwelling
260152	Valor Contracting LLC	2765 3 AVE NW	MESSINGER COMPANY LLC	\$ 14,023,115.00	Commercial - Building Shell and Fitup for Main Bldg, Service Bay, Offices
260153	Valor Contracting LLC	2765 3 AVE NW	MESSINGER COMPANY LLC	\$ 959,947.00	Commercial - Building Shell and Fitup for Fleet Bldg, Repair Shop & Wash Bay
260306	DEVIN J SCHULDHEISZ	229 2 AVE E	DEVIN J SCHULDHEISZ	\$ 7,000.00	Remodel - Residential - Replace Siding and Patio Door
260526	Deck Builders, Inc.	769 ALBERT DR W	DEREK & BROOKE WALLENSTEIN	\$ 19,900.00	Accessory - Deck
260708	Signature Improvements Inc.	1803 7 ST W	ROBERT & PATRICIA WALLS	\$ 30,000.00	Remodel - Residential - Remodel and Install Exterior Door
260763	CARY A WALKER	737 30 TER E	CARY A WALKER	\$ 6,000.00	Foundation Only - Accessory Structure
260773	Hammers Construction, Inc.	1000 7 ST NE	NORDICK GROUP INC	\$ 2,215,696.00	Remodel - Commerical - Warehouse Addition
260745	Olson Pool Company	215 51 AVE E	SHANTEL & CHRIS SCHUMACHER	\$ 108,895.00	Accessory - Swimming Pool
260735	Plecity Kowalski Construction, Inc.	200 26 AVE E	KARLYN MEIERS LT	\$ 200,000.00	Remodel - Residential - Addition
260776	Groundworks Minnesota, LLC	719 14 AVE E	JAY W CHRISTENSEN	\$ 2,122.00	Remodel - Residential - Drain Tile & Vapor Barrier
260777	Groundworks Minnesota, LLC	1518 MAPLE LN	DARREL A & LOIS A LUND, TOD	\$ 19,378.00	Remodel - Residential - Foundation Repair
260778	Groundworks Minnesota, LLC	431 5 AVE E UNIT 1	COLLEEN COLEMAN	\$ 23,772.00	Remodel - Residential - Foundation Repair & Drain Tile
260696	CONSTRUCTION AND SIDING, INC.	1811 CHARLESWOOD ESTATES	TADD R & DARLA J SKAURUD	\$ 6,000.00	Remodel - Residential - Partial Siding Replacement
260765	Vanterra Foundation Solutions, LLC	3430 EAGLE RUN DR	LISA CARVER	\$ 5,449.00	Remodel - Residential - Replace Window Wells
260785	Liberty Fence, Inc.	6151 MARTIN LN W	ANDREW & CYRIEL COALWELL	\$ 13,430.00	Accessory - Deck
260463	Skapa Construction LLC	2550 SUMMIT WAY E	WEST FARGO HOLDINGS, LLC C/D	\$ 1,875,000.00	Commercial - Office Building & Shop
260781	Premium Decks, Inc.	1595 BAYWOOD DR	KENT & DIANE PROSSER	\$ 30,000.00	Accessory - Deck

WEST FARGO CITY COMMISSION MEETING
Building Department Report - Summary

2

NO.	CONTRACTOR	ADDRESS	OWNER	VALUATION	PERMIT FOR
260716	Lake Valley Builders LLC	435 32 AVE E	FOUR HORSEMEN, LLC	\$ 10,000.00	Remodel - Commercial - Remove Temp Walls & Install Permanent Offices
260796	D&R Custom Decks LLC	1643 BIRCHWOOD DR E	STEVE B & ANNETTE M PORTER	\$ 12,000.00	Accessory - Deck
260805	Deck Builders, Inc.	1000 HIGHLAND LN W	TAN TRAN & NGOC NGUYEN	\$ 24,000.00	Accessory - Deck
260810	Top-Tier Construction & Design	1595 18 AVE E	JAMES & JANET RICHARD FAMILY TRUST	\$ 20,000.00	Accessory - Deck
260813	Premium Decks, Inc.	1306 MARLYS DR W	ALEX & MORGAN OLSON	\$ 15,000.00	Accessory - Deck
260818	Ulrich Enterprises, Inc.	3644 6 ST E	BRANDEN & AMANDA PERZINSKI	\$ 200,000.00	Accessory - Swimming Pool
260826	Diesel Dogs Contracting, LLC	2125 SHEYENNE ST	FARMERS UNION OIL COMPANY OF	\$ 105,000.00	Demolition - Demo Old Shop
260820	CHAP PROPERTIES, LLC	2219 SHEYENNE ST	CHAP PROPERTIES, LLC	\$ 15,000.00	Remodel - Commercial - Build Separating Wall

**WEST FARGO CITY COMMISSION MEETING
BUILDING DEPARTMENT MONTHLY COMPARISON REPORT
09/08/26**

	January 2025 THRU AUGUST 2025			JANUARY 2026 THRU AUGUST 2026		
	# PERMITS	# UNITS	VALUATION	# PERMITS	# UNITS	VALUATION
<u>BUILDING NEW</u>						
COMMERCIAL	5		\$ 7,582,000.00	11		\$ 45,449,203.00
RESIDENTIAL DWELLING	68	68	\$ 29,872,876.00	19	19	\$ 9,145,981.00
RESIDENTIAL TWINHOME						
RESIDENTIAL TOWNHOME				16	57	\$ 14,250,000.00
RESIDENTIAL MULTIPLE						
PUBLIC						
CHURCH						
ACCESSORY	106		\$ 1,974,042.00	116		\$ 4,685,146.00
FOUNDATION ONLY	0		\$ 1,744,262.00	9		\$ 7,550,130.00
<u>BUILDING REMODEL</u>						
COMMERCIAL	23		\$ 8,776,306.00	41		\$ 9,372,536.00
RESIDENTIAL	116		\$ 4,058,143.00	111		\$ 6,179,381.00
PUBLIC	10		\$ 5,805,588.00	5		\$ 15,826,000.00
CHURCH	1		\$ 38,000.00	1		\$ 500,000.00
ACCESSORY	3		\$ 261,710.00	1		\$ 5,200.00
<u>BUILDING OTHER</u>						
DEMOLITION	2		\$ 5,284.00	5		\$ 155,000.00
MOVE	1		\$ 2,000.00	1		\$ 1,000.00
PERMIT CANCELLATION	1	1	\$ (5,250,000.00)			
TOTALS	334	69	\$ 54,870,211.00	336	76	\$ 113,119,577.00

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CITY OF WEST FARGO, ND
Claim Details by Posted Date
For Claims from 08/17/26 to 09/04/26

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Report ID: AP100V

* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
134234	C	2954 A-OX WELDING SUPPLY CO INC	47.95								
1	08/10/26	PROPANE	47.95			1000		430000	722		101000
0001566352											
		Total for Vendor:	47.95								
134061	C	289 ACME TOOLS	484.14								
1	08/24/26	MISC TOOLS	119.45			6020		450000	432		101000
16893570											
2	08/18/26	#5706 TOOLS	364.69			1000		430002	610		101000
16858304											
134127	C	289 ACME TOOLS	279.00								
1	08/26/26	FD Tr 75 Tri-pod Battery	279.00			2060		415200	420		101000
16907860											
		Total for Vendor:	763.14								
134017	C	3766 ALERT-ALL CORP	2,614.05								
1	08/18/26	2026 Pub Ed/CRR	2,614.05			2060		415200	375		101000
W55597											
		Total for Vendor:	2,614.05								
134208	C	2947 ALLSTATE PETERBILT OF FARGO	959.76								
1	08/18/26	#7045 CORE EVAP/WINDOW SWITCH	729.21			4387		480000	427		101000
4004537881											
2	08/14/26	#2101 LATCH	230.55			6020		450000	427		101000
4004537522											
		Total for Vendor:	959.76								
134368		999999 AMANDA VOSS	190.00								
		Tree Planting Permit - 3473 Shadow Wood Lane									
1	09/02/26	Tree - 3473 Shadow Wood Lane	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								

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133998	E	3490 AMAZON CAPITAL SERVICES	271.80								
1	08/13/26	blue pistol - training	271.80			1000		421000	987		101000
		1XN3-FDG1-3CR7									
134018	E	3490 AMAZON CAPITAL SERVICES	667.67								
1	08/19/26	FD E-75 LED Lights	13.59			2060		415200	420		101000
		1YQR-M3QJ-YWT9									
2	08/24/26	FD Ice Scoop/Sparkle	100.98			2060		415200	500		101000
		1VQG-1CKJ-XWCF									
3	08/24/26	FD CLIP BOARDS	16.82			2060		415200	410		101000
		1VQG-1CKJ-XWCF									
4	08/24/26	FD Pump & Aerial Driver books	381.00			2060		415200	340		101000
		1VQG-1CKJ-XWCF									
5	09/02/26	FD Lawn Sprinkler	64.99			2060		415200	494		101000
		1QMV-X4LK-HNRP									
6	09/02/26	FD Yellow memo pads	18.98			2060		415200	410		101000
		1QMV-X4LK-HNRP									
7	08/13/26	FD TOW CHAIN	71.31			2060		415200	420		101000
		1HXQ-49MM-9LNM									
134052	E	3490 AMAZON CAPITAL SERVICES	403.74								
1	08/26/26	pelican cases	374.85			1000		421000	641		101000
		1467-RGPY-7LQX									
2	08/25/26	power failure alarm/key rings	28.89			1000		421000	641		101000
		1DYM-G9V7-DPDK									
134060	E	3490 AMAZON CAPITAL SERVICES	1,588.69								
1	08/17/26	OFFICE SUPPLIES	15.19			2210		428000	410		101000
		1LPX44N1FY4V									
2	08/17/26	B KROG PANTS	203.96			6025		450000	422		101000
		16PPD36GND3X									
3	08/13/26	SCREEN PROTECTORS	15.09			6025		450000	497		101000
		1JF619RT3NHP									
4	08/20/26	OFFICE SUPPLIES	23.38			1000		450000	410		101000
		1YKG96W3HJRH									
5	08/18/26	WATER TESTING BOOKS - ST	57.78			1000		430000	340		101000
		11FQDQYLCFDH									

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CITY OF WEST FARGO, ND
Claim Details by Posted Date
For Claims from 08/17/26 to 09/04/26

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Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
6	08/18/26	WATER TESTING BOOKS - WA	57.78			6020		450000	340		101000
11	FQDQYLCFDH										
7	08/18/26	WATER TESTING BOOKS - SW	57.78			6025		450000	340		101000
11	FQDQYLCFDH										
8	08/24/26	WINTER GLOVES - BG	181.46			1000		455000	639		101000
1	THJJK3LWKGQ										
9	08/24/26	WINTER GLOVES - ST	181.46			1000		430000	639		101000
1	THJJK3LWKGQ										
10	08/24/26	WINTER GLOVES - WA	181.46			6020		450000	639		101000
1	THJJK3LWKGQ										
11	08/24/26	WINTER GLOVES - SW	181.46			6025		450000	639		101000
1	THJJK3LWKGQ										
12	08/24/26	WINTER GLOVES - RW	182.58			1000		430001	639		101000
1	YRQVX9W94CW										
13	08/24/26	OFFICE SUPPLIES	13.19			6020		450000	410		101000
1	7K63GX7XF7N										
14	08/24/26	J MOLL PANTS (returned)	62.33			1000		455000	422		101000
1	7K63GX7XF7N										
15	07/17/26	#5707 TOOLS	49.99			1000		430002	610		101000
1	JY6VDHK4NPY										
16	07/17/26	CONNECTORS/SPRING	49.71			1000		430002	391		101000
1	JHX64GD9CT										
17	08/12/26	BATTERY TESTING	74.09			1000		430002	487		101000
1	JK6PWGQDC9H										
134103	E	3490 AMAZON CAPITAL SERVICES	158.48								
1	08/21/26	Headset - Finance	142.49			1000		414100	641		101000
1	GV6-1VP3-3KPM										
2	08/20/26	iPad case - Sanitation	15.99			6010		450200	497		101000
1	DN-DK6D-4RFM										
134157	E	3490 AMAZON CAPITAL SERVICES	211.85								
1	07/14/26	NITRILE GLOVES - CLEANERS	167.88			1000		455000	500		101000
1	71WK7XLVQW6										
2	08/11/26	CLEANING SUPPLIES	26.99			1000		455000	500		101000
1	LL1XMNN7WT6										
3	08/11/26	OFFICE SUPPLIES	16.98			6020		450000	410		101000
1	LL1XMNN7WT6										

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Claim Details by Posted Date
For Claims from 08/17/26 to 09/04/26

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
134179	E	3490 AMAZON CAPITAL SERVICES	68.71								
1	08/27/26	FD I-pad Case/Eq. Services	24.99			2060		415200	497		101000
		191D-VJ77-VH WX									
2	08/28/26	FD ice Scoop St 76	31.39			2060		415200	500		101000
		1FG3-7T4D-GMH6									
3	08/28/26	FD Mower Cable	12.33			2060		415200	420		101000
		1FG3-7T4D-GMH6									
134201	E	3490 AMAZON CAPITAL SERVICES	479.21								
1	09/01/26	OFFICE SUPPLIES	50.38			2210		428000	410		101000
		1YGQ3J179LQJ									
2	08/18/26	#5706 HEADLIGHTS	128.89			1000		430002	610		101000
		1KL3LLT4C7DQ									
3	08/17/26	MULTIMETER	299.94			1000		455000	432		101000
		16PPD36GND6R									
134252	E	3490 AMAZON CAPITAL SERVICES	119.94								
1	09/01/26	J MOLL PANTS	64.99			1000		455000	422		101000
		1R7GJMQXC9RH									
2	09/01/26	Z STEFFENS PANTS	54.95			1000		455000	422		101000
		1QNL7QFNC1MH									
134259	E	3490 AMAZON CAPITAL SERVICES	168.88								
1	08/14/26	SCRAPER SHANK	168.88			1000		430000	427		101000
		1PPFYD97V34W									
134311	E	3490 AMAZON CAPITAL SERVICES	141.85								
1	08/31/26	Cables - IT	96.87			1000		414104	497		101000
		1KJC-GG7G-HTV&									
2	08/28/26	Phone case/screen protector-PD	44.98			1000		421000	497		101000
		1JHH-YHW7-FTTW									
134322	E	3490 AMAZON CAPITAL SERVICES	62.36								
1	09/01/26	CLEANING SUPPLIES	62.36			1000		455000	500		101000
		1CHXDX4H9VWW									
Total for Vendor:			4,343.18								

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134225	-92092E	5229 AMB INVESTMENTS, LLC	47,700.00								
		New City Hall / Satellite Library									
1	09/01/26	Sept 2026 Lease - City Hall	44,922.57			1001		415000	389		101000
2	09/01/26	Sept 2026 Lease - Satellite Li	2,777.43			7000		411600	389		101000
		Total for Vendor:	47,700.00								
134075		2844 AMERICAN MAIL HOUSE INC	802.42								
1	08/20/26	FORESTRY POSTCARDS	802.42			2210		428000	360		101000
114493											
		Total for Vendor:	802.42								
134161	C	317 AMERICAN WELDING & GAS, INC.	71.23								
1	08/25/26	DUMPSTER REPAIR	71.23			6010		450200	914		101000
0011903372											
		Total for Vendor:	71.23								
133440	-92108E	5776 ANNE RENEE MCCLEAN	300.00								
		Tree Planting Permit - 2865 McLeod Dr E									
1	07/16/26	Tree - 2865 McLeod Dr E	300.00			5000		422000	490		101000
		Total for Vendor:	300.00								
134371		999999 ASHLEY WILKE	190.00								
		Tree Planting Permit - 3837 3rd St E									
1	09/02/26	Tree - 3837 3rd St E	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134068		22 ASPLIN EXCAVATING	1,193.45								
1	08/11/26	SHREDDED BLACK DIRT	631.25			2210		428000	358		101000
26-2165											
2	08/13/26	SHREDDED BLACK DIRT	631.25			2210		428000	358		101000
26-2204											
3	05/21/26	FD Cr for Overpayment	-69.05			2060		415200	494		101000
26-0806											

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134148		22 ASPLIN EXCAVATING	1,271.00								
1	08/18/26	SHREDDED BLACK DIRT	1,271.00			1000		430000	358		101000
26-2277											
		Total for Vendor:	2,464.45								
134337	C	5449 ASSUREHIRE	692.30								
		Background Checks / Drug Screens / Credit Checks for New Hires									
1	154025 09/01/26	Background/Drug Screens	402.34			1000		414103	399		101000
154025											
2	154025 09/01/26	Drug Screen/Credit Checks - PD	45.32			1000		421000	387		101000
154025											
3	154025 09/01/26	Background/Drug Screens - Park	254.05			8000		453000	110		101000
154025											
4	154025 09/01/26	Credit - Parks	-9.41			8000		453000	110		101000
154025											
		Total for Vendor:	692.30								
134038	-92103E	4672 ASURE PAYROLL TAX MANAGEMENT	271,484.64								
	08/21/2026	Payroll									
1	08/21/26	Social Security	128,216.00			1000		212501			101000
2	08/21/26	Medicare	29,985.80			1000		212502			101000
3	08/21/26	Federal Income Tax	103,555.84			1000		212503			101000
4	08/21/26	ND State Tax	5,090.00			1000		212504			101000
5	08/21/26	MN State Tax	4,637.00			1000		212505			101000
134039	-92102E	4672 ASURE PAYROLL TAX MANAGEMENT	29,000.98								
	08/21/2026	Payroll - Parks									
1	08/21/26	Social Security - Parks	16,029.16			8000		453000	110		101000
2	08/21/26	Medicare - Parks	3,748.82			8000		453000	110		101000
3	08/21/26	Federal Income Tax - Parks	8,349.00			8000		453000	110		101000
4	08/21/26	ND State Tax - Parks	319.00			8000		453000	110		101000
5	08/21/26	MN State Tax - Parks	555.00			8000		453000	110		101000
		Total for Vendor:	300,485.62								

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134256		5770 AUTO SYSTEMS	7.99								
1	08/25/26	WIPERS	7.99			1000		421000	427		101000
99421532											
Total for Vendor:			7.99								
134155	C	2931 AUTO VALUE PARTS STORES	496.89								
1	08/25/26	PRIMER BULB	29.97			1000		430001	427		101000
99421614											
2	08/18/26	FILTERS	19.25			1000		421000	427		101000
99420015											
3	08/18/26	FILTERS	69.46			6010		450200	427		101000
99420019											
4	08/18/26	FILTERS	45.26			1000		430000	427		101000
99420017											
5	08/18/26	FILTERS	27.99			6025		450000	427		101000
99420024											
6	08/14/26	FILTERS	27.99			1000		430000	427		101000
99419393											
7	08/24/26	10W30 OIL	113.99			1000		430001	427		101000
99421125											
8	08/25/26	FILTERS	20.71			6025		450000	427		101000
99421455											
9	08/25/26	FILTERS	183.41			6010		450200	427		101000
99421448											
10	08/25/26	FILTERS	46.60			1000		430000	427		101000
99421447											
11	08/25/26	FILTERS	117.02			1000		430001	427		101000
99421452											
12	08/25/26	FILTERS	22.27			1000		421000	427		101000
99421444											
13	08/25/26	FUEL CARTRIDGE	57.38			6010		450200	427		101000
99421449											
14	08/25/26	FILTERS	125.31			6020		450000	427		101000
99421445											
15	08/20/26	FILTERS	7.36			1000		430000	427		101000
99420656											

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16	08/20/26	#7800 GL PRIME GREEN	84.95			4387		480000	427		101000
99420605											
17	08/18/26	MINITURE LAMP	2.36			6020		450000	427		101000
99420184											
18	08/18/26	FUEL/WATER SEPERATOR	19.10			6010		450200	427		101000
99420020											
19	08/18/26	FILTERS	12.42			1000		421000	427		101000
99420171											
20	08/20/26	#2201 FILTERS	41.96			6020		450000	427		101000
99420584											
21	08/19/26	FILTERS	45.58			6020		450000	427		101000
99420549											
22	08/18/26	FILTERS	15.10			4387		480000	427		101000
99419992											
23	08/28/26	FILTERS	6.51			6010		450200	427		101000
99422211											
24	08/20/26	RETURNS	-645.06			1000		455000	427		101000
99420713											
134227	C	2931 AUTO VALUE PARTS STORES	532.48								
1	09/01/26	FILTERS	15.40			1000		421000	427		101000
99422809											
2	09/01/26	FILTERS	3.35			1000		455000	427		101000
99422818											
3	09/01/26	FILTERS	3.35			1000		415000	427		101000
99422819											
4	09/01/26	FILTERS	3.35			1000		430002	427		101000
99422820											
5	09/01/26	FILTERS	6.70			1000		415000	427		101000
99422822											
6	09/01/26	FILTERS/SEPERATOR	315.72			6010		450200	427		101000
99422814											
7	09/01/26	FILTERS	8.46			6010		450200	427		101000
99422816											
8	09/01/26	FILTERS	29.37			6025		450000	427		101000
99422958											
9	09/01/26	FILTERS	25.70			6010		450200	427		101000
99422824											

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10 99415909	07/29/26	FILTERS	121.08			6010 450200	427		101000
Total for Vendor:			1,029.37						
134003 grant purchase 1 INUS471404	08/07/26	3032 AXON ENTERPRISE INC in car camera system	3,123.00 3,123.00			1000 335900			101000
Total for Vendor:			3,123.00						
134328 1 INV1242020	C 09/02/26	4426 BACHMAN'S TREES	14,065.00 14,065.00			2210 428000	446		101000
Total for Vendor:			14,065.00						
134388 1 WESTFWTR25A	-92090E 08/31/26	33 BANK OF NORTH DAKOTA Project 3006 - Interest	138,070.57 5,340.68			4003 490000	720		101000
2 WESTFWTR25A	08/31/26	Project 3006 - Principal	5,000.00			4003 490000	710		101000
3 WESTFWTR25A	08/31/26	Project 3006 - Admin Fees	1,780.22			4003 490000	740		101000
4 WESTFWST25B	08/31/26	Project 3006 - Interest	35,186.71			4003 490000	720		101000
5 WESTFWST25B	08/31/26	Project 3006 - Principal	5,000.00			4003 490000	710		101000
6 WESTFWST25B	08/31/26	Project 3006 - Admin Fees	11,728.90			4003 490000	740		101000
7 WESTFWST25C	08/31/26	Water/Sewer Bond Series 2025C	20,255.50			6020 490000	720		101000
8 WESTFWST25C	08/31/26	Water/Sewer Bond Series 2025C	20,255.49			6025 490000	720		101000
9 WESTFWST25C	08/31/26	Water/Sewer Bond Series 2025C	6,751.83			6020 490000	740		101000
10 WESTFWST25C	08/31/26	Water/Sewer Bond Series 2025C	6,751.83			6025 490000	740		101000
11 WESTFWTR25D	08/31/26	Water/Sewer Bond Series 2025D	7,507.28			6020 490000	720		101000

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12	08/31/26	Water/Sewer Bond Series 2025D	7,507.28			6025		490000	720		101000
WESTFWTR25D											
13	08/31/26	Water/Sewer Bond Series 2025D	2,502.43			6020		490000	740		101000
WESTFWTR25D											
14	08/31/26	Water/Sewer Bond Series 2025D	2,502.42			6025		490000	740		101000
WESTFWTR25D											
Total for Vendor:			138,070.57								
134281		2599 BEAR'S TREE SERVICE	6,300.00								
1	09/01/26	STUMP GRINDING	6,300.00			2210		428000	418		101000
4203											
Total for Vendor:			6,300.00								
134002	C	3149 BEE SEEN GEAR	357.48								
1	07/18/26	badge for b. oldham	194.50			1000		421000	422		101000
76830											
2	07/28/26	shirts for stanton	162.98			1000		421000	422		101000
77454											
134020	C	3149 BEE SEEN GEAR	5,874.93								
1	08/17/26	FD C Hodgson short	180.00			2060		415200	422		101000
76145											
2	08/17/26	FD J Johnson short	90.00			2060		415200	422		101000
76145											
3	08/17/26	FD D Christensen short/belt	109.99			2060		415200	422		101000
76145											
4	08/17/26	FD A Olson Shorts	79.00			2060		415200	422		101000
76145											
5	08/17/26	FD K GreaneyStanger Hoodie/ves	164.98			2060		415200	422		101000
76145											
6	08/17/26	FD K Miller hat, pants	209.00			2060		415200	422		101000
76145											
7	08/17/26	FD W Koenig short	50.01			2060		415200	422		101000
76145											
8	08/17/26	FD M Ashland Boot	160.00			2060		415200	422		101000
76145											
9	08/17/26	FD L Pettinger Boot	160.00			2060		415200	422		101000
76145											

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10 76145	08/17/26 FD W Koenig Boot		160.00			2060		415200	422		101000
11 76145	08/17/26 FD H Kalina t-shirt/boot		189.00			2060		415200	422		101000
12 76145	08/17/26 FD Sprecher sweater/jobshirt		295.00			2060		415200	422		101000
13 77270	08/18/26 FD Patches/Class A's		600.00			2060		415200	422		101000
14 77270	08/18/26 FD D Sapp Patches		64.00			2060		415200	422		101000
15 77270	08/18/26 FD M Wunderlich Polo		64.00			2060		415200	422		101000
16 77270	08/18/26 FD N Wavra T-shirts		63.00			2060		415200	422		101000
17 77270	08/18/26 FD D Fuller Polo,t-shirt,shirt		170.00			2060		415200	422		101000
18 77270	08/18/26 FD J Johnson t-shirts		134.00			2060		415200	422		101000
19 77270	08/18/26 FD K Frost t-shirts		46.00			2060		415200	422		101000
20 77270	08/18/26 FD M Breiland boot,job shirt p		486.99			2060		415200	422		101000
21 77270	08/18/26 FD M O'Bryant Job shirt, t-shi		178.00			2060		415200	422		101000
22 77270	08/18/26 FD N Sahr pant,polo,t-shirts		425.99			2060		415200	422		101000
23 77270	08/18/26 FD M Berg hat,t-shirts		71.00			2060		415200	422		101000
24 77270	08/18/26 FD D Christensen hat polo,cap		110.99			2060		415200	422		101000
25 77270	08/18/26 FD M Dahlson hat, mock 1/4 zip		102.99			2060		415200	422		101000
26 77270	08/18/26 FD B Gaugler hat,polo,tshirt		139.00			2060		415200	422		101000
27 77270	08/18/26 FD C Cvancara hat,polo,t-shirt		114.00			2060		415200	422		101000
28 77270	08/18/26 FD J Dick hat,t-shirt		92.00			2060		415200	422		101000

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29 77270	08/18/26 FD K Miller polo,short,belt		162.99			2060 415200	422		101000
30 77270	08/18/26 FD R Quallley, pant		90.00			2060 415200	422		101000
31 77270	08/18/26 FD T Matelski short		90.00			2060 415200	422		101000
32 77270	08/18/26 FD A Nienas short, boot		430.00			2060 415200	422		101000
33 77270	08/18/26 FD T Ebeling hat,tshirt,shorts		393.00			2060 415200	422		101000
134047 1 77873 2 77967	C 3149 BEE SEEN GEAR 08/20/26 new officers KORE belt 08/25/26 zipper repair moelle - Hill		511.71 479.85 31.86			1000 421000 1000 421000	422 427		101000 101000
134124 1 77725 2 75787 3 78066	C 3149 BEE SEEN GEAR 08/14/26 uniforms for Roll 07/23/26 badge for haskell 09/14/26 patches for AC		419.45 207.45 200.00 12.00			1000 421000 1000 421000 1000 421000	422 422 422		101000 101000 101000
134247 1 77809	C 3149 BEE SEEN GEAR 08/18/26 pants for CSO garza		179.98 179.98			1000 421000	422		101000
Total for Vendor:			7,343.55						
134185 1 408008829	3469 BENCO EQUIPMENT - WEST FARGO 08/31/26 PROJ 9061		83,000.00 83,000.00			4188 480000	670		101000
Total for Vendor:			83,000.00						

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134178	C	36 BERT'S TRUCK EQUIPMENT	162.00								
1	08/27/26	FD Train Truck-Fix Tailgate	162.00			2060		415200	427		101000
106904											
134209	C	36 BERT'S TRUCK EQUIPMENT	73.74								
1	08/27/26	#5305B PIN	73.74			1000		430001	427		101000
106919											
Total for Vendor:			235.74								
134246	C	4165 BOBBI JO NOBLES	457.40								
1	08/28/26	K9 hits conf - meal reimb	405.00			1000		421000	340		101000
2	08/28/26	ground travel to/from airport	52.40			1000		421000	340		101000
Total for Vendor:			457.40								
134333	C	3489 BOLTON & MENK, INC	9,075.50								
1	0404091	08/21/26 Project 2284	7,161.50			4133		480000	418		101000
0404091											
2	0404180	08/24/26 Project 2304	1,500.00			4254		480000	418		101000
0404180											
3	0404089	08/21/26 Traffic Signal Timing	414.00			1000		430000	487		101000
0404089											
Total for Vendor:			9,075.50								
134149	C	28 BORDER STATES PAVING	2,083.25								
1	08/20/26	HOT MIX ASPHALT	2,083.25			1000		430000	722		101000
3078-26											
134153	C	28 BORDER STATES PAVING	21,436.45								
1	08/13/26	HOT ASPHALT MIX	1,040.00			6025		450000	439		101000
3064-26											
2	08/13/26	HOT ASPHALT MIX	20,396.45			1000		430000	722		101000
3064-26											
Total for Vendor:			23,519.70								

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134129	C	3512 BOUND TREE MEDICAL, LLC	21.79								
1	08/20/26	FD Medical supplies	21.79			2060		415200	500		101000
86325773											
		Total for Vendor:	21.79								
134173		5666 BRANDY WOODROW	68.00								
		WATER TESTING - BISMARCK									
1	08/26/26	TRAVEL REIMBURSEMENT	68.00			1000		430001	340		101000
		Total for Vendor:	68.00								
134078		73 BRAUN INTERTEC	4,975.25								
1	08/25/26	PROJ 9061	1,451.50			4188		480000	418		101000
		IN1026146									
2	08/25/26	PROJ 9061	3,523.75			4188		480000	418		101000
		IN1026148									
134330		73 BRAUN INTERTEC	2,326.25								
1	IN1026266	08/26/26 Imp Dist 1356	2,326.25			4197		480000	418		101000
		IN1026266									
134334		73 BRAUN INTERTEC	63,413.60								
1	IN1025640	08/20/26 Imp Dist 3008	9,749.50			4224		480000	418		101000
		IN1025640									
2	IN1025724	08/20/26 Imp Dist 6063	7,757.75			4213		480000	418		101000
		IN1025724									
3	IN1025665	08/20/26 Imp Dist 2265	15,995.60			4793		480000	418		101000
		IN1025665									
4	IN1025634	08/20/26 Imp Dist 3006	860.25			4003		480000	418		101000
		IN1025634									
5	IN1025631	08/20/26 Project 6064	402.00			4256		480000	418		101000
		IN1025631									
6	IN1025630	08/20/26 Imp Dist 2294	2,763.00			4223		480000	418		101000
		IN1025630									
7	IN1025635	08/20/26 Imp Dist 3009	7,908.00			4225		480000	418		101000
		IN1025635									
8	IN1025652	08/20/26 Imp Dist 3006	544.00			4003		480000	418		101000
		IN1025652									

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9	IN1025632	08/20/26 Imp Dist 2296	3,147.50			4191 480000	418		101000
10	IN1025654	08/20/26 Imp Dist 2291	941.50			4182 480000	418		101000
11	IN1025638	08/20/26 Project 2297	502.50			4192 480000	418		101000
12	IN1025643	08/20/26 Project 2293	12,097.00			4187 480000	418		101000
13	IN1020599	07/08/26 Project 2284	745.00			4133 480000	418		101000
Total for Vendor:			70,715.10						
134180	C	652 BRENCO CORPORATION	264.36						
1	08/28/26	FD Vehicle Soap	264.36			2060 415200	420		101000
0191475									
Total for Vendor:			264.36						
134048		4096 BRENT YOUNG	71.28						
1	08/25/26	reimb for fuel	71.28			1000 421000	424		101000
134125		4096 BRENT YOUNG	24.79						
1	08/12/26	SWAT cap for Young	24.79			1000 421000	422		101000
911002659									
Total for Vendor:			96.07						
134332		999999 BRIAN LOVGREN	216.77						
Reimbursement for plumbing issues that occurred due to construction on Imp Dist									
3008									
1	28502	08/24/26 Reimb for plumbing issues	216.77			4224 480000	670		101000
28502									
Total for Vendor:			216.77						
134346		999999 BRIAN M MORLOCK	95.00						
Tree Planting Permit - 1102 Parkway Dr									
1	08/31/26	Tree - 1102 Parkway Dr	95.00			5000 422000	490		101000
Total for Vendor:			95.00						

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134013		3064 BRIAN WOODS	2,755.00						
1	08/19/26	training instructor fees	2,755.00			1000 421000	340		101000
5043									
		Total for Vendor:	2,755.00						
134383		999999 BRYAN BREKKE	190.00						
		Tree Planting Permit - 4531 12th St W							
1	09/02/26	Tree - 4531 12th St W	190.00			5000 422000	490		101000
		Total for Vendor:	190.00						
134058		3892 BURGGRAF'S ACE FARGO WEST #17458	9.99						
1	08/13/26	ELECTRICAL TAPE	9.99			6025 450000	433		101000
5131									
134130		3892 BURGGRAF'S ACE FARGO WEST #17458	7.08						
1	08/25/26	FD Eq Svcs. Hardware	7.08			2060 415200	500		101000
5149									
134195		3892 BURGGRAF'S ACE FARGO WEST #17458	9.99						
1	08/27/26	FUSE	9.99			6025 450000	433		101000
5156									
		Total for Vendor:	27.06						
134050	C	351 BUSINESS ESSENTIALS	142.17						
1	08/25/26	copy paper	142.17			1000 421000	410		101000
		WO-1404245-1							
134288	C	351 BUSINESS ESSENTIALS	65.98						
1	08/26/26	FD Badge Holders	65.98			2060 415200	410		101000
		1404296-1							
		Total for Vendor:	208.15						
134022		32 BUSINESS SOFTWARE, INC.	32,770.00						
		Assessments and Specials							
		1/1/26-12/31/26							
1	26-2658	07/02/26 Annual Software Maintenance	16,385.00			1000 414101	497		101000
26-2658									

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2	26-2658	07/02/26 Annual Software Maintenance	16,385.00			1000 414100	497		101000
26-2658									
		Total for Vendor:	32,770.00						
134169	C	39 BUTLER MACHINERY	305.42						
1	08/26/26	#3201 SEAL KIT	165.00			1000 430000	427		101000
00PS0687536									
2	08/19/26	#3000 PUMP AS	80.94			1000 430000	427		101000
00PS0687059									
3	08/18/26	#4008 RETURN	-66.47			6010 450200	427		101000
00CS0066497									
4	08/18/26	#3000 ELEMENT	56.61			1000 430000	427		101000
00PS0686985									
5	08/18/26	#380 MIRROR	69.34			1000 430000	427		101000
00PS0686984									
134235	C	39 BUTLER MACHINERY	74.76						
2	08/20/26	#4008 BOLT	74.76			6010 450200	427		101000
00PS0687167									
134273	C	39 BUTLER MACHINERY	4,531.73						
1	08/19/26	#7709 MAINTENANCE/FILTERS	4,531.73			4387 480000	427		101000
00W00299929									
		Total for Vendor:	4,911.91						
134290	C	4508 CARE RESOURCE CONNECTION	3,000.00						
1	09/01/26	FD 09-01/09-30 service	3,000.00			2060 415200	428		101000
8000									
		Total for Vendor:	3,000.00						
134072		1355 CASS COUNTY GOVERNMENT	23,257.02						
1	08/19/26	VECTOR CONTROL 7/1-7/31/26	23,257.02			2200 427500	395		101000
INV013077									

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134248		1355 CASS COUNTY GOVERNMENT	4,827.56						
1	08/31/26	july 2026 - jail housing	4,680.00			1000 421000	398		101000
		INV013166							
2	08/31/26	july 2026 - intox	120.00			1000 421000	398		101000
		INV013167							
3	08/31/26	july 2026 - medical	27.56			1000 421000	398		101000
		INV013165							
134272		1355 CASS COUNTY GOVERNMENT	1,658.53						
1	08/25/26	BUDGET NOTICES	1,658.53			1000 415000	360		101000
		INV013109							
134339		1355 CASS COUNTY GOVERNMENT	25,694.01						
1	INV013183	09/01/26 RRRDC Building Project	25,694.01			4057 415000	750		101000
		INV013183							
		Total for Vendor:	55,437.12						
134091	C	2909 CC STEEL LLC	4,860.00						
1	08/26/26	FORCE MAIN REPAIR	4,860.00			6025 450000	439		101000
		26-9239-3							
		Total for Vendor:	4,860.00						
134159		62 CENTRAL DOOR & HARDWARE INC	27.00						
1	08/07/26	SPRING HINGE	27.00			6020 450000	420		101000
		SI000676							
		Total for Vendor:	27.00						
134219	C	2429 CERTIFIED LABORATORIES	697.00						
1	08/19/26	DRI LUBE/DYLEK	697.00			1000 455000	433		101000
		9744461							
		Total for Vendor:	697.00						
134376		999999 CHALSEY BLANCHARD	190.00						
		Tree Planting Permit - 302 50th Pl W							
1	09/02/26	Tree - 302 50th Pl W	190.00			5000 422000	490		101000
		Total for Vendor:	190.00						

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134366		999999 CHERYL LIPP	190.00								
		Tree Planting Permit - 4426 Sunset Blvd									
1	09/02/26	Tree - 4426 Sunset Blvd	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134025		111 CITY OF FARGO	38,550.45								
1	506336 08/17/26	Paratransit Rides - July 2026	38,550.45			1000		415000	376		101000
		506336									
134147		111 CITY OF FARGO	1,468.50								
1	08/19/26	TACK OIL	1,468.50			1000		430000	722		101000
		506662									
134268		111 CITY OF FARGO	84,952.95								
1	08/26/26	LANDFILL FEES	28,053.30			6010		450200	355		101000
		506924									
2	08/19/26	LANDFILL FEES	28,544.58			6010		450200	355		101000
		506661									
3	08/12/26	LANDFILL FEES	28,355.07			6010		450200	355		101000
		506311									
		Total for Vendor:	124,971.90								
134263		5761 CLEAN CUT LAND & SNOW MANAGEMENT	1,785.00								
1	09/02/26	SHEYENNE STREET MOWING	1,785.00			1000		430001	381		101000
		2145									
		Total for Vendor:	1,785.00								
134372		999999 CLINT OLMSTEAD	300.00								
		Tree Planting Permit - 1130 60th Ave W									
1	09/02/26	Tree - 1130 60th Ave W	300.00			5000		422000	490		101000
		Total for Vendor:	300.00								
134158		C 133 COLE PAPERS INC	234.04								
1	08/13/26	PAPER PRODUCTS - SA	234.04			6010		450200	500		101000
		10755597									
		Total for Vendor:	234.04								

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134301	C	3850 COLLIERS SECURITIES LLC	24,000.00								
1	08/18/26	Municipal advisor - 2026 RIB	16,727.27			4009		480000	740		101000
2	08/18/26	Municipal advisor - 2026 RIB	5,748.25			4189		480000	740		101000
3	08/18/26	Municipal advisor - 2026 RIB	1,524.48			4185		480000	740		101000
		Total for Vendor:	24,000.00								
134354		999999 COLTON LLOYD	95.00								
		Tree Planting Permit - 3409 Eagle Run Dr									
1	08/31/26	Tree - 3409 Eagle Run Dr	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134298	C	3530 CONNECTWISE	351.90								
1	08/27/26	ScreenConnect - Sept subscript	351.90			1000		414104	497		101000
		INV01685977									
134304	C	3530 CONNECTWISE	351.90								
1	07/27/26	ScreenConnect - Aug subscript	351.90			1000		414104	497		101000
		INV01669812									
		Total for Vendor:	703.80								
134347		999999 CONNIE IVERSON	95.00								
		Tree Planting Permit - 1110 W 44th Ave									
1	08/31/26	Tree - 1110 W 44th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134080	E	229 CONSOLIDATED COMMUNICATIONS	97.37								
1	08/15/26	SCADA BACKUP @ PD	97.37			6025		450000	527		101000
		701-150-0691/0									
		Total for Vendor:	97.37								
134005		4108 CONSOLIDATED ELECTRICAL	189.02								
1	08/11/26	pd parking garage project	774.21			1000		455000	420		101000
		2348-1121913									
2	07/10/26	credit flock camera project	-600.91			1000		421000	641		101000
		CM-2348-1121271									
3	08/17/26	repairs - k0 training outlet	15.72			1000		421000	427		101000
		2348-1124622									

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134090		4108 CONSOLIDATED ELECTRICAL	391.11								
1	08/11/26	RIGID COND/PHOTO EYE	391.11			1000		430002	392		101000
		2348-1124049									
134150		4108 CONSOLIDATED ELECTRICAL	45.24								
1	08/26/26	RCPT	45.24			1000		414104	497		101000
		2348-1125418									
134191		4108 CONSOLIDATED ELECTRICAL	177.58								
1	08/19/26	TRIMBLE	448.58			4387		480000	670		101000
		2348-1123954									
2	08/24/26	TRIMBLE	-271.00			4387		480000	670		101000
		2348-1125228									
134291		4108 CONSOLIDATED ELECTRICAL	227.55								
1	08/18/26	St 76 New Washbay light	162.66			2060		415200	494		101000
		2348-1124257									
2	08/20/26	St 76 Garage lights	45.00			2060		415200	494		101000
		2348-112471									
3	08/21/26	St 76 Bay Outlet	19.89			2060		415200	494		101000
		2348-1125064									
134321		4108 CONSOLIDATED ELECTRICAL	1,086.03								
1	08/04/26	SVIVEL PHOTO EYE	471.03			1000		430002	392		101000
		2348-1122132									
2	08/05/26	TRIMBLE	615.00			4387		480000	670		101000
		2348-1122687									
Total for Vendor:			2,116.53								
134338	C	5412 CONTINENTAL UTILITY SOLUTIONS	1,220.00								
		09/01/26-01/31/27									
1	INVC-15556	09/02/26 UB Software add-on -Remit	406.67			6010		450200	497		101000
		INVC-15556									
2	INVC-15556	09/02/26 UB Software add-on -Remit	406.67			6020		450000	497		101000
		INVC-15556									
3	INVC-15556	09/02/26 UB Software add-on -Remit	406.66			6025		450000	497		101000
		INVC-15556									
Total for Vendor:			1,220.00								

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134095	C	5763 COOK AVIATION SERVICE LLC	5,051.64								
1	1004	08/13/26 Airport Management Fees	3,914.00			7050		500000	428		101000
1004											
2	1004	08/13/26 Fuel leak, A/C, electrical	499.50			7050		500000	420		101000
1004											
3	1004	08/13/26 TV140 manual	56.99			7050		500000	420		101000
1004											
4	1004	08/13/26 TV140 fuses/electrical connect	89.94			7050		500000	420		101000
1004											
5	1004	08/13/26 Costco membership	130.00			7050		500000	667		101000
1004											
6	1004	08/13/26 Cleaning supplies - Costco	30.65			7050		500000	420		101000
1004											
7	1004	08/13/26 Cleaning supplies - Menards	13.45			7050		500000	420		101000
1004											
8	1004	08/13/26 A/C service on Tractor TV140	317.11			7050		500000	428		101000
1004											
		Total for Vendor:	5,051.64								
134065		3245 CORE & MAIN	2,228.37								
1		08/13/26 TAPT BLIND DLG	465.28			6025		450000	439		101000
59646											
2		08/13/26 BRASS BUSHING	85.26			6025		450000	437		101000
59553											
3		08/13/26 HYD PAINT	669.34			6020		450000	438		101000
59458											
4		08/24/26 POWERSEAL REPAIR CLAMP	788.49			6025		450000	439		101000
61945											
5		08/19/26 PLY REMOTE WIRE	220.00			6020		450000	432		101000
60847											
134154		3245 CORE & MAIN	13,785.36								
1		08/24/26 SOLID SLEEVE/PRESSURE PIPE	4,340.68			6025		450000	439		101000
61846											
2		08/19/26 BERMAD COMB ARV	5,957.90			6025		450000	439		101000
37036											

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3 35987	08/13/26	NEENAH/ADJU RIN	3,486.78			6025 450000	437		101000
134194 1 63467	08/28/26	3245 CORE & MAIN PVC SEWER PIPE	1,611.20 557.12			6025 450000	439		101000
2 63036	08/27/26	BRASS BUSHING/ADAPTER	573.66			6025 450000	825		101000
3 38665	08/27/26	REP CLIPS	942.11			6025 450000	439		101000
4 64016	09/01/26	BALL VALVES	326.80			6025 450000	439		101000
5 3268	08/28/26	CREDIT	-788.49			6025 450000	439		101000
134266 1 38666	08/27/26	3245 CORE & MAIN UT REDUCER	729.13 342.49			6020 450000	438		101000
2 38158	08/25/26	CARSONITE MARKER	386.64			6020 450000	438		101000
134278 1 30761	07/15/26	3245 CORE & MAIN MP CURB BOXES	4,901.55 4,901.55			6020 450000	438		101000
134280 1 38160	08/25/26	3245 CORE & MAIN GASKETS/HEADS/MEGALUG/CIC153	6,229.60 6,229.60			6025 450000	439		101000
Total for Vendor:			29,485.21						
134276 APWX CONFERENCE 1	09/03/26	4786 CORY RAMSEY - HOUSTON TRAVEL REIMBURSEMENT	355.00 355.00			1000 430000	340		101000
Total for Vendor:			355.00						

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134317	C	5785 COZEN O'CONNOR	3,500.00						
1	25529323	08/31/26 Project 1356 - Easement fee	3,500.00			4197 480000	862		101000
25529323									
		Total for Vendor:	3,500.00						
134265		60 CROSSCOUNTRY FREIGHT SOLUTIONS	159.69						
1	08/17/26	SHIPPING	159.69			6020 450000	335		101000
1544423									
		Total for Vendor:	159.69						
134032		3500 CUMMINS SALES AND SERVICE	936.16						
1	08/12/26	FD E-71 rocker housing leak	936.16			2060 415200	427		101000
E8-260829267									
		Total for Vendor:	936.16						
134083	C	4059 DAKOTA FENCE	13.59						
1	08/19/26	SIGNS	13.59			1000 430000	487		101000
183987									
		Total for Vendor:	13.59						
134207	C	1675 DAKOTA FLUID POWER, INC	215.47						
1	08/26/26	#5432 FILTER CARTRIDGE	172.91			1000 430001	427		101000
7500377									
2	08/19/26	#5432 QK DISCNT	21.28			1000 430001	427		101000
7497879									
3	08/18/26	#5432 QK DISCNT	21.28			1000 430001	427		101000
7497503									
134251	C	1675 DAKOTA FLUID POWER, INC	341.82						
1	08/12/26	#4103 ORINGS	12.54			6010 450200	427		101000
7495670									
2	08/21/26	HARDWARE STOCK	329.28			2210 428000	427		101000
7498754									
		Total for Vendor:	557.29						

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134196	C	79 DAKOTA HOSE & FITTINGS	139.72								
1	08/27/26	VINYL TUBING	139.72			6025		450000	825		101000
3239938											
134284	C	79 DAKOTA HOSE & FITTINGS	446.04								
1	08/31/26	SWIVEL	446.04			6020		450000	438		101000
3240083											
Total for Vendor:			585.76								
134033	C	4428 DAKOTA REFRIGERATION, INC.	563.61								
1	08/10/26	FD St 76 Ice Machine Repair	563.61			2060		415200	427		101000
f234062											
Total for Vendor:			563.61								
134167	C	624 DAKOTA SUPPLY GROUP	77.91								
1	08/27/26	CONNDUIT/WIRES	62.93			6020		450000	438		101000
S105979700.001											
2	08/27/26	#5707 TOOLS	14.98			1000		430002	610		101000
S105979666.001											
Total for Vendor:			77.91								
134387		999999 DALE KNUTSON	300.00								
Tree Planting Permit - 631 Westview Lane E											
1	09/04/26	Tree - 631 Westview Lane E	300.00			5000		422000	490		101000
Total for Vendor:			300.00								
134275		5414 DALLAS HEIZELMAN	355.00								
APWX CONFERENCE - HOUSTON											
1	09/03/26	TRAVEL REIMBURSEMENT	355.00			1000		430000	340		101000
Total for Vendor:			355.00								
134353		999999 DANIEL O OPGRAND	95.00								
Tree Planting Permit - 3401 Eagle Run Dr											
1	08/31/26	Tree - 3401 Eagle Run Dr	95.00			5000		422000	490		101000
Total for Vendor:			95.00								

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134026	C	2531 DAVID ARNTSON	451.30								
		NCRAAO conference - Dickinson - 08/11/26-08/14/26									
1		08/18/26 Travel Reimb - 08/11-08/14	451.30			1000		414101	340		101000
		Total for Vendor:	451.30								
134292	C	3525 DELL SPRECHER	150.75								
1		09/03/26 Per Diem IAAI Bismarck	113.00			2060		415200	340		101000
2026	Conf										
2		09/03/26 Fuel IAAI Bismarck	37.75			2060		415200	424		101000
2026	conf										
		Total for Vendor:	150.75								
134369		999999 DERRICK OLSON	190.00								
		Tree Planting Permit - 614 29th Ave E									
1		09/02/26 Tree - 614 29th Ave E	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134349		999999 DEVIN JESZ	95.00								
		Tree Planting Permit - 1134 W 44th Ave									
1		08/31/26 Tree - 1134 W 44th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134306	C	1502 EIDE BAILLY LLP	13,177.50								
		Professional services related to 2025 audit									
1		EI02108233 08/27/26 2025 Audit	13,177.50			1000		415000	418		101000
		EI02108233									
		Total for Vendor:	13,177.50								
134181	C	5454 EMERGENCY TECHNICAL DECON	84.42								
1		08/28/26 FD Gear Repair, sahr	84.42			2060		415200	420		101000
1640											
		Total for Vendor:	84.42								

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134115	-92101E	4664 EMPOWER (MASS MUTUAL)	5,240.32								
1	08/21/26	August 2026 Contributions	5,240.32			1000		212528			101000
		Total for Vendor:	5,240.32								
134107	119011S	3547 EQUITABLE UNIT ANNUITY	3,100.00								
1	08/21/26	Deferred Comp August 2026	3,100.00			1000		212524			101000
		Total for Vendor:	3,100.00								
134385		999999 ERIK HASSE	190.00								
		Tree Planting Permit - 1255 5th St NW									
1	09/03/26	Tree - 1255 5th St NW	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134011		2862 ESSENTIA HEALTH - FARGO	1,348.00								
1	08/19/26	annual physicals	615.00			1000		421000	387		101000
		890002547.08.2026									
2	08/19/26	pre-placement	733.00			1000		421000	996		101000
		890002547.08.2026									
134019		2862 ESSENTIA HEALTH - FARGO	608.00								
1	08/19/26	FD July Annual Physicals	608.00			2060		415200	996		101000
		890002546.08.2026									
134097		2862 ESSENTIA HEALTH - FARGO	823.00								
		Random drug screens									
1	08/19/26	D Barglof - Street	60.00			1000		430000	387		101000
		890000526.08.2026									
2	08/19/26	B Gast - Street	60.00			1000		430000	387		101000
		890000526.08.2026									
3	08/19/26	J Williams - Sanitation	60.00			6010		450200	387		101000
		890000526.08.2026									
4	08/19/26	C Husler - Sanitation	60.00			6010		450200	387		101000
		890000526.08.2026									
5	08/19/26	J Benedict - Forestry	70.00			2210		428000	387		101000
		890000526.08.2026									
6	08/19/26	D Birnbaum - Street	91.00			1000		430000	387		101000
		890000526.08.2026									

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7	08/19/26	J Novacek - Water	91.00			6020		450000	387		101000
890000526.08.2026											
8	08/19/26	J Steckler-Johnson - Water	60.00			6020		450000	387		101000
890000526.08.2026											
9	08/19/26	S Skartved - Sewer	60.00			6025		450000	387		101000
890000526.08.2026											
10	08/19/26	J Smith - PW	60.00			1000		450000	387		101000
890000526.08.2026											
11	08/19/26	J Rolczynski - Street	91.00			1000		430000	387		101000
890000526.08.2026											
12	08/19/26	J Barker - Sanitation	60.00			6010		450200	387		101000
890000526.08.2026											
Total for Vendor:			2,779.00								
134216	C	1851 F/S MANUFACTURING	17.24								
1	08/21/26	#601 SWIVEL	17.24			2210		428000	427		101000
213339											
Total for Vendor:			17.24								
134250		3344 FACTORY MOTOR PARTS	32.76								
1	09/01/26	#1175 SPARK PLUG	32.76			1000		421000	427		101000
37-1326463											
Total for Vendor:			32.76								
134162	C	897 FARGO GLASS AND PAINT CO.	44.00								
1	08/11/26	DUMPSTER REPAIR	44.00			6010		450200	914		101000
FR0001527795-001											
Total for Vendor:			44.00								
134086	C	124 FASTENAL	20.48								
1	08/18/26	M6X18HCS	20.48			6025		450000	825		101000
NDFAR343593											
Total for Vendor:			20.48								

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134012		151 FEDERAL EXPRESS	12.27								
1	08/19/26	ND lab pkg	12.27			1000		421000	661		101000
9-428-17339											
134042		151 FEDERAL EXPRESS	36.14								
1	08/26/26	ND lab pkg	12.27			1000		421000	661		101000
9-437-75927											
2	08/26/26	finance shipped pkg	23.87			1000		414100	661		101000
9-437-75927											
Total for Vendor:			48.41								
134085	C	5138 FLEXIBLE PIPE TOOLS & EQUIPMENT	419.55								
1	08/21/26	HOSE/DEBRIS GRABBER	419.55			6025		450000	432		101000
33159											
Total for Vendor:			419.55								
134340		2499 FM CONVENTION & VISITORS BUREAU	43,337.54								
July 2026 Lodging											
1	July 2026	07/31/26 Lodging Tax 2%	43,337.54			2141		411500	533		101000
July 2026 2											
134341		2499 FM CONVENTION & VISITORS BUREAU	21,668.75								
July 2026 Lodging											
2	July 2026	07/31/26 Lodging Tax 1%	21,668.75			2141		411500	653		101000
July 2026 1											
Total for Vendor:			65,006.29								
134295	C	5427 FORTE	426.29								
1	89169682	06/26/26 On site service - Court room	426.29			1000		414104	497		101000
89169682											
Total for Vendor:			426.29								
134143	C	93 GATEWAY CHEVROLET	5,800.00								
1	08/24/26	#2021 TRANSMISSION	5,800.00			6020		450000	427		101000
1319818											

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134165	C	93 GATEWAY CHEVROLET	381.12						
1	08/27/26	#2201 COOLER LINE REPAIR	381.12			6020 450000	427		101000
2722243									
		Total for Vendor:	6,181.12						
134166	C	156 GENERAL EQUIPMENT & SUPPLIES	283.55						
1	08/18/26	#2206 SPEED SENSOR	283.55			6020 450000	427		101000
W00187299-1									
		Total for Vendor:	283.55						
134064	C	556 GRAINGER, INC.	489.81						
1	08/11/26	#5707 TOOLS	489.81			1000 430002	610		101000
9038531001									
134324	C	556 GRAINGER, INC.	5.96						
1	08/28/26	AERATOR	5.96			6020 450000	420		101000
9061329448									
		Total for Vendor:	495.77						
134070	C	135 HAWKINS INC	300.00						
1	08/14/26	LABOR	300.00			6025 450000	423		101000
7535651									
134279	C	135 HAWKINS INC	4,521.60						
1	08/25/26	AQUAHAWK	4,521.60			6025 450000	423		101000
7546137									
		Total for Vendor:	4,821.60						
134146	C	180 HAZER'S AUTO WRECKING	2,627.00						
1	08/06/26	APPLIANCE DISPOSAL	1,110.00			6010 450200	357		101000
4504									
2	07/21/26	APPLIANCE DISPOSAL	888.00			6010 450200	357		101000
4475									
3	08/18/26	APPLIANCE DISPOSAL	629.00			6010 450200	357		101000
4533									
		Total for Vendor:	2,627.00						

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134176	C	1310 HERO SCHEDULE LLC	156.00						
1	09/01/26	FD Payroll Scheduler	156.00			2060 415200	497		101000
41622									
134239	C	1310 HERO SCHEDULE LLC	297.00						
1	09/01/26	sept 2026 active users	297.00			1000 421000	497		101000
INV-41623									
Total for Vendor:			453.00						
134036	C	2820 HIGH POINT NETWORKS	6,410.00						
1	2817883	08/10/26 Project 9071 - Door Access	3,961.00			4229 480000	670		101000
2817883									
2	2817880	08/10/26 Project 9071 - Door Access	825.00			4229 480000	670		101000
2817880									
3	2815617	07/13/26 Project 9071 - Door Access	813.00			4229 480000	670		101000
2815617									
4	2817145	08/03/26 Troubleshoot Genetic cameras	245.00			1000 414104	497		101000
2817145									
5	2818961	08/31/26 Project 9071 - Door Access	566.00			4229 480000	670		101000
2818961									
Total for Vendor:			6,410.00						
134004		999999 HILLSBORO REGIONAL AIRPORT	1,190.09						
PIT Training									
1	08/12/26	PIT car repairs	1,190.09			1000 421000	427		101000
695									
Total for Vendor:			1,190.09						
134378		999999 HOLLY SCALLON	190.00						
Tree Planting Permit - 3767 Bell Blvd E									
1	09/02/26	Tree - 3767 Bell Blvd E	190.00			5000 422000	490		101000
Total for Vendor:			190.00						

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134344		999999 HUNTER BRANDVOLD & ANNA BLILIE	95.00								
		Tree Planting Permit - 1030 Oak Pl									
1	08/31/26	Tree - 1030 Oak Pl	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134359		999999 IBITAYO A ALADESELU	95.00								
		Tree Planting Permit - 523 W 36th Ave									
1	08/31/26	Tree - 523 W 36th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134302	C	2312 IMAGE MASTER, LLC	1,075.00								
1	73009 08/24/26	Print of POS - 2026 RIB	749.24			4009		480000	360		101000
73009											
2	73009 08/24/26	Print of POS - 2026 RIB	257.48			4189		480000	360		101000
73009											
3	73009 08/24/26	Print of POS - 2026 RIB	68.28			4185		480000	360		101000
73009											
		Total for Vendor:	1,075.00								
134009	119010S	1663 INDUSTRIAL BUILDERS, INC	3117,846.11								
1	Pay App 2 07/30/26	Project 2293	3117,846.11			4187		480000	670		101000
		Pay App 2									
134335		1663 INDUSTRIAL BUILDERS, INC	1791,273.64								
1	Pay App 3 08/26/26	Project 2293	1791,273.64			4187		480000	670		101000
		Pay App 3									
		Total for Vendor:	4,909,119.75								
134037	C	687 INFORMATION TECHNOLOGY DEPT	5,652.00								
1	06/30/26	June 2026 WAN/Fiber/VPN	2,165.00			1000		414104	497		101000
		DP062026.849.3									
2	06/30/26	June Hardware/Software	661.00			1000		414104	497		101000
		DP062026.849.3									
3	07/31/26	July 2026 WAN/Fiber/VPN	2,165.00			1000		414104	497		101000
		DP072026.849.3									
4	07/31/26	July Misc	661.00			1000		414104	497		101000
		DP072026.849.3									

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134336	C	687 INFORMATION TECHNOLOGY DEPT	2,165.00								
1	08/31/26	August 2026 WAN/Fiber/VPN	2,165.00			1000		414104	497		101000
		DP082026.849.3									
		Total for Vendor:	7,817.00								
134057	C	4592 INGRAM LIBRARY SERVICES	5,330.41								
1	08/12/26	B00KS	25.98			7000		411600	662		101000
98510760											
2	08/12/26	B00KS	12.63			7000		411600	662		101000
98510761											
3	08/12/26	B00KS	19.85			7000		411600	662		101000
98510762											
4	08/12/26	B00KS	24.32			7000		411600	662		101000
98510763											
5	08/12/26	B00KS	151.01			7000		411600	662		101000
98510764											
6	08/12/26	B00KS	93.50			7000		411600	662		101000
98510765											
7	08/12/26	B00KS	121.40			7000		411600	662		101000
98510766											
8	08/12/26	B00KS	228.23			7000		411600	662		101000
98510767											
9	08/12/26	B00KS	66.86			7000		411600	662		101000
98510768											
10	08/13/26	B00KS	79.13			7000		411600	662		101000
98551533											
11	08/13/26	B00KS	107.40			7000		411600	662		101000
98541725											
12	08/13/26	B00KS	81.54			7000		411600	662		101000
98538151											
13	08/13/26	B00KS	15.74			7000		411600	662		101000
98538152											
14	08/14/26	B00KS	42.00			7000		411600	662		101000
98560576											
15	08/14/26	B00KS	62.43			7000		411600	662		101000
98582134											

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16	08/14/26	BOOKS	27.67			7000		411600	662		101000
98582135											
17	08/14/26	BOOKS	27.12			7000		411600	662		101000
98582136											
18	08/14/26	BOOKS	191.94			7000		411600	662		101000
98582137											
19	08/17/26	BOOKS	77.71			7000		411600	662		101000
98616436											
20	08/17/26	BOOKS	73.99			7000		411600	662		101000
98616437											
21	08/17/26	BOOKS	138.08			7000		411600	662		101000
98616438											
22	08/17/26	BOOKS	55.20			7000		411600	662		101000
98616439											
23	08/17/26	BOOKS	9.93			7000		411600	662		101000
98616440											
24	08/17/26	BOOKS	12.33			7000		411600	662		101000
98616441											
25	08/17/26	BOOKS	563.12			7000		411600	662		101000
98616442											
26	08/18/26	BOOKS	42.12			7000		411600	662		101000
98633867											
27	08/18/26	BOOKS	38.24			7000		411600	662		101000
98633868											
28	08/18/26	BOOKS	66.80			7000		411600	662		101000
98633869											
29	08/18/26	BOOKS	27.78			7000		411600	662		101000
98633870											
30	08/19/26	BOOKS	17.38			7000		411600	662		101000
98664076											
31	08/19/26	BOOKS	42.34			7000		411600	662		101000
98664077											
32	08/19/26	BOOKS	22.10			7000		411600	662		101000
98664078											
33	08/19/26	BOOKS	28.02			7000		411600	662		101000
98664079											
34	08/19/26	BOOKS	44.89			7000		411600	662		101000
98673388											

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35	08/20/26	BOOKS	58.26			7000		411600	662		101000
98693793											
36	08/20/26	BOOKS	68.45			7000		411600	662		101000
98693794											
37	08/20/26	BOOKS	13.81			7000		411600	662		101000
98693795											
38	08/20/26	BOOKS	313.91			7000		411600	662		101000
98693796											
39	08/20/26	BOOKS	120.51			7000		411600	662		101000
98693797											
40	08/20/26	BOOKS	504.86			7000		411600	662		101000
98693798											
41	08/20/26	BOOKS	157.27			7000		411600	662		101000
98693799											
42	08/21/26	BOOKS	20.54			7000		411600	662		101000
98723293											
43	08/21/26	BOOKS	23.20			7000		411600	662		101000
98723294											
44	08/21/26	BOOKS	145.58			7000		411600	662		101000
98723295											
45	08/21/26	BOOKS	111.87			7000		411600	662		101000
98723296											
46	08/21/26	BOOKS	33.04			7000		411600	662		101000
98723297											
47	08/21/26	BOOKS	309.44			7000		411600	662		101000
98723298											
48	08/21/26	BOOKS	40.88			7000		411600	662		101000
98723299											
49	08/21/26	BOOKS	503.16			7000		411600	662		101000
98723300											
50	08/21/26	BOOKS	19.66			7000		411600	662		101000
98723301											
51	08/21/26	BOOKS	20.48			7000		411600	662		101000
98723302											
52	08/21/26	BOOKS	18.61			7000		411600	662		101000
98723303											
53	08/21/26	BOOKS	56.67			7000		411600	662		101000
98723304											

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54 98760291	08/24/26	B00KS	18.28			7000 411600	662		101000
55 98760292	08/24/26	B00KS	40.87			7000 411600	662		101000
56 98760293	08/24/26	B00KS	19.27			7000 411600	662		101000
57 98760294	08/24/26	B00KS	34.54			7000 411600	662		101000
58 98760295	08/24/26	B00KS	13.81			7000 411600	662		101000
59 98760296	08/24/26	B00KS	24.66			7000 411600	662		101000
Total for Vendor:			5,330.41						
134214 1 IN-2046222	08/26/26	2500 INLAND TRUCK PARTS & SERVICE #285 HERCULES	972.79 972.79			6020 450000	427		101000
Total for Vendor:			972.79						
134051 1 822649	08/24/26	2409 INTOXIMETERS intoximeter	399.00 399.00			1000 421000	610		101000
Total for Vendor:			399.00						
134088 1 35948	08/18/26	233 J & L SPORTS EMBROIDERY	21.00 21.00			6025 450000	422		101000
134187 1 35978	08/28/26	233 J & L SPORTS SCREEN PRINTING	24.00 24.00			6010 450200	422		101000
Total for Vendor:			45.00						
134079 1 9111254701	06/01/26	C 1765 J.J. KELLER & ASSOC, INC CDL TRAINING	390.71 390.71			1000 450000	751		101000

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134264	C	1765 J.J. KELLER & ASSOC, INC	390.71								
1	09/01/26	CDL TRAINING	390.71			1000		450000	751		101000
911533113											
		Total for Vendor:	781.42								
134364		999999 JAMES & KRISTEN SIMMONS	95.00								
		Tree Planting Permit - 968 W 4th Ave									
1	08/31/26	Tree - 968 W 4th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134343		999999 JAMES & RUBINA DAVTYAN	95.00								
		Tree Planting Permit - 1010 Parkway Dr									
1	08/31/26	Tree - 1010 Parkway Dr	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134348		999999 JASON D KRAMER	95.00								
		Tree Planting Permit - 1114 W 44th Ave									
1	08/31/26	Tree - 1114 W 44th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134380		999999 JESSICA PURDY	190.00								
		Tree Planting Permit - 1333 5th St NW									
1	09/02/26	Tree - 1333 5th St NW	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134375		999999 JODI CAMPBELL	190.00								
		Tree Planting Permit - 3738 Houkom Dr E									
1	09/02/26	Tree - 3738 Houkom Dr E	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134289	C	3526 JOHN NEEB	144.96								
1	09/03/26	Per Diem IAAI Bismarck	121.00			2060		415200	340		101000
2026 Training											
2	09/03/26	Mika-Allergy treatments	23.96			2060		415200	915		101000
2026 K-9											
		Total for Vendor:	144.96								

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134076	C	2798 JOHNSON CONTROLS BUILDING	1,636.04								
1	08/21/26	PD - CONDENSER REPAIR	1,636.04			1000		455000	420		101000
1-138202172583											
		Total for Vendor:	1,636.04								
134224	C	274 JOHNSON, MOTTINGER & GREENWOOD,	5,500.00								
September 2026											
1	09/01/26	Court Appointed Attorney	5,500.00			1000		412000	310		101000
		Total for Vendor:	5,500.00								
134384		999999 JON SCHAUER	190.00								
Tree Planting Permit - 4408 11th St W											
1	09/02/26	Tree - 4408 11th St W	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134174		5506 JON ZACHER	68.00								
WATER TESTING - BISMARCK											
1	08/26/26	TRAVEL REIMBURSEMENT	68.00			1000		430001	340		101000
		Total for Vendor:	68.00								
134204		5782 JORDAN STECKLER-JOHNSON	68.00								
WATER TESTING - BISMARCK											
1	08/31/26	TRAVEL REIMBURSEMENT	68.00			6020		450000	340		101000
		Total for Vendor:	68.00								
134374		999999 KADE COLES	190.00								
Tree Planting Permit - 1124 29th Ave W											
1	09/02/26	Tree - 1124 29th Ave W	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
134386		999999 KARA BROWN	300.00								
Tree Planting Permit - 1170 Jill Dr W											
1	09/03/26	Tree - 1170 Jill Dr W	300.00			5000		422000	490		101000
		Total for Vendor:	300.00								

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134367		999999 KAREN OFFERMANN	300.00						
		Tree Planting Permit - 2158 10th St W							
1	09/02/26	Tree - 2158 10th St W	300.00			5000 422000	490		101000
		Total for Vendor:	300.00						
134373		999999 KODY & KYLE OLMSTEAD	300.00						
		Tree Planting Permit - 1124 60th Ave W							
1	09/02/26	Tree - 1124 60th Ave W	300.00			5000 422000	490		101000
		Total for Vendor:	300.00						
134081		2752 KOST MATERIALS, LLC	584.00						
1	08/19/26	SIDEFORM PAVING	584.00			1000 430000	722		101000
160167									
134189		2752 KOST MATERIALS, LLC	294.00						
1	08/27/26	WALL MIX	294.00			1000 430001	358		101000
160751									
		Total for Vendor:	878.00						
134040	-92109E	4482 KOTAPAY	3,675.93						
	08/21/2026	Payroll							
1	08/21/26	Child Support 08/21/26	3,675.93			1000 212549			101000
		Total for Vendor:	3,675.93						
134034		4598 KUSSMAUL ELECTRONICS	478.07						
1	08/13/26	FD T-76 Kussmaul Repair	478.07			2060 415200	420		101000
0000301577									
		Total for Vendor:	478.07						
134358		999999 KYLE & LISA WHITCRAFT	95.00						
		Tree Planting Permit - 519 W 36th Ave							
1	08/31/26	Tree - 519 W 36th Ave	95.00			5000 422000	490		101000
		Total for Vendor:	95.00						

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134218	C	277 LARSON WELDING & MACHINE CO	48.40						
1	08/05/26	#5447 BODY WORK	48.40			1000 430001	427		101000
86107									
		Total for Vendor:	48.40						
134355		999999 LEIGH HOZLER SNT	95.00						
		Tree Planting Permit - 3474 Eagle Run Ln							
1	08/31/26	Tree - 3474 Eagle Run Ln	95.00			5000 422000	490		101000
		Total for Vendor:	95.00						
134015	C	4767 LENOVO (UNITED STATES) INC.	1,763.81						
1	N300514980	04/25/26 1 Laptop - Planning	1,683.33			1000 418000	497		101000
		N300514980							
2	N300513856	04/25/26 1 Laptop battery - HR	80.48			1000 414103	497		101000
		N300513856							
		Total for Vendor:	1,763.81						
134307	C	1741 LIBERTY BUSINESS SYSTEMS, INC	980.46						
1	42849434	08/26/26 Aug 2026 CH 1st Floor	156.05			1000 415000	428		101000
		42849434							
2	42849435	08/26/26 Aug 2026 CH 1st Floor	60.18			1000 415000	428		101000
		42849435							
3	42849435	08/26/26 Aug 2026 City Hall	156.33			1000 415000	428		101000
		42849435							
4	42849435	08/26/26 Aug 2026 Public Works	267.77			6020 450000	428		101000
		42849435							
5	42849435	08/26/26 Aug 2026 Police	340.13			1000 421000	428		101000
		42849435							
		Total for Vendor:	980.46						
134261	E	5608 LIBERTY MUTUAL INSURANCE	3,419.40						
1	08/21/26	PROJ 9061	3,419.40			4188 480000	670		101000
		9001023606							
		Total for Vendor:	3,419.40						

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134053	C	3109 LIBRARY IDEAS, LLC	1,153.00								
1	05/06/26	VOX	1,153.00			7000		411600	664		101000
127859											
		Total for Vendor:	1,153.00								
134077	E	270 LOWE'S	109.28								
1	08/24/26	WOOD STAKES	109.28			2210		428000	358		101000
134319	E	270 LOWE'S	19.93								
1	09/03/26	FUNERAL PLANT - B CAHILL	19.93			1000		450000	340		101000
		Total for Vendor:	129.21								
134131		711 LUTHER FAMILY FORD	19.52								
1	08/18/26	FD Admin Car	10.50			2060		415200	420		101000
440260											
2	08/18/26	FD Admin Car-Bulb	9.02			2060		415200	420		101000
440261											
		Total for Vendor:	19.52								
134351		999999 LYLE J THOMPSON	95.00								
		Tree Planting Permit - 1278 NW 4th St									
1	08/31/26	Tree - 1278 NW 4th St	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134073		5175 M&L PRODUCTS	1,050.00								
1	08/20/26	PROJ 9061	1,050.00			4188		480000	670		101000
12595											
		Total for Vendor:	1,050.00								
134059	C	3304 MAC'S HARDWARE	105.34								
1	08/13/26	HARDWARE	13.76			6025		450000	439		101000
18507											
2	08/19/26	HARDWARE	16.59			6025		450000	432		101000
18707											
3	08/21/26	CHAIN	74.99			6025		450000	432		101000
18764											

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134210	C	3304 MAC'S HARDWARE	21.86						
1	08/21/26	#1232 HARDWARE	2.32			1000 421000	427		101000
18769									
2	08/20/26	#350F PLOW BOLTS	7.55			1000 430000	427		101000
18740									
3	08/19/26	#5434 SWVL CSTR	11.99			1000 430001	427		101000
18699									
Total for Vendor:			127.20						
134132	C	3536 MACQUEEN	1,575.49						
1	08/13/26	FD T-75 Pump Test Repairs	636.61			2060 415200	427		101000
18766									
2	08/14/26	FD E-76 Pump Test Repairs	332.91			2060 415200	427		101000
18955									
3	08/14/26	FD E-75 Pump Test Repairs	410.56			2060 415200	427		101000
18956									
4	08/18/26	FD E-76 Air Valve	195.41			2060 415200	427		101000
19427									
134222	C	3536 MACQUEEN	795.83						
2	08/19/26	FILTER ELEMENT	795.83			6010 450200	427		101000
INV19801									
134260	C	3536 MACQUEEN	377.68						
1	08/18/26	#7604 ACARI MOUNT	377.68			4387 480000	610		101000
TC04242650A									
134325	C	3536 MACQUEEN	541.11						
1	07/14/26	#5700 EMERGENCY LIGHTS	541.11			1000 430002	610		101000
JP06262641A									
Total for Vendor:			3,290.11						
134245	C	4637 MAMMOTH HOLDINGS LLC	640.00						
1	08/31/26	aug 2026 - car wash	640.00			1000 421000	420		101000
PS - INV107389									
Total for Vendor:			640.00						

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134069	C	68 MANNING MECHANICAL	85,001.91						
1	PROJ 9061		85,001.91			4188 480000	670		101000
7775									
		Total for Vendor:	85,001.91						
134133	C	5349 MARCO TECHNOLOGIES, LLC	123.61						
1	08/14/26	FD St 76 Contract Pymt.	123.61			2060 415200	428		101000
42757493									
		Total for Vendor:	123.61						
134350		999999 MARSHALL KUHN	95.00						
		Tree Planting Permit - 1249 NW 4th St							
1	08/31/26	Tree - 1249 NW 4th St	95.00			5000 422000	490		101000
		Total for Vendor:	95.00						
134357		999999 MARY ANN ISAACSON	95.00						
		Tree Planting Permit - 3525 Eagle Run Ln							
1	08/31/26	Tree - 3525 Eagle Run Ln	95.00			5000 422000	490		101000
		Total for Vendor:	95.00						
134111	119012S	3630 MATRIX TRUST COMPANY	5,362.00						
1	08/21/26	Deferred Comp Pre-Tax Aug 26	3,790.00			1000 212547			101000
2	08/21/26	Deferred Comp Post-Tax Aug 26	1,572.00			1000 212548			101000
		Total for Vendor:	5,362.00						
134379		999999 MATT LINGEN	190.00						
		Tree Planting Permit - 2318 Harbor Lane							
1	09/02/26	Tree - 2318 Harbor Lane	190.00			5000 422000	490		101000
		Total for Vendor:	190.00						
134240		2903 MATT OLDHAM	405.00						
1	08/28/26	K9 hits conf - meal reimb	405.00			1000 421000	340		101000
		Total for Vendor:	405.00						

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134096		3119 MATT RETKA	50.00								
1	08/21/26	August WF Airport Secretary	50.00			7050		500000	120		101000
		Total for Vendor:	50.00								
134313		308 MATTHEW BENDER & CO., INC	33.43								
1	50264680 08/31/26	ND Court Rules	33.43			1000		412000	410		101000
50264680											
		Total for Vendor:	33.43								
134377		999999 MATTHEW PUNTON	300.00								
		Tree Planting Permit - 1153 Jill Dr W									
1	09/02/26	Tree - 1153 Jill Dr W	300.00			5000		422000	490		101000
		Total for Vendor:	300.00								
134382		999999 MATTHEW WARREN	190.00								
		Tree Planting Permit - 406 Woodland Pl									
1	09/02/26	Tree - 406 Woodland Pl	190.00			5000		422000	490		101000
		Total for Vendor:	190.00								
133997		4311 MCPA - MN CRIME PREVENTION	375.00								
1	08/27/26	MCPA reg - Jorgensen	375.00			1000		421000	340		101000
C9FC52BA-0002											
		Total for Vendor:	375.00								
134294		C 299 MENARDS (FIRE)	246.27								
1	08/17/26	FD Truck Polish	14.97			2060		415200	420		101000
87133											
2	08/24/26	FD PAT course tape	31.92			2060		415200	340		101000
87640											
3	08/25/26	FD Dryer vent repair	32.74			2060		415200	420		101000
87693											
4	08/28/26	FD St 76 fix sprinklers	15.49			2060		415200	420		101000
87922											
5	09/02/26	FD Garden hose	151.15			2060		415200	494		101000
88224											
		Total for Vendor:	246.27								

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134243	C	5206 MENARDS (POLICE)	18.44						
1	09/01/26	acct 30360698 - SWAT trailer	18.44			1000 421000	610		101000
88161									
		Total for Vendor:	18.44						
133188	-92314C	4622 MENARDS (PUBLIC WORKS)	31.79						
1	07/14/26	BATTERIES/CEMENT/COUPLER	31.79			1000 430002	487		101000
84614									
134063	C	4622 MENARDS (PUBLIC WORKS)	693.01						
1	08/13/26	HEX BOLT	1.97			6025 450000	437		101000
86861									
2	08/14/26	REACH TOOL	4.99			6025 450000	433		101000
86905									
3	08/19/26	HOSE	29.89			2210 428000	358		101000
87257									
4	08/12/26	HARDWARE	6.67			1000 430000	487		101000
86755									
5	08/11/26	WIRE/CLIP/HARDWARE	11.14			1000 430000	487		101000
86668									
6	08/05/26	CRACK SEAL/ROD	170.50			1000 430001	358		101000
40763									
7	08/21/26	SHOP TOWELS	119.90			6025 450000	433		101000
87443									
8	08/19/26	ADAPTERS/HOSE/PIPE	190.10			6020 450000	438		101000
87298									
9	08/20/26	GAS CAN/PAIL/ANCHORS	52.36			6020 450000	433		101000
87368									
10	08/20/26	ANCHORS	11.92			6020 450000	433		101000
87378									
11	08/21/26	HARDWARE	7.64			6020 450000	438		101000
87408									
12	08/18/26	HINGES	67.96			6020 450000	432		101000
87189									
13	08/12/26	#5707 TOOLS	17.97			1000 430002	610		101000
86758									

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134151 1 87770	C 08/26/26	4622 MENARDS (PUBLIC WORKS) POLE BREAKER	81.96 81.96			1000		414104	497		101000
134156 1 87279 2 87639 3 86665 4 87340	C 08/19/26 08/24/26 08/11/26 08/20/26	4622 MENARDS (PUBLIC WORKS) HARDWARE TENSION ROD/SHOWER CURTAINS WASP SPRAY/DR AGR NIPPLE/VALVE	168.46 32.75 69.93 51.31 14.47			6020 6020 1000 1000		450000 450000 455000 455000	420 420 420 427		101000 101000 101000 101000
134199 1 88098 2 87989 3 87768 4 87764	C 08/31/26 08/29/26 08/26/26 08/26/26	4622 MENARDS (PUBLIC WORKS) 4X8 BCX UL/OSB/LUMBER PADDED TDOWN CLEANER/CLAMP/LADDER TIE DOWNS/BRASS INSERT/ANTISIE	527.10 147.20 39.96 271.99 67.95			6025 6025 6025 6025		450000 450000 450000 450000	160 433 432 432		101000 101000 101000 101000
134229 1 88258	C 09/02/26	4622 MENARDS (PUBLIC WORKS) COUPLING/ADHESIVE	25.92 25.92			1000		455000	433		101000
134267 1 83431 2 83458 3 88104 4 88123	C 06/26/26 06/26/26 08/31/26 08/31/26	4622 MENARDS (PUBLIC WORKS) MISC TOOLS CONCRETE SPLASH BLOCK PIPE/COUPLINGS/SEALANTS/STRUT RETURN	754.63 61.91 13.39 862.59 -183.26			6020 6020 6020 6020		450000 450000 450000 450000	432 632 438 438		101000 101000 101000 101000

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134323	C	4622 MENARDS (PUBLIC WORKS)	42.74								
1	08/28/26	AERATOR	21.98			6020		450000	420		101000
87940											
2	08/27/26	CLEANING SUPPLIES	20.76			6020		450000	420		101000
87864											
		Total for Vendor:	2,325.61								
134356		999999 MICHAEL L BREWER	95.00								
		Tree Planting Permit - 3475 Eagle Run Ln									
1	08/31/26	Tree - 3475 Eagle Run Ln	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134342		999999 MICHELLE & WENDY ENRIGHT	72.50								
		Tree Planting Permit - 1204 E 4th Ave									
1	08/31/26	Tree - 1204 E 4th Ave	72.50			5000		422000	490		101000
		Total for Vendor:	72.50								
134177	E	2766 MIDCONTINENT COMMUNICATIONS	200.30								
1	08/27/26	FD September Services	200.30			2060		415200	497		101000
		37257170115795									
134242	E	2766 MIDCONTINENT COMMUNICATIONS	54.42								
1	08/23/26	aug 2026 - intox phone line	54.42			1000		421000	497		101000
		22121930115780									
134312	E	2766 MIDCONTINENT COMMUNICATIONS	307.61								
1	15780 08/23/26	191305202 - 3050 Sheyenne	307.61			2310		452120	497		101000
		19130520215780									
		Total for Vendor:	562.33								
133999	C	102 MIDSTATES WIRELESS	9,161.01								
1	08/13/26	#1230 gun lock	1,287.67			1000		421000	610		101000
		207001410-1									
2	08/17/26	#1233 equip installs	7,873.34			1000		421000	610		101000
		207001387-1									

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134134	C	102 MIDSTATES WIRELESS	151.50								
1	08/17/26	FD Handheld cord replacement	151.50			2060		415200	420		101000
308000930-1											
134244	C	102 MIDSTATES WIRELESS	905.27								
1	09/01/26	new officer equipment	905.27			1000		421000	422		101000
102014607-1											
Total for Vendor:			10,217.78								
134327	C	927 MIDWEST MACHINE TOOL SUPPLY	5,057.83								
1	08/03/26	SEPERATE DRIVE ROTARY VANE	5,057.83			6025		450000	827		101000
5324310											
Total for Vendor:			5,057.83								
134056	C	1854 MIDWEST TAPE	985.14								
1	08/12/26	DVD	73.41			7000		411600	664		101000
509262414											
2	08/12/26	DVD	307.85			7000		411600	664		101000
509262416											
3	08/12/26	DVD	30.72			7000		411600	664		101000
509262417											
4	08/19/26	DVD	42.69			7000		411600	664		101000
509299126											
5	08/19/26	DVD	69.66			7000		411600	664		101000
509299128											
6	08/25/26	DVD	20.22			7000		411600	664		101000
509330530											
7	08/25/26	DVD	382.90			7000		411600	664		101000
509330531											
8	08/25/26	DVD	29.97			7000		411600	664		101000
509330533											
9	08/25/26	DVD	27.72			7000		411600	664		101000
509330534											
Total for Vendor:			985.14								

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134023		5775 MMB PROPERTIES LLC	4,200.00								
1	102	08/17/26 Hangar #2 lease - July 2026	2,100.00			7050		500000	420		101000
102											
2	102	08/17/26 Hangar #2 lease - August 2026	2,100.00			7050		500000	420		101000
102											
		Total for Vendor:	4,200.00								
134300	C	297 MOODY'S INVESTORS SERVICE, INC	24,000.00								
1	P0543515	08/27/26 Rating agency fee - 2026 RIB	16,727.27			4009		480000	740		101000
P0543515											
2	P0543515	08/27/26 Rating agency fee - 2026 RIB	5,748.25			4189		480000	740		101000
P0543515											
3	P0543515	08/27/26 Rating agency fee - 2026 RIB	1,524.48			4185		480000	740		101000
P0543515											
		Total for Vendor:	24,000.00								
134021	C	305 MOORE ENGINEERING INC	1,217.23								
1	SIN010961	07/30/26 Lot Staking	1,217.23			1000		418000	520		101000
SIN010961											
134329	C	305 MOORE ENGINEERING INC	340,828.49								
1	SIN011683	08/27/26 Project 9061	555.50			4188		480000	418		101000
SIN011683											
2	SIN011683	08/27/26 City Record Requests	83.50			1000		414200	418		101000
SIN011682											
3	SIN011684	08/27/26 Project 1359	112.50			4347		480000	418		101000
SIN011684											
4	SIN011658	08/27/26 Imp Dist 1339	50.00			4088		480000	418		101000
SIN011658											
5	SIN011672	08/27/26 Imp Dist 1348	10,915.45			4444		480000	418		101000
SIN011672											
6	SIN011705	08/27/26 Project 1351	11,325.53			4221		480000	418		101000
SIN011705											
7	SIN011948	08/28/26 Project 1352	1,688.75			4222		480000	418		101000
SIN011948											
8	SIN011704	08/27/26 Project 1353	323.50			4189		480000	418		101000
SIN011704											

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9	SIN011677	08/27/26 Project 1356	25,649.77			4197		480000	418		101000
SIN011677											
10	SIN011817	08/28/26 Imp Dist 1358	23,260.71			4259		480000	418		101000
SIN011817											
12	SIN011818	08/28/26 Imp Dist 2296	3,536.82			4191		480000	418		101000
SIN011818											
13	SIN011819	08/28/26 Imp Dist 2297	3,151.24			4192		480000	418		101000
SIN011819											
14	SIN011706	08/28/26 Imp Dist 3006	36,084.02			4003		480000	418		101000
SIN011706											
15	SIN011816	08/28/26 Imp Dist 3008	88,538.66			4224		480000	418		101000
SIN011816											
16	SIN011692	08/27/26 Imp Dist 3009	99,858.79			4225		480000	418		101000
SIN011692											
17	SIN011958	08/28/26 Imp Dist 3010	17,828.50			4435		480000	418		101000
SIN011958											
18	SIN011689	08/27/26 Project 9063	17,865.25			4227		480000	418		101000
SIN011689											
Total for Vendor:			342,045.72								
134221		1014 MOTION INDUSTRIES, INC	25.46								
1	08/24/26	OIL SEAL	25.46			4387		480000	427		101000
ND31-00567181											
134258		1014 MOTION INDUSTRIES, INC	132.08								
1	08/20/26	BEARINGS/SEAL	132.08			6010		450200	427		101000
ND31-00567017											
Total for Vendor:			157.54								
134001	C	688 MOTOROLA SOLUTIONS, INC	440.00								
1	08/03/26	access point	440.00			1000		421000	497		101000
1187179786											
Total for Vendor:			440.00								

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134116	-92100E	4663 MUTUAL OF OMAHA	4,136.48						
1	08/21/26	August 2026 Contributions	4,136.48			1000 212515			101000
		Total for Vendor:	4,136.48						
134010		695 NASRO	800.00						
1	08/11/26	SRO advanced training	800.00			1000 421000	340		101000
83937-38									
		Total for Vendor:	800.00						
134118	-92098E	3546 NATIONWIDE INVESTMENT ADVISORS	11,956.00						
1	08/21/26	Aug 26 Post-Tax Contributions	3,482.00			1000 212551			101000
2	08/21/26	Aug 26 Pre-Tax Contributions	8,474.00			1000 212550			101000
		Total for Vendor:	11,956.00						
134110	-92095C	3541 ND FRATERNAL ORDER OF POLICE	2,722.50						
1	08/21/26	FOP Legal for August 2026	2,722.50			1000 212527			101000
		Total for Vendor:	2,722.50						
134101	-92106E	363 ND PERS	11,204.00						
	08/21/26	Payroll							
1	08/21/26	457b Def Comp - Contributions	11,204.00			1000 212532			101000
134104	-92105E	363 ND PERS	400.00						
	August 2026								
1	08/31/26	Freadrich service credit purch	400.00			1000 212532			101000
134105	-92104E	363 ND PERS	338,646.26						
1	08/31/26	August Payroll - Contributions	338,646.22			1000 212532			101000
2	08/31/26	Rounding	0.04			1000 414100	230		101000
		Total for Vendor:	350,250.26						
134014	C	571 ND WORKFORCE SAFETY & INSURANCE	350.00						
1	3KW87IHXZ7	08/16/26 PD	350.00			1000 421000	240		101000
3KW87IHXZ7									
		Total for Vendor:	350.00						

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134024		3531 NDBOA	590.00								
1	08/19/26	2026 membership dues - Adam H	50.00			1000		418000	667		101000
2	08/19/26	Fall seminar reg - Mark H	215.00			1000		418000	340		101000
3	08/19/26	Fall seminar reg - Ali H	215.00			1000		418000	340		101000
4	08/19/26	Fall seminar reg - Adam H	110.00			1000		418000	340		101000
		Total for Vendor:	590.00								
134136		3946 NDFA	100.00								
2nd Attempt											
1	08/10/26	FD M Dahlson Retest-ropes	100.00			2060		415200	340		101000
2026081001											
		Total for Vendor:	100.00								
134345		999999 NEAL & DEBORAH FISHER	95.00								
		Tree Planting Permit - 1063 Oak Pl									
1	08/31/26	Tree - 1063 Oak Pl	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134031		C 2261 NETWORK CENTER INCORPORATED	6,290.95								
1	INV255448	08/19/26 IT Cloud Connect	1,000.00			1000		414104	497		101000
INV255448											
2	INV252457	06/17/26 IT Cloud Connect	1,050.00			1000		414104	497		101000
INV252457											
3	INV253934	07/20/26 IT Cloud Connect	1,025.00			1000		414104	497		101000
INV253934											
4	INV253998	08/21/26 Sharepoint issues	2,938.75			1000		414104	497		101000
INV253998											
5	INV254104	07/29/26 Adobe Pro subscription	73.84			1000		414104	497		101000
INV254104											
6	INV254463	07/31/26 Azure usage 5/21/26-5/31/26	10.18			1000		414104	497		101000
INV254463											
7	INV254464	07/31/26 Asure monthly usage - June	31.93			1000		414104	497		101000
INV254464											
8	INV255884	08/31/26 Meraki APs - weak signal	161.25			1000		414104	497		101000
INV255884											

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134318	C	2261 NETWORK CENTER INCORPORATED	7,844.55						
		Office 365 G1 - 169 licenses							
		Office 365 G3 - 229 licenses							
		MS Teams Rooms Pro - 10 licenses							
		Power BI Pro - 1 license							
		Office 365 G5 - 1 license							
		1 INV256001 09/03/26 Microsoft 365 Subscriptions	7,844.55			1000 414104	497		101000
		INV256001							
		Total for Vendor:	14,135.50						
134113	119013S	3543 NEW YORK LIFE INSURANCE &	6,484.00						
	1	08/21/26 Deferred Comp EE August 2026	6,484.00			1000 212531			101000
		Total for Vendor:	6,484.00						
134089		3384 NIPPON SANSO MATHESON INC	61.60						
	1	08/21/26 CYLINDER RENTAL	61.60			6020 450000	433		101000
		0033779586							
		Total for Vendor:	61.60						
134027		5617 NOLAN MEIDINGER	108.00						
		NCRAAO conference - Dickinson - 08/10/26-08/14/26							
	1	08/18/26 Travel Reimb - 08/10-08/14	108.00			1000 414101	340		101000
		Total for Vendor:	108.00						
134055		4497 NORTH DAKOTA STATE UNIVERSITY	48.64						
	1	08/20/26 BOOKS	48.64			7000 411600	662		101000
		E260715A							
		Total for Vendor:	48.64						
134071	C	1403 NORTHERN TOOL & EQUIPMENT	339.99						
	1	08/13/26 TRAILER TONGUE BOX	339.99			6025 450000	437		101000
		2444CBDB							
		Total for Vendor:	339.99						

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134220	C	1028 NORTHERN TRUCK EQUIPMENT CORP.	115.50						
1	08/16/26	#3005B DEFLECTOR	115.50			1000 430000	427		101000
SFI042305									
		Total for Vendor:	115.50						
134135	C	1715 NORTHWEST TIRE INC	67.92						
1	08/21/26	FD R-75 Flat repair	67.92			2060 415200	420		101000
24058348									
134141	C	1715 NORTHWEST TIRE INC	1,109.82						
1	08/20/26	#7048 TIRES	1,109.82			4387 480000	427		101000
24058261									
134170	C	1715 NORTHWEST TIRE INC	122.00						
1	08/31/26	#3039 TIRE SENSOR	122.00			1000 430000	427		101000
26065886									
134231	C	1715 NORTHWEST TIRE INC	900.95						
1	08/13/26	#5707 FLAT REPAIR	19.71			1000 430002	427		101000
26065593									
2	09/02/26	#5003 TIRES	881.24			1000 455000	427		101000
26065933									
		Total for Vendor:	2,200.69						
134045	C	5440 NORTHWEST TIRE INC. (PD)	215.26						
1	08/26/26	#1190 repairs	215.26			1000 421000	427		101000
26065813									
134121	C	5440 NORTHWEST TIRE INC. (PD)	43.51						
1	08/27/26	#1217 tire repair	43.51			1000 421000	427		101000
26065845									
134238	C	5440 NORTHWEST TIRE INC. (PD)	43.51						
1	09/01/26	#1235 tire repair	43.51			1000 421000	427		101000
26065929									
		Total for Vendor:	302.28						

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134232 1 56562	C 09/02/26	330 NORTHWESTERN EQUIPMENT INC. THIMBLE	122.35 122.35			6010 450200	427		101000
Total for Vendor:			122.35						
134000 G. Richardson & T. Johnson PO - 200346		4761 NTOA - NATIONAL TACTICAL	1,986.00						
1 13189	08/13/26	2 registrations	1,986.00			1000 421000	340		101000
Total for Vendor:			1,986.00						
134315 1 169989	C 169989 09/01/26	5603 NUWAVE COMMUNICATIONS INC MS Teams phone plan - Sept 26	2,106.35 2,106.35			1000 414104	497		101000
Total for Vendor:			2,106.35						
134112 1	119014S 08/21/26	3542 NYLI FUNDS NYLI (Mainstay) August 2026	966.00 966.00			1000 212529			101000
Total for Vendor:			966.00						
134137 1 6022-262511		1774 O'REILLY AUTOMOTIVE STORES, INC FD St Supplies	10.42 10.42			2060 415200	500		101000
134293 1 1932-217124		1774 O'REILLY AUTOMOTIVE STORES, INC FD Station Supplies	173.51 173.51			2060 415200	500		101000
Total for Vendor:			183.93						
134197 1 1932210592		4744 O'REILLY AUTOMOTIVE STORES, INC PROTECTANT	15.98 15.98			6025 450000	433		101000
Total for Vendor:			15.98						

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134299	C	353 OHNSTAD TWICHELL	10,000.00								
1	26037	09/03/26 Bond counsel - Series 2026 RIB	6,969.70			4009		480000	312		101000
26037											
2	26037	09/03/26 Bond counsel - Series 2026 RIB	2,395.10			4189		480000	312		101000
26037											
3	26037	09/03/26 Bond counsel - Series 2026 RIB	635.20			4185		480000	312		101000
26037											
		Total for Vendor:	10,000.00								
134142	C	352 OK TIRE STORE - COM CTR	2,430.22								
1	08/20/26	#7045 TIRES	2,430.22			4387		480000	427		101000
05-393589											
134144	C	352 OK TIRE STORE - COM CTR	1,140.98								
1	08/17/26	#7042 TIRES	1,140.98			4387		480000	427		101000
05-393392											
134205	C	352 OK TIRE STORE - COM CTR	478.15								
1	08/21/26	#7708 FLAT REPAIR	478.15			4387		480000	427		101000
05-393701											
		Total for Vendor:	4,049.35								
134331		5786 OLIVER NIEMAN	150.00								
1	08/24/26	Boot Reimbursement	150.00			1000		414200	422		101000
		Total for Vendor:	150.00								
134308	C	5779 ORACLE AMERICA INC	31,263.00								
1	102682332	08/28/26 Finance Engagement Report	31,263.00			4058		480000	670		101000
102682332											
		Total for Vendor:	31,263.00								
134305	C	5784 ORLO	1,000.00								
1	INV-5519	08/19/26 Social Media Mgmt Platform	1,000.00			1000		416200	602		101000
INV-5519											
		Total for Vendor:	1,000.00								

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134049		276 OSTROMS ACE HARDWARE	78.50								
	PO - 200344 & PO - 200345										
1	07/30/26	rifle supplies	47.95			1000		421000	987		101000
231118											
2	07/31/26	tape	30.55			1000		421000	410		101000
231126											
134183		276 OSTROMS ACE HARDWARE	28.07								
1	07/28/26	FD Hardware	9.84			2060		415200	500		101000
231104											
2	07/28/26	FD Hardware	7.86			2060		415200	500		101000
231105											
3	08/10/26	Shop tool battery	13.99			2060		415200	420		101000
231158											
4	08/18/26	FD Mower Belt St 76	30.58			2060		415200	494		101000
231197											
5	08/19/26	FD Exchange Belt	-6.01			2060		415200	494		101000
231204											
6	08/21/26	FD Exchange Belt	-7.99			2060		415200	494		101000
231215											
7	07/05/26	FD Petro reversal	-20.20			2060		415200	424		101000
July Statement											
Total for Vendor:			106.57								
134320		5119 OSTROMS ACE HARDWARE (PW)	29.97								
1	07/29/26	HARDWARE	5.97			1000		455000	420		101000
231108											
2	07/29/26	HARDWARE	1.50			1000		455000	420		101000
231110											
3	08/04/26	TRIMBLE	6.59			4387		480000	670		101000
231138											
4	08/05/26	CAP KEY	1.34			6025		450000	420		101000
231145											
5	08/06/26	HARDWARE	2.00			6020		450000	433		101000
231149											
6	08/14/26	FOAM ROLLER	5.99			6020		450000	433		101000
231178											

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7 231214	08/21/26	PVC PLUG	6.58			6020 450000	438		101000
Total for Vendor:			29.97						
134092 1 IN-344753-26	C 08/24/26	1648 PARKLAND USA CORPORATION DBA DIESEL - PW	35,787.27 35,787.27			1000 140000			101000
134215 1 IN-343506-26	C 08/25/26	1648 PARKLAND USA CORPORATION DBA RIDGELINE DEF	260.29 260.29			6010 450200	424		101000
134269 1 IN-351855-26	C 08/31/26	1648 PARKLAND USA CORPORATION DBA ETHANOL - PW	60,709.44 26,668.19			1000 140000			101000
2 IN-351854-26	08/31/26	DIESEL - 40TH	34,041.25			1000 140000			101000
Total for Vendor:			96,757.00						
134106 1	119015S 08/21/26	3548 PERSHING Alerus - August 2026	400.00 400.00			1000 212525			101000
Total for Vendor:			400.00						
134066 1 9685 2 9759 3 6108 4 8633 5 4842 6 2328 7 8841	C 08/26/26	563 PETRO SERVE USA PREMIUM	454.85 4.74			2210 428000	424		101000
	08/26/26	PREMIUM	9.54			6025 450000	424		101000
	08/17/26	PREMIUM	4.73			2210 428000	424		101000
	04/23/26	#3401 PREMIUM	56.54			1000 430000	424		101000
	04/13/26	#3401 PREMIUM	48.28			1000 430000	424		101000
	08/11/26	#3401 PREMIUM	53.69			1000 430000	424		101000
	07/29/26	#3401 PREMIUM	51.26			1000 430000	424		101000

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8 1816	06/18/26 #3401 PREMIUM		63.25			1000 430000	424		101000
9 7363	05/14/26 PREMIUM		62.65			1000 430000	424		101000
10 601	05/01/26 #3401 PREMIUM		49.23			1000 430000	424		101000
11 9577	04/28/26 #3401 PREMIUM		50.94			1000 430000	424		101000
134211	C 563 PETRO SERVE USA		4,461.43						
1 20175	08/31/26 #7042 75W80 OIL		274.00			4387 480000	424		101000
2 20110	08/24/26 TRANSMISSION FLUID		691.50			1000 430001	424		101000
3 9652	08/26/26 PREMIUM		59.09			1000 430000	424		101000
4 8314	08/28/26 PREMIUM		56.12			1000 430000	424		101000
5 20126	08/26/26 SANITARY PUMP OIL		2,968.90			6025 450000	825		101000
6 20111	08/24/26 GEAR LUBE/INDOL NDISO		411.82			1000 430001	424		101000
134254	C 563 PETRO SERVE USA		2,874.72						
1 020175	08/31/26 75W OIL		274.00			6025 450000	424		101000
2 010085	08/31/26 BULK OIL		2,600.72			6010 450200	424		101000
Total for Vendor:			7,791.00						
134285	C 5431 PLOWOPS INC		2,040.00						
1 05225	09/01/26 SUBSCRIPTION (SEP)		2,040.00			1000 430000	497		101000
Total for Vendor:			2,040.00						

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134233	C	4064 POMP'S TIRE SERVICE (ROYAL TIRE)	368.40								
1	08/20/26	#4011 FLAT REPAIR	37.45			6010		450200	427		101000
2450018325											
2	08/21/26	#4301 TIRES	330.95			6010		450200	427		101000
2450018351											
134253	C	4064 POMP'S TIRE SERVICE (ROYAL TIRE)	87.00								
1	08/27/26	#4302 FLAT REPAIR	87.00			6010		450200	427		101000
2450018489											
134277	C	4064 POMP'S TIRE SERVICE (ROYAL TIRE)	6,428.40								
1	08/13/26	#4202 TIRES	2,677.80			6010		450200	427		101000
2450018182											
2	08/27/26	#4007 TIRES	1,239.00			6010		450200	427		101000
2450018481											
3	08/20/26	#4201 TIRES	2,511.60			6010		450200	427		101000
2450018315											
Total for Vendor:			6,883.80								
134184	C	916 PRAIRIE SUPPLY INC	187.00								
1	08/28/26	PROJ 9061	109.00			4188		480000	670		101000
0713117-IN											
2	08/28/26	PROJ 9061	78.00			4188		480000	670		101000
0713116-IN											
Total for Vendor:			187.00								
134152	C	1755 PRO SWEEP INC	1,700.00								
1	08/27/26	SHEYENNE TUNNEL SWEEP (AUGUST)	1,700.00			1000		430000	485		101000
28866											
Total for Vendor:			1,700.00								
134123	C	3261 PROJECT LIFESAVER INTERNATIONAL	732.76								
1	08/28/26	supplies	732.76			2510		421000	375		101000
S260027946											
Total for Vendor:			732.76								

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134030		4348 R L ENGBRETSON ARCHITECTS FARGO	11,367.50						
1	26125	08/17/26 City Hall & PD Space Study	11,367.50			4429 480000	418		101000
26125									
		Total for Vendor:	11,367.50						
134029		5192 RAYMOND FRANCIS HOLZHEY	407.00						
	NCRAAO	conference - Dickinson - 08/11/26-08/14/26							
1		08/18/26 Travel Reimb - 08/11-08/14	407.00			1000 414101	340		101000
		Total for Vendor:	407.00						
134309	C	3204 RECORD KEEPERS	35.00						
1	A297362	06/30/26 City Hall / Court Shred Bins	35.00			1000 415000	420		101000
A297362									
		Total for Vendor:	35.00						
134109	-92096C	1464 RED RIVER VALLEY FOP LODGE #1	863.50						
1		08/21/26 FOP Dues August 2026	863.50			1000 212526			101000
		Total for Vendor:	863.50						
134172		5260 REED OLSON	68.00						
	WATER TESTING - BISMARCK								
1		08/31/26 TRAVEL REIMBURSEMENT	68.00			6020 450000	340		101000
		Total for Vendor:	68.00						
134228		5307 REHRIG PACIFIC COMPANY	30,144.44						
1		09/02/26 GARBAGE CARTS	30,144.44			6010 450200	665		101000
50604660									
		Total for Vendor:	30,144.44						
134094		4929 RIVER ROCK PROPERTY	285.12						
		Refund check #16240 and #16294 (already deposited but not applied to the UB accounts)							
1		08/20/26 UB Refund	119.28			6020 214100			101000
	Check #16294								
2		08/20/26 UB Refund	165.84			6020 214100			101000
	Check #16240								
		Total for Vendor:	285.12						

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134236		4412 ROBERT MUELLER	411.00								
1	08/30/26	cadets training - meal reimb	28.00			1000		421000	340		101000
2	08/30/26	DRE conf - meal reimb	383.00			1000		421000	340		101000
		Total for Vendor:	411.00								
134093	C	5652 ROUTEWARE INC	46,863.36								
9/14/26-9/13/27											
1	08/25/26	ANNUAL SUBSCRIPTION	46,863.36			6010		450200	497		101000
CI-1013115											
		Total for Vendor:	46,863.36								
134363		999999 RUSSELL SCHMIDT	95.00								
		Tree Planting Permit - 964 W 4th Ave									
1	08/31/26	Tree - 964 W 4th Ave	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134352		999999 RYAN & BRITTANY KNUDSON	95.00								
		Tree Planting Permit - 1289 NW 4th St									
1	08/31/26	Tree - 1289 NW 4th St	95.00			5000		422000	490		101000
		Total for Vendor:	95.00								
134139	C	1071 S & S PROMOTIONAL GROUP	332.09								
1	08/21/26	FD CRR Mood Cups	332.09			2060		415200	375		101000
219749											
		Total for Vendor:	332.09								
134164	E	3353 SAM'S CLUB MC/SYNCB	401.85								
1	08/21/26	PAPER PRODUCTS - PW	120.84			6020		450000	500		101000
2	08/13/26	PAPER PRODUCTS - PW	41.86			6020		450000	500		101000
3	08/13/26	PAPER PRODUCTS - PW	31.00			6020		450000	500		101000
4	08/13/26	PAPER PRODUCTS - SA	208.15			6010		450200	500		101000
		Total for Vendor:	401.85								

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134286	E	1881 SAM'S CLUB/SYNCHRONY BANK (FD)	243.44						
1	08/18/26	St 76 Supplies	243.44			2060 415200	500		101000
639238969945									
		Total for Vendor:	243.44						
134126	C	437 SANDY'S DONUTS & COFFEE SHOP	98.96						
1	08/27/26	host training	98.96			1000 421000	375		101000
1023380									
		Total for Vendor:	98.96						
134202	C	454 SANITATION PRODUCTS	269.36						
1	08/13/26	PLUG ASSY	269.36			6025 450000	439		101000
97981									
		Total for Vendor:	269.36						
134370		999999 SARA SMITH	190.00						
		Tree Planting Permit - 749 16th Ave Ct W							
1	09/02/26	Tree - 749 16th Ave Ct W	190.00			5000 422000	490		101000
		Total for Vendor:	190.00						
134274		2728 SCOTT TIFFANY	527.40						
		APWA CONFERENCE - HOUSTON							
1	09/03/26	TRAVEL REIMBURSEMENT	527.40			1000 455000	340		101000
		Total for Vendor:	527.40						
134074	C	5713 SCOTT'S ELECTRIC	23,604.49						
1	PROJ 9061		23,604.49			4188 480000	670		101000
		Total for Vendor:	23,604.49						
134316	C	5778 SEWAH STUDIOS INC	3,545.00						
1	49445 09/01/26	Imp Dist 1339	3,545.00			4088 480000	670		101000
49445									
		Total for Vendor:	3,545.00						

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134028	C	1201 SHANE MARCUSON	522.70						
		NCRAAO conference - Dickinson - 08/10/26-08/14/26							
1		08/18/26 Travel Reimb - 08/10-08/14	522.70			1000 414101 340			101000
		Total for Vendor:	522.70						
134082		459 SHERWIN WILLIAMS	917.50						
1		08/19/26 FDTP WB WH	917.50			1000 430000 486			101000
		88194148750826							
		Total for Vendor:	917.50						
134226	-92091E	5570 SHEYENNE 32 EAST LLC	699.67						
		3150 Sheyenne St - Unit A							
1		Sept 2026 09/01/26 CAM/Operating Exp - Sept	484.00			2960 411900 416			101000
		3150 Sheyenne St - Unit A							
2		Sept 2026 09/01/26 Parking Fee - Sept	79.17			2960 411900 416			101000
		3150 Sheyenne St - Unit A							
3		Sept 2026 09/01/26 Plaza Fee - Sept	136.50			2960 411900 416			101000
		3150 Sheyenne St - Unit A							
		Total for Vendor:	699.67						
133995	C	2885 SHORTPRINTER	259.00						
1		08/05/26 bc for officers	154.80			1000 421000 410			101000
		176443							
2		06/17/26 notice parking limits	104.20			1000 421000 360			101000
		174826							
134006	C	2885 SHORTPRINTER	47.45						
1		08/17/26 bc for sufficool	47.45			1000 421000 410			101000
		176888							
134054	C	2885 SHORTPRINTER	105.00						
1		08/18/26 H.NESEMEIER & M.GAG NTRY STAMP	105.00			7000 411600 667			101000
		176690							

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134241	C	2885 SHORTPRINTER	59.50						
1	08/24/26	notary stamp - glaser	59.50			1000 421000	667		101000
176848									
		Total for Vendor:	470.95						
134016	C	3642 SIGN PRO	850.00						
1	08/20/26	#1233 graphics	670.00			1000 421000	610		101000
95650									
2	08/20/26	#1197 removal graphics	180.00			1000 421000	610		101000
95658									
		Total for Vendor:	850.00						
134102	C	3528 SNACKS PLUS VENDING	624.00						
1	08/25/26	Coffee for City Hall	624.00			1000 415000	420		101000
59401261558									
		Total for Vendor:	624.00						
134271		4048 SNS AUTO SUPPLY	866.70						
1	08/11/26	CAR WASH SOAP - ST	288.90			1000 430000	433		101000
58253									
2	08/11/26	CAR WASH SOAP - SW	288.90			6025 450000	433		101000
58253									
3	08/11/26	CAR WASH SOAP - WA	288.90			6020 450000	433		101000
58253									
		Total for Vendor:	866.70						
134310		5600 SOUTHDATA INC	9,540.33						
1	994921963	08/27/26 UB Statements/Postage - Aug	9,540.33			6020 450000	360		101000
994921963									
		Total for Vendor:	9,540.33						
134303	C	389 STARION BOND SERVICES	500.00						
1	3193 08/25/26	Origination fee - 2026 RIB	348.48			4009 480000	740		101000
3193									
2	3193 08/25/26	Origination fee - 2026 RIB	119.76			4189 480000	740		101000
3193									

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3 3193	3193	08/25/26 Origination fee - 2026 RIB	31.76			4185 480000	740		101000
		Total for Vendor:	500.00						
134360		999999 STARLA HELMER	95.00						
		Tree Planting Permit - 525 W 36th Ave							
1	08/31/26	Tree - 525 W 36th Ave	95.00			5000 422000	490		101000
		Total for Vendor:	95.00						
134182		2215 STEAM MASTERS	385.00						
1	08/24/26	FD St 75 Carpet cleaning	385.00			2060 415200	428		101000
24223									
		Total for Vendor:	385.00						
134175		5780 STEVE WANOUS	68.00						
		WATER TESTING - BISMARCK							
1	08/26/26	TRAVEL REIMBURSEMENT	68.00			1000 430000	340		101000
		Total for Vendor:	68.00						
134270		5783 STREETSCAN USA INC	37,125.00						
1	08/29/26	SOFTWARE LICENSE	37,125.00			1000 430000	418		101000
		INV-00000912							
		Total for Vendor:	37,125.00						
134188		C 733 SWANSTON EQUIPMENT CORP	9,600.00						
1	08/25/26	CRACKFILL	9,600.00			1000 430001	358		101000
		P27162							
134230		C 733 SWANSTON EQUIPMENT CORP	71.68						
1	09/02/26	#7303 GASKETS	88.98			6025 450000	427		101000
		P27471							
2	09/01/26	#7303 AIR FILTERS	80.08			6025 450000	427		101000
		P27418							
3	08/20/26	RETURN	-97.38			6025 450000	427		101000
		P27038							

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134249 1 P27251	C 08/27/26	733 SWANSTON EQUIPMENT CORP #3405 WHEEL	310.46 310.46			1000 430000	427		101000
Total for Vendor:			9,982.14						
134122 1 INV211296	C 08/27/26	5111 TACMED SOLUTIONS pocket medical kits	305.25 305.25			1000 421000	641		101000
Total for Vendor:			305.25						
134044 1 11662		2895 TACTICAL SOLUTIONS 08/24/26 radar certifications	1,580.00 1,580.00			1000 421000	420		101000
Total for Vendor:			1,580.00						
134084 1 S441506-IN		1156 TESSMAN 08/24/26 GRASS SEED	260.00 260.00			1000 430001	358		101000
Total for Vendor:			260.00						
134120 12 month subscription 8/26/26 to 8/25/27 1 1144	C 08/26/26	5777 TGR TECHNOLOGIES LLC grant purchase, subscription	9,000.00 9,000.00			1000 335900			101000
Total for Vendor:			9,000.00						
134223 1	C 07/07/26	3411 THE UPS STORE #6740 SHIPPING	652.74 652.74			1000 430002	487		101000
Total for Vendor:			652.74						
134365 Tree Planting Permit - 612 Sommerset Ln 1		999999 TODD A & DEANNE K WARNER 08/31/26 Tree - 612 Sommerset Ln	145.00 145.00			5000 422000	490		101000
Total for Vendor:			145.00						

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134087		1234 TOOL WAREHOUSE INC	13.38								
1	08/21/26	1/2 DRIVE	13.38			6025		450000	432		101000
0287218-IN											
134255		1234 TOOL WAREHOUSE INC	257.92								
1	09/01/26	ANGLE DIE/GRINDER	257.92			1000		455000	432		101000
0287283-IN											
Total for Vendor:			271.30								
134362		999999 TRACY STEPHENS	95.00								
Tree Planting Permit - 946 W 4th Ave											
1	08/31/26	Tree - 946 W 4th Ave	95.00			5000		422000	490		101000
Total for Vendor:			95.00								
134145	C	1285 TRAFFIC CONTROL CORPORATION	1,014.00								
1	06/10/26	CROSSWALK PEDESTAL	1,014.00			1000		430002	487		101000
165726											
134168	C	1285 TRAFFIC CONTROL CORPORATION	500.00								
1	08/31/26	4 EVR MOAD RND CAMPBELL	500.00			1000		430000	487		101000
167310											
Total for Vendor:			1,514.00								
134237		2604 TRANSUNION RISK AND ALTERNATIVE	171.00								
1	09/01/26	aug 2026 transactions	171.00			1000		421000	365		101000
52111-202608-1											
Total for Vendor:			171.00								
133996	C	5718 TRAUMA MATTERS, PLLC	800.00								
1	08/14/26	July 2026 wellness	800.00			1000		421000	387		101000
127											
Total for Vendor:			800.00								

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134361		999999 TROY DIEDE	95.00						
		Tree Planting Permit - 940 W 4th Ave							
1	08/31/26	Tree - 940 W 4th Ave	95.00			5000	422000	490	101000
		Total for Vendor:	95.00						
134190		2136 ULINE INC	552.71						
1	08/17/26	GLOVES	552.71			6020	450000	639	101000
212023534									
		Total for Vendor:	552.71						
134138	C	784 UNITED POWER EQUIPMENT	50.30						
1	08/27/26	FD Filters for gas fans	50.30			2060	415200	420	101000
020E2605									
134217	C	784 UNITED POWER EQUIPMENT	94.41						
1	08/25/26	#3055 CONTROL ASSY	94.41			1000	430000	427	101000
020E2456									
		Total for Vendor:	144.71						
134114	-92094C	1562 UNITED WAY OF CASS-CLAY	47.00						
1	08/21/26	August 2026 Contributions	47.00			1000	212536		101000
		Total for Vendor:	47.00						
134119	-92097E	4665 UNUM	12,754.47						
1	08/21/26	Aug 26 Employee Contributions	6,894.52			1000	212514		101000
2	08/21/26	Aug 26 Employer Contributions	5,859.95			1000	212514		101000
		Total for Vendor:	12,754.47						
134062	C	5649 VALOR CONTRACTING LLC	516,415.25						
1	PROJ 9061		516,415.25			4188	480000	670	101000
1652									
		Total for Vendor:	516,415.25						

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
134008	C	3668 VERIZON WIRELESS	12,794.72								
1	07/08/26	july 2026 - city admin	158.10			1000		414000	356		101000
6150490354											
2	07/08/26	july 2026 - finance	39.51			1000		414100	356		101000
6150490354											
3	07/08/26	july 2026-ch assessing hot spo	40.01			1000		414101	356		101000
6150490354											
4	07/08/26	july 2026 - econ development	79.05			1000		414102	356		101000
6150490354											
5	07/08/26	july 2026 - HR	197.61			1000		414103	356		101000
6150490354											
6	07/08/26	july 2026 - IT	197.61			1000		414104	356		101000
6150490354											
7	07/08/26	july 2026 - engineering	475.24			1000		414200	356		101000
6150490354											
8	07/08/26	july 2026 - commission	197.55			1000		415000	356		101000
6150490354											
10	07/08/26	july 2026 - communication	79.08			1000		416200	356		101000
6150490354											
11	07/08/26	july 2026 - planning	197.64			1000		418000	356		101000
6150490354											
12	07/08/26	july 2026 - pd cell (.1)	4,113.33			1000		421000	356		101000
6150490354											
13	07/08/26	july 2026 - pd bait (.10)	39.54			1000		421000	356		101000
6150490354											
14	07/08/26	july 2026 - pd passport (.11)	316.08			1000		421000	356		101000
6150490354											
15	07/08/26	july 2026 - pd 4sight (.12)	79.02			1000		421000	356		101000
6150490354											
16	07/08/26	july 2026 - pd mdc (.2)	120.03			1000		421000	356		101000
6150490354											
17	07/08/26	july 2026-pd cradle point (.3)	984.39			1000		421000	356		101000
6150490354											
18	07/08/26	july 2026 - pd pole cams (.7)	40.01			1000		421000	356		101000
6150490354											
19	07/08/26	july 2026-pd invest trailer(.8	80.02			1000		421000	356		101000
6150490354											

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Claim/ Line #	Check Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
21	07/08/26	july 2026-pw street/electrical	238.68			1000		430000	356		101000
6150490354											
22	07/08/26	july 2026 - pw row	39.54			1000		430001	356		101000
6150490354											
23	07/08/26	july 2026 - pw	626.11			1000		450000	356		101000
6150490354											
24	07/08/26	july 2026 - pw B & G	237.71			1000		455000	356		101000
6150490354											
25	07/08/26	july 2026 - fire	1,062.71			2060		415200	356		101000
6150490354											
26	07/08/26	july 2026 - fire drone	20.02			2060		415200	356		101000
6150490354											
27	07/08/26	july 2026 - pw forestry	158.07			2210		428000	356		101000
6150490354											
28	07/08/26	july 2026 - pw sanitation	664.68			6010		450200	356		101000
6150490354											
29	07/08/26	july 2026 - pw water	456.44			6020		450000	356		101000
6150490354											
30	07/08/26	july 2026 - pw sewer	1,608.82			6025		450000	356		101000
6150490354											
31	07/08/26	july 2026 - library	188.59			7000		411600	356		101000
6150490354											
32	07/08/26	july 2026 - municipal court	39.51			1000		421000	356		101000
6150490354											
33	07/02/26	july 2026 - river sensors	20.02			6020		450000	345		101000
6150002184											
Total for Vendor:			12,794.72								
134043		2709 VIGEN'S LAWN SERVICE INC	194.00								
1	08/26/26	abatement - 3038 1st st e	194.00			1000		415000	555		101000
477874											
134128		2709 VIGEN'S LAWN SERVICE INC	388.00								
1	08/27/26	abatement 2812 river bend dr e	194.00			1000		415000	555		101000
478033											
2	08/28/26	abatement 978 albert dr w	194.00			1000		415000	555		101000
478111											
Total for Vendor:			582.00								

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
134296	E	3568 VISA FIRE DEPT 2	877.20						
1	CC-2099	08/13/26 E-71 Enclose pump panel	463.60			2060 202200			101000
		WEST SIDE STEEL		CC Accounting: 2060-		-415200-420			
2	CC-2099	08/18/26 Frame print for Crew	107.00			2060 202200			101000
		HOBBS LOBBY		CC Accounting: 2060-		-415200-378			
3	CC-2099	08/20/26 Station supplies	81.54			2060 202200			101000
		WALMART BUSINESS		CC Accounting: 2060-		-415200-500			
4	CC-2099	08/26/26 FF/EMT interview Panel	44.33			2060 202200			101000
		JERSEY MIKE'S		CC Accounting: 2060-		-415200-399			
5	CC-2099	08/24/26 10 2027 desk calanders	75.73			2060 202200			101000
		OFFICE DEPOT 6107 FARGO ND		CC Accounting: 2060-		-415200-410			
6	CC-2099	08/28/26 T Olson Car Seat Recertificat	55.00			2060 202200			101000
		SAFE KIDS WORLDWIDE		CC Accounting: 2060-		-415200-340			
7	CC-2099	08/28/26 T Olson Proxy Fee	25.00			2060 202200			101000
		SAFE KIDS WORLDWIDE		CC Accounting: 2060-		-415200-340			
8	CC-2099	08/31/26 D Underhill Proxy Fee	25.00			2060 202200			101000
		SAFE KIDS WORLDWIDE		CC Accounting: 2060-		-415200-340			
		Total for Vendor:	877.20						
134297	E	4351 VISA FIRE DEPT 3	3,426.45						
1	CC-2100	08/07/26 D Sprecher NDIAAI Conference	53.00			2060 202200			101000
		IAAI		CC Accounting: 2060-		-415200-340			
2	CC-2100	08/07/26 D Underhill NDIAAI Conference	53.00			2060 202200			101000
		IAAI		CC Accounting: 2060-		-415200-340			
3	CC-2100	08/07/26 J Neeb NDIAAI Conference	53.00			2060 202200			101000
		IAAI		CC Accounting: 2060-		-415200-340			
4	CC-2100	08/05/26 T Olson NDFPA Conference	317.00			2060 202200			101000
		WYNDHAM GRAND OKLAHOMA CITY DOWNTOWN		CC Accounting: 2060-		-415200-340			
5	CC-2100	08/05/26 D Sprecher NDFPA Conference	317.00			2060 202200			101000
		WYNDHAM GRAND OKLAHOMA CITY DOWNTOWN		CC Accounting: 2060-		-415200-340			
6	CC-2100	08/05/26 J Neeb NDFPA Conference	317.00			2060 202200			101000
		WYNDHAM GRAND OKLAHOMA CITY DOWNTOWN		CC Accounting: 2060-		-415200-340			
7	CC-2100	08/05/26 D Underhill NDFPA Conference	317.00			2060 202200			101000
		WYNDHAM GRAND OKLAHOMA CITY DOWNTOWN		CC Accounting: 2060-		-415200-340			
8	CC-2100	08/07/26 U Underhill Cancel NDIAAI Con	-53.00			2060 202200			101000
		IAAI		CC Accounting: 2060-		-415200-340			

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Claim/ Line #	Check Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
9	CC-2100	08/14/26 M Berg NFA Airfare	823.40			2060 202200			101000
	DELTA AIR			CC Accounting: 2060-		-415200-340			
10	CC-2100	08/20/26 M Berg NFA Meal Plan	323.66			2060 202200			101000
	National Emergency Training Academy			CC Accounting: 2060-		-415200-340			
11	CC-2100	08/24/26 J Carriveau NFA Airfare	905.39			2060 202200			101000
	DELTA AIR			CC Accounting: 2060-		-415200-340			
		Total for Vendor:	3,426.45						
134213	C	1346 VISTO'S TRAILER SALES	52.00						
1	08/28/26	#6600 CABLES/SWITCH	85.89			2210 428000	427		101000
176152									
2	06/08/26	CR for double pmt	-33.89			2060 415200	420		101000
170926									
		Total for Vendor:	52.00						
134117	-92099E	4662 VOYA	564.00						
1	08/21/26	August 2026 Contributions	564.00			1000 212511			101000
		Total for Vendor:	564.00						
134171	C	544 WALLWORK TRUCK CENTER	548.19						
1	08/28/26	CARTRIDGE	71.08			6010 450200	427		101000
01P748013									
2	08/18/26	#7045 GASKET/STUD	39.88			4387 480000	427		101000
01P744476									
3	08/21/26	HYD FILTER	318.00			1000 430000	427		101000
01P741863									
4	08/14/26	#7045 ACCUMULATOR	65.39			4387 480000	427		101000
01P743429									
5	08/24/26	#7045 BRACKET/LAMP	37.55			4387 480000	427		101000
01P746190									
6	08/27/26	#7047 HOSE ASSY	16.29			4387 480000	427		101000
01P747536									
134257	C	544 WALLWORK TRUCK CENTER	789.63						
1	08/27/26	JUMP STARTER	789.63			1000 455000	433		101000
01P747137									

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
134283	C	544 WALLWORK TRUCK CENTER	42.02						
1	09/03/26	#2006 GROMMET/PIN	42.02			6020 450000	427		101000
01P749983									
		Total for Vendor:	1,379.84						
134314	C	2945 WEST FARGO AREA COMMUNITY	6,720.00						
1	07/31/26	July 2026 Reimbursement	6,720.00			1000 415000	374		101000
		Total for Vendor:	6,720.00						
134100	C	566 WEST FARGO PARK DISTRICT	117,085.36						
1	08/21/26	August 2026 State Aid	117,085.36			2050 451000	992		101000
		Total for Vendor:	117,085.36						
134163	C	2184 WEST SIDE STEEL	1,488.45						
1	08/14/26	DUMPSTER REPAIR	448.09			6010 450200	914		101000
15951									
2	08/17/26	DUMPSTER REPAIR	108.71			6010 450200	914		101000
15961									
3	08/21/26	DUMPSTER REPAIR	48.56			6010 450200	914		101000
16002									
4	08/24/26	DUMPSTER REPAIR	567.48			6010 450200	914		101000
16011									
5	08/21/26	DUMPSTER REPAIR	315.61			6010 450200	914		101000
15991									
134198	C	2184 WEST SIDE STEEL	183.34						
1	09/01/26	FLAT BAR/ROUND TUBE	183.34			6025 450000	825		101000
16084									
		Total for Vendor:	1,671.79						
134007		4129 WESTERN NATIONAL MUTUAL INS CO	50.00						
1	08/18/26	notary bond - Haugen	50.00			1000 421000	667		101000
83198									
		Total for Vendor:	50.00						

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
134041	-92110E	3549 WEX FSA	6,533.09						
1	08/21/26	Med FSA - 08/21/26 payroll	911.22			1000 212530			101000
2	08/21/26	Dep FSA - 08/21/26 payroll	5,309.37			1000 212523			101000
3	08/21/26	Dep FSA - 08/21/26 payroll	312.50			8000 453000	110		101000
Parks									
Total for Vendor:			6,533.09						
134099	-92107E	4676 WEX HSA	44,549.18						
08.21.26 Payroll									
1	08/21/26	HSA Contributions - ER & EE	40,012.51			1000 212530			101000
2	08/21/26	HSA Contributions - ER & EE	4,536.67			8000 453000	110		101000
Parks									
Total for Vendor:			44,549.18						
134108	119016S	3827 WF Firefighters Association	1,400.00						
1	08/21/26	Fire Union Dues August 2026	1,400.00			1000 212552			101000
Total for Vendor:			1,400.00						
134381		999999 WILLIAM BOGGESS	300.00						
Tree Planting Permit - 106 33rd Ave E									
1	09/02/26	Tree - 106 33rd Ave E	300.00			5000 422000	490		101000
Total for Vendor:			300.00						
134067	C	5528 WORLD INSURANCE ASSOCIATES LLC	24.00						
1	08/17/26	DEBRIS REMOVAL	24.00			1000 455000	321		101000
522901									
Total for Vendor:			24.00						
134046	E	338 XCEL ENERGY	27.00						
1	07/23/26	July 2026 603/605 Shey	27.00			1000 421000	527		101000
992154857									
134098	E	338 XCEL ENERGY	48.30						
1	991929193	08/21/26 New City Hall (WEX Bldg)	48.30			1001 415000	527		101000
991929193									

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
134140	E	338 XCEL ENERGY	2,769.07								
1	08/25/26	STREET LIGHT FEED POINTS	1,177.42			1000		430002	527		101000
992345630											
2	08/25/26	SA17/PW VEH STORAGE	413.04			6020		450000	527		101000
992345630											
3	08/25/26	1609 13TH AVE S	56.42			1000		430002	527		101000
992280131											
4	08/25/26	1680 13TH AVE E	109.16			1000		430002	527		101000
992303593											
5	08/25/26	1410 13TH AVE E	54.49			1000		430002	527		101000
992332569											
6	08/24/26	1100 12TH AVE NW	210.66			6020		450000	527		101000
992130857											
7	08/24/26	312 5TH AVE W	265.42			1000		430000	527		101000
992117077											
8	08/24/26	309 2ND AVE W	25.05			1000		430000	527		101000
992090722											
9	08/24/26	1100 12TH AVE NW	47.73			6020		450000	527		101000
992138870											
10	08/24/26	60L	68.93			6020		450000	527		101000
992111429											
11	08/24/26	SM33	103.57			6020		450000	527		101000
992072359											
12	08/24/26	901 10TH AVE E	58.87			1000		430002	527		101000
992129652											
13	08/21/26	300 SHEYENNE	53.84			2310		452120	527		101000
991887228											
14	08/21/26	344 SHEYENNE	22.88			2310		452120	527		101000
991900848											
15	08/18/26	1620 MAIN AVE	47.73			6010		450200	527		101000
991308245											
16	08/18/26	SM75	53.86			6020		450000	527		101000
991304051											

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
134192	-92093E	338 XCEL ENERGY	695.00						
1	08/18/26	117 8TH ST W	695.00			6010 450200	527		101000
991285770									
Total for Vendor:			3,539.37						
134186	C	1484 YHR PARTNERS	10,818.29						
1	08/25/26	PROJ 9061	10,818.29			4188 480000	670		101000
13515									
Total for Vendor:			10,818.29						
134203		5781 ZACH BELLMORE	68.00						
WATER TESTING - BISMARCK									
1	08/26/26	TRAVEL REIMBURSEMENT	68.00			6025 450000	340		101000
Total for Vendor:			68.00						
134160	C	582 ZEP SALES AND SERVICE	297.24						
1	08/19/26	CLEANING SUPPLIES	297.24			6020 450000	500		101000
9013201698									
134326	C	582 ZEP SALES AND SERVICE	3,030.74						
1	09/01/26	CLEANING SUPPLIES	3,030.74			6020 450000	500		101000
9013264348									
Total for Vendor:			3,327.98						
# of Claims			388	Total:	8,078,376.48	# of Vendors		129	
Total Electronic Claims					2,548,228.17				
Total Non-Electronic Claims					5530148.31				

** 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. **

Item Title: Project No. 1352 – Sanitary Sewer System Rehabilitation – Spot Repairs

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

Presented By: Jerry Wallace, City Engineer

New Information: During the August 3, 2026, Commission Meeting, the City Commission reviewed bids and awarded contract to CC Steel, LLC. 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

Supporting Documents:

- Associated Resolution
- Notice to Proceed

Previously Presented Information & Commission Actions:

August 3, 2026–

- **Staff Recommendation:** Accept Bid and Award Contract to CC Steel, LLC for their bid amount of \$1,553,350.00.
- **Commission Action:** Commissioner Zundel moved and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

June 15, 2026–

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

April 6, 2026–

- **Staff Recommendation:** Approve both an Engineer's Report and Task order and Direct Engineer to prepare Plans and Specifications
- **Commission Action:** Commissioner Anderson moved and Commissioner Zundel seconded to approve. Commissioner Olson was absent and not voting. No opposition, motion carried.

July 7, 2025–

- **Staff Recommendation:** Create Project No. 1352 and Direct Engineer to prepare an Engineer's Report
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

West Fargo City Commission

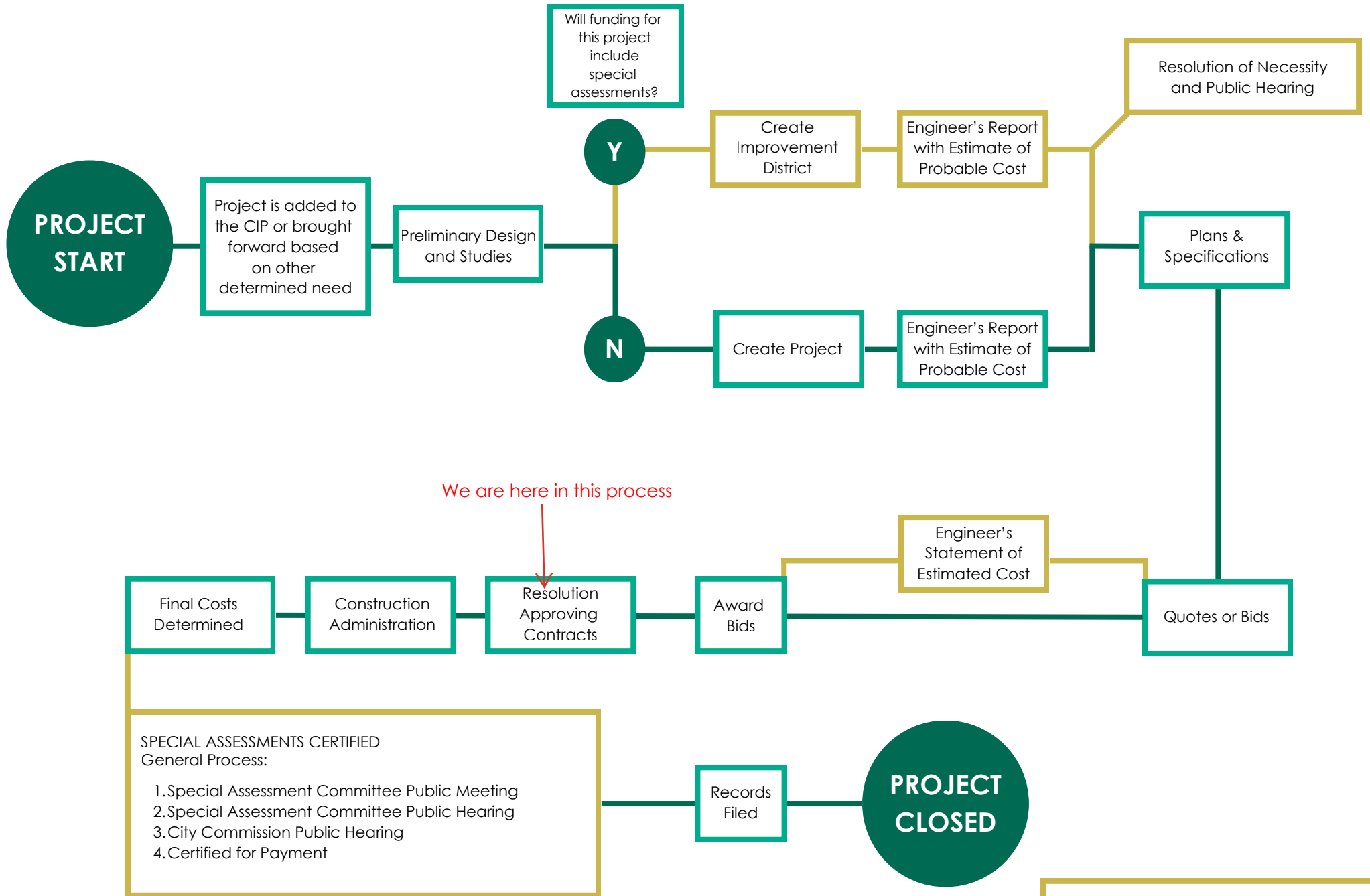
Eric Gjerdevig, Mayor

Amy Zundel, Deputy Mayor

Tyler Erickson, Rory Jorgensen, Patti Stedman, Commissioners

Dustin Scott, City Administrator

CITY PROJECT PROCESS FLOW CHART



*Project Steps in YELLOW boxes are only necessary when a project is funded through the use of special assessments.

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING CONTRACT AND CONTRACTOR'S BOND IN
PROJECT NO. 1352 – SANITARY SEWER SYSTEM REHABILITATION – SPOT REPAIRS

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 CC Steel, LLC. is in full conformity with the law, including Section 40-22-36 of the North Dakota Century Code; that the contractor's bond of CC Steel, LLC. heretofore received and filed with the City Auditor is in full conformity with the law including Section 48-01.2-10, of the North Dakota Century Code; and that the contract and contractor's bond are hereby approved.

Dated: September 8, 2026

APPROVED:

Mayor

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 Project No.: 1352
Engineer: Moore Engineering, Inc. Engineer's Project No.: 30569
Contractor: CC Steel, LLC Contractor's Project No.: _____
Project: Sanitary Sewer Spot Repairs and Relining
Contract Name: Project No. 1352 – Sanitary Sewer System Rehabilitation and Incidentals
Effective Date of Contract: September 8, 2027

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on September 8, 2026 pursuant to Paragraph 4.01 of the General Conditions.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement:

The date by which Substantial Completion must be achieved as stated in the Agreement, and the date by which readiness for final payment must be achieved per Agreement.

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

1. Obtain a City of West Fargo Storm Water Management Permit

Owner: City of West Fargo
By *(signature)*: _____
Name *(printed)*: Eric Gjerdevig
Title: Mayor
Date Issued: September 8, 2026

Copy: Engineer



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (8-2025)

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 Fargo Moorhead Quilters'		Dates of Activity (Does not include dates for the sales of tickets) September 25 and 26, 2026	
Organization or Group Contact Person Muriel Richardson	E-mail muriel@murielrichardson.com	Telephone Number 701-388-3267	
Business Address PO Box 2662	City Fargo	State ND	ZIP Code 58108
Mailing Address (if different)	City	State	ZIP Code

SITE INFO

Site Name Veterans Memorial Arena		County Cass	
Site Physical Address 1201 7th Ave E	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.) One event- September 25, 2026 9am-5pm September 26, 2026 9am-4pm			

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

Game Type	Description of Prize	Exact Retail Value of Prize
Raffle	Crazy Quilt 60" x 48"	\$300.00
Raffle	26 Baskets filled with quilt related items	\$6050.56
0		
Total (limit \$50,000 per year)		\$

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Educational events such as quilting classes, lectures, exhibits, demonstration.	
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: (This amount is part of the total prize limit for \$50,000 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 Muriel Richardson	Telephone Number 701-388-3267	E-mail Address muriel@murielrichardson.com
Signature of Organization Group's Permit Organizer <i>Muriel Richardson</i>	Title State Representative	Date August 19, 2026

**APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT**

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (8-2025)

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 Landon's Light Foundation		Dates of Activity (Does not include dates for the sales of tickets) 9/10/2026 and 9/12/2026	
Organization or Group Contact Person Cherish Hoffman	E-mail cherishhoffman@landonslight.org	Telephone Number 701-361-7419	
Business Address 3941 4th Street E	City West Fargo	State ND	ZIP Code 58078
Mailing Address (if different)	City	State	ZIP Code

SITE INFO

Site Name The Essentia Health Plaza at the Lights		County Cass	
Site Physical Address 300 32nd Avenue W	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.) 9/10/2026 - 50/50 Raffle 9/12/2026 - 50/50 Raffle			

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

Game Type	Description of Prize	Exact Retail Value of Prize
50/50 Raffle	50% of Proceeds	TBD
	a single prize not to exceed \$15,000 or \$50,000 per year	
	Total (limit \$50,000 per year)	\$

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds to fund the mission of the Landon's Light Foundation serving critically ill children in our region	
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: (This amount is part of the total prize limit for \$50,000 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 Cherish Hoffman	Telephone Number 701-361-7419	E-mail Address cherishhoffman@landonslight.org
Signature of Organization Group's Permit Organizer 	Title Operations Coordinator	Date 8/24/2026

**APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT**

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (8-2025)

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 Horace Hawks Girls Swim & Dive		Dates of Activity (Does not include dates for the sales of tickets) October 2, October 8, October 13, October 29	
Organization or Group Contact Person Joe Kalash	E-mail djosephkalash@hotmail.com	Telephone Number 701-230-2644	
Business Address	City	State	ZIP Code
Mailing Address (if different) 4534 Sunset Blvd	West Fargo	ND	58078

SITE INFO

Site Name Hulbert Aquatic Center		County Cass	
Site Physical Address 607 7th Ave E	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.) 50/50 Raffle on all 4 dates (10/2/26 - 10/8/26 - 10/13/26 - 10/29/26)			

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

Game Type	Description of Prize	Exact Retail Value of Prize
50/50 Raffle	50% of the total accumulated dollars	a single prize not to exceed
		\$15,000 or \$50,000 per year
	Total (limit \$50,000 per year)	\$

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Various items for the student-athletes (on deck snacks, meals while traveling, etc.)	
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: (This amount is part of the total prize limit for \$50,000 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 CHRIS PRIBULA	Telephone Number 507-250-2473	E-mail Address cpribula@gmail.com
Signature of Organization Group's Permit Organizer 	Title Fundraising Chair	Date 8/28/26



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (8-2025)

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 Horace Hawks Boys Swim & Dive		Dates of Activity (Does not include dates for the sales of tickets) January 7, January 29, February 16, February 27	
Organization or Group Contact Person Joe Kalash	E-mail djosephkalash@hotmail.com	Telephone Number 701-230-2644	
Business Address	City	State	ZIP Code
Mailing Address (if different) 4534 Sunset Blvd	City West Fargo	State ND	ZIP Code 58078

SITE INFO

Site Name Hulbert Aquatic Center	County Cass
Site Physical Address 607 7th Ave E	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.)
50/50 Raffle on all 4 dates (1/7/27 - 1/29/27 - 2/16/27 - 2/27/27)

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

Game Type	Description of Prize	Exact Retail Value of Prize
50/50 Raffle	50% of the total accumulated dollars	a single prize not to exceed
		\$15,000 or \$50,000 per year
	Total (limit \$50,000 per year)	\$

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Various items for the student-athletes (on deck snacks, meals while traveling, etc.)	
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: (This amount is part of the total prize limit for \$50,000 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 D. Joseph Kalash	Telephone Number 701-230-2644	E-mail Address djosephkalash@hotmail.com
Signature of Organization Group's Permit Organizer 	Title ORGANIZATION CO-CHAIR	Date 8/31/26

**APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT**

NORTH DAKOTA OFFICE OF ATTORNEY GENERAL

GAMING DIVISION

SFN 9338 (8-2025)

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 Tech Team Wrestling Club		Dates of Activity (Does not include dates for the sales of tickets)	
Organization or Group Contact Person Amy Lynne	E-mail amyb.lynnne@gmail.com	Telephone Number 701-799-6358	
Business Address 524 7th Ave NE	City West Fargo	State ND	ZIP Code 58078
Mailing Address (if different) 5057 Rose Creek Pkwy S	City Fargo	State ND	ZIP Code 58104

SITE INFO

Site Name Tech Team Wrestling Room	County Cass		
Site Physical Address 524 7th Ave NE	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.)			

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

Game Type	Description of Prize	Exact Retail Value of Prize
Raffle	Schools giftcards (1) \$1000, (1) \$500, (5) \$200	\$3,500
	(10) \$100	
Total (limit \$50,000 per year)		\$ 3500

ADDITIONAL REQUIRED INFORMATION

Intended Uses of Gaming Proceeds Provide training & tournament participation for young boys & girls in the sport of wrestling	
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: (This amount is part of the total prize limit for \$50,000 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 Amy Lynne	Telephone Number 701-799-6358	E-mail Address amyb.lynnne@gmail.com
Signature of Organization Group's Permit Organizer 	Title Treasurer	Date 9/2/26

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

1. CONTACT PERSON: Lisa Sankey
2. PHONE NUMBER: 515-5370 DATE: August 31, 2026
3. AGENDA TITLE:
A26-15 Brooks Harbor 5th Addition, request for approval of zone change from
PUD: Planned Unit Development to R-2: Limited Multiple Dwellings; first reading
of rezone ordinance.
4. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:
Hold public hearing and approve first reading of the rezone ordinance. At their
August 11, 2026 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):
2250 5th Street West (Lot 3, Block 3 of Brooks Harbor 5th Addition), City of West
Fargo, North Dakota
6. ACTION BEING REQUESTED FROM CITY COMMISSION:
Hold public hearing and approve first reading of rezone ordinance.

STAFF REPORT

A26-15 REZONING	
Brooks Harbor 5 th Addition	
2250 5 th Street West (Lot 3, Block 3 of Brooks Harbor 5 th Addition), City of West Fargo, North Dakota	
Owner: Magnum Properties LLC Applicant: Brookstone	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	8/11/2026
City Commission Public Hearing and 1 st Reading:	9/8/2026
City Commission 2 nd Reading	

PURPOSE:

Rezone to allow for residential development.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Vacant
Current Zoning District:	PUD: Planned Unit Development
Proposed Zoning District	R-2: Limited Multiple Dwellings
Zoning Overlay District(s):	n/a
Total area size:	211,316 square feet (4.85 Acres)
Adjacent Zoning Districts:	North & West: P - Public South: R-1- One- and Two-Family Dwelling District East: C-OP Commercial Office Park, CO-Corridor Overlay, and CO-I Interstate Corridor Overlay
Adjacent street(s):	22nd Avenue East (Local); 5th Street East (Local)
Adjacent Bike/Pedestrian Facilities:	Existing along 22nd Avenue East and 5th Street East. Trail adjoining Brooks Harbor Elementary property.
Available Parks/Trail Facilities:	There is a trail connection westerly of Brooks Harbor Elementary. The school also has playground equipment and open play space. Brooks Harbor Fishing Pond and Eaglewood Park are nearby.
Park Dedication Requirements:	n/a

DISCUSSION AND OBSERVATIONS:

- The applicant applied for approval of a change of zoning from commercial use PUD: Planned Unit Development to R-2: Limited Dwelling District. Previous applications submitted and withdrawn by the applicant have included PUD zoning proposals for three & four-plex townhouse style structures with approximately 50 units.
- The applicant has submitted a site plan and artist's renderings for illustrative purposes showing 31 slab on grade patio homes on the lot and following the R-2 district standards for multiple dwellings.
- The property was originally zoned PUD with C-OP district standards in 2016 to allow for construction of a childcare facility for the Village Family Service. In 2021, a change of zoning to

STAFF REPORT

commercial use PUD: Planned Unit Development was approved to allow for a two-ice sheet youth hockey arena, as well as three commercial office park buildings.

- The R-2 district is intended to accommodate a variety of residential housing types (including single-family dwellings, twin homes, townhomes, and multi-family buildings containing no more than 8 units) along with related uses compatible with residential development (e.g., religious, educational, recreational uses).
- The proposed R-2 zoning is a residential district that is generally considered to be compatible with other residential zoning districts.
- Compared to development allowed by the existing PUD district, development under the R-2 district regulations is anticipated to result in less traffic generation overall.
- A representative from the West Fargo School district indicated they have no formal comments to submit at this time and will continue to monitor enrollment as the neighborhood continues to develop (email included in agenda packet).

NOTICES:

Sent to:	Public Hearing Notice Published in the Official Newspaper. Property owners within 150' and applicable agencies and departments.
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Comments Received:

- Emails from property owners asking for more information.
- A letter was received asking that the request be denied due to concerns regarding the R-2 zoning allowing for other uses should the applicant not follow through with the proposed development as submitted.
- An email was received indicating the preference for either homes for sale instead of rental or that the property remain commercial.
- Emails were received in opposition to the proposal due to concerns regarding impact to the school, decreased property values, increased traffic, snow drifts creating issues in the winter along the street, drainage/standing water.

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

- There are several aspects of the West Fargo 2.0 plan that relate to the proposed rezoning.
- West Fargo 2.0 seeks to grow the City's economy and increase the City's commercial tax base by increasing the ratio of jobs and businesses in relation to residential land-use. The subject property has previously been zoned for commercial, office, and recreational uses. If approved, the proposed rezoning would eliminate the potential for such uses and would increase residential land-use in relation to other land uses.
- West Fargo 2.0 also recognizes the need for housing and to diversify the type of housing supply within the City. The proposed project would add to the diversity of housing options available within the City.
- For new residential areas, West Fargo 2.0 also places an emphasis on improved neighborhood and housing design, including such things as de-emphasizing garages, incorporation of front porches, and additional trees and landscaping.

STAFF REPORT

UPDATE – August 11, 2026

- At the August 11, 2026 Planning & Zoning Commission meeting, a couple individuals spoke regarding their concern that the proposed R-2 Zoning allows for other uses, such as townhomes, should the applicant not follow through with the proposed development as submitted. One public comment also noted concerns regarding overflow parking onto surrounding streets.
- Based on public comments and discussion by the Planning & Zoning Commission, the applicant/owner's representative stated that the ownership (Magnum Properties/Magnum Electric) is a West Fargo business and member of the community, that they intend to construct the detached homes as proposed, and that their reputations as local business owners are at stake.
- The City Engineer noted that traffic conditions under the proposed rezoning would likely be more favorable than traffic conditions under the current PUD zoning.

PLANNING & ZONING COMMISSION ACTION:

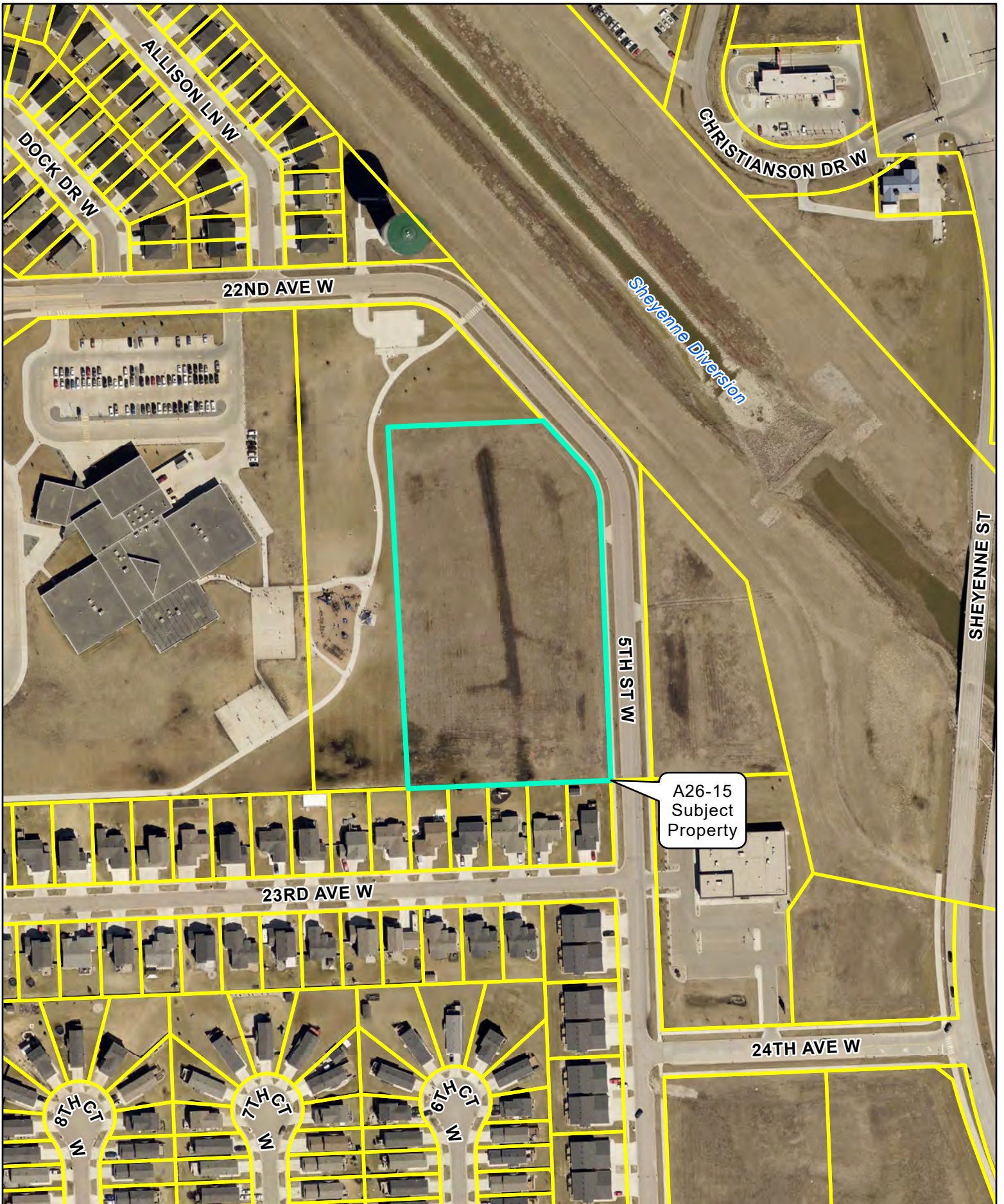
At their August 11, 2026 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed rezoning on the basis it is consistent with City Plans and Ordinances.

RECOMMENDATION:

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

Attachments

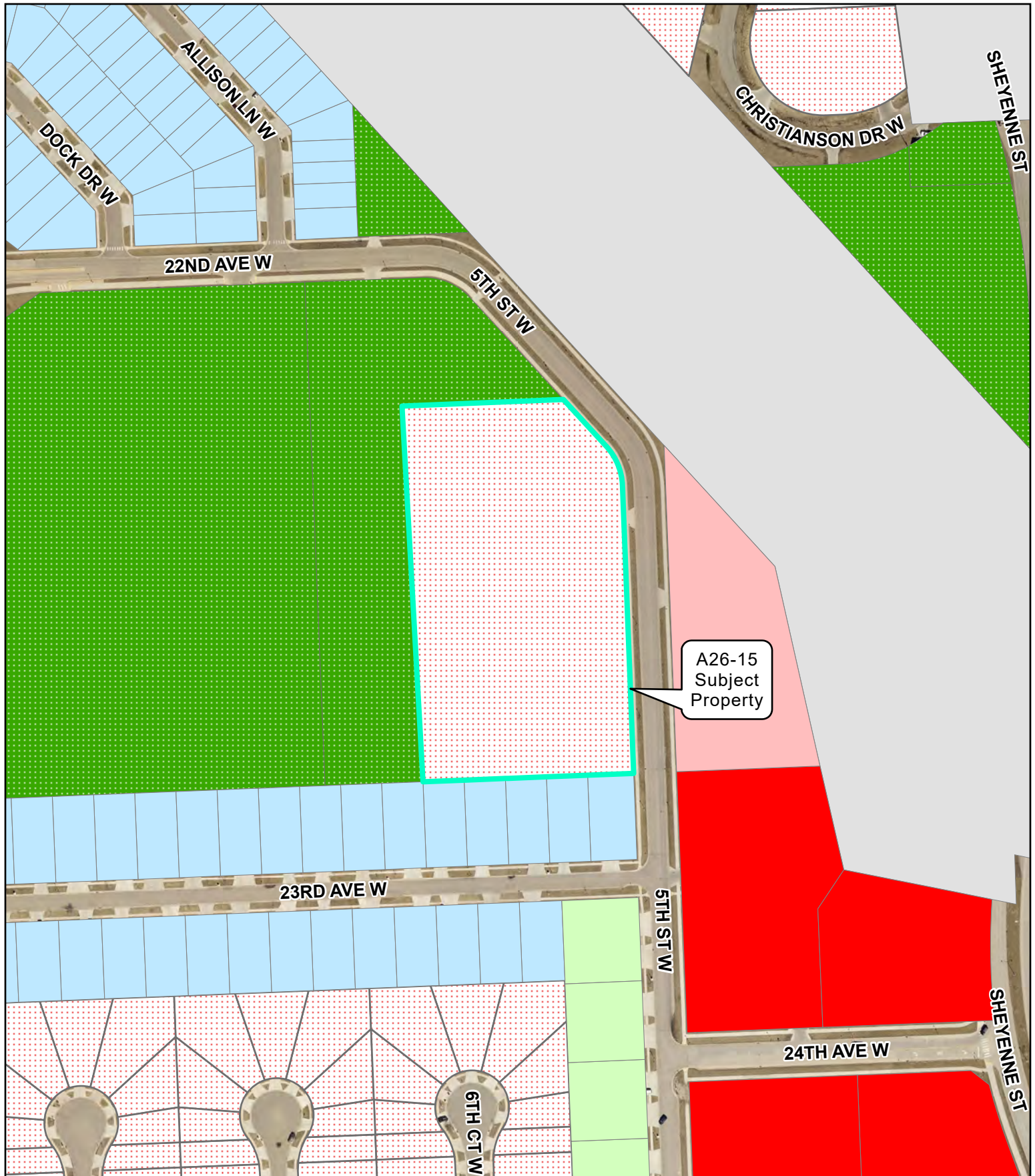
- Aerial Location map
- Zoning map
- Applicant's site plan and renderings for illustrative purposes.
- West Fargo School Comments
- Comments received
- Ordinance #1284



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



01/07/20 09:58:15 AM Z:\Lowry\Browns Ferry\Browns Ferry\2024\04\07\14 - Brooks Harbor Townhomes\VF Drawings\04\07 Concept B.dwg



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
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LOWRY
ENGINEERING
5008 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

REVISIONS

**BROOKS HARBOR
TOWNHOMES**
2250 5TH STREET WEST
WEST FARGO, NORTH
DAKOTA

**PRELIMINARY
NOT FOR
CONSTRUCTION**

LE JOB #	24037
PROJECT DATE:	7/7/2020
CHECKED BY:	AJT
DRAWN BY:	TJJ
APPROVED BY:	AJT

OVERALL
SITE
PLAN

Concept 9





From: [Mackowick, Elizabeth](#)
To: [Lisa Sankey](#)
Subject: Re: Proposed Brooks Harbor 5th Rezoning
Date: Tuesday, August 4, 2026 8:34:44 AM
Attachments: [cowflogo_a7216587-5247-4e10-84fd-1b43ada38b58.png](#)
[img-e23f2e0f-1eac-4a8b-8c95-dac0a66e12f9.png](#)

Dear Ms. Sankey,

Thank you for sharing the proposed Brooks Harbor 5th Addition rezoning request and providing an opportunity to comment.

At this time, the school district does not have any formal comments to submit for the record. We appreciate the ongoing communication from the city. While we recognize that continued development in this area will further tax the existing school attendance zone of Brooks Harbor, Liberty and Sheyenne, we also understand that construction is likely and we will continue to monitor enrollment as the neighborhood builds out.

Thank you again for including us in the review process.



Liz Mackowick

Business Manager

West Fargo Public School District #6

2028 2nd Ave. NW | West Fargo, ND 58078

Desk: (701) 499-1044

Wednesday, August 5, 2026

West Fargo Planning and Zoning Commission Members,

I am writing to express my concern regarding the rezoning of 2250 5th Street W in Brooks Harbor (the parcel near the school). I understand the need to develop this property, and I appreciate the effort to present a concept consisting of 31 slab-on-grade single-family homes.

My concern, however, is that the rezoning request is for R-2. Under R-2 zoning, three- and four-unit townhome buildings, which have been proposed over the last few years, are allowed if they meet the requirements of the zoning ordinance. My concern is that while the current proposal emphasizes single-family homes, a future owner—or even the current developer—could pursue higher-density residential development that is permitted within the R-2 district without another rezoning request. For that reason, I believe the Commission should evaluate the rezoning based on all uses that R-2 allows, not solely on the concept plan being presented at the meeting.

Neighbors have previously expressed concerns regarding increased traffic, school impacts, and neighborhood density when multifamily housing has been proposed for this property. Earlier this year, a representative of the developer discussed multifamily townhomes, and indicated that if those plans did not move forward, commercial shop units were another possibility.

As a neighboring property owner, the uncertainty is difficult to overlook. I support responsible development of this property, but I do not believe the requested R-2 zoning provides sufficient assurance that the land will ultimately be developed as the single-family neighborhood currently being presented. For these reasons, I respectfully ask the Commission to deny the rezoning request.

Thank you for your consideration,

Sarah Griesbach

606 23rd Ave W, West Fargo



Submitted by Sarah Griesbach, 606 23rd Ave W, West Fargo

This document explains that no parking is allowed along the lot (below, left, red highlighted). This is why the neighbors stress that 23rd Ave W turns into overflow parking as it's allowed on one side of our street. Also, for consideration the school pickup line is along that road. I think that the potential for multifamily units under R-2 zoning would likely be detrimental due to driveway parking that would likely block the sidewalks or add to the 23rd Ave W parking limitations.



5th Street W Twinhome Parking near Just for Kix: examples of blocking sidewalks



From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Development Proposal
Date: Thursday, August 6, 2026 7:33:00 PM

Dear Lisa,

Concerning the proposal to rezone the lot that is located behind our house. We would prefer that it stay commercial. We would not mind if the area is rezoned to residential if they would only build homes for sale. However, we understand that if it is rezoned to residential, we do not really have much say in what gets built behind our house. Thus, we would prefer it stay zoned as commercial.

If it does get rezoned to residential, and the owner moves forward with their current proposal of homes along our property line and rental properties in the rest of the development, we have some concerns. Our primary concern is the transient nature of tenants. Rentors do not have much of an incentive to care for their neighborhood or properties. Also, in the proposed development, there is minimal parking. Currently, when there is a school event or an event at the Just for Kicks studio, our street is flooded with parked cars since there isn't any other parking around. All overflow parking for the development would be on our street or in the houses north of the property in question.

Regards,
Joel Knudsen

From: [REDACTED] Chad Olson
To: [Lisa Sankey](#)
Cc: [REDACTED]
Subject: 2250 5th st west
Date: Thursday, August 6, 2026 11:00:17 PM

I am going to be out of town next week so will not be able to attend the hearing so I am asking that it be rescheduled to a time that I can be there as I understand 3 of us wont be there so there will not be a quorum met for this meeting.

I am the Postmaster of Horace ND and have dealt with Brookstone developments.

I have asked Matt the president several times to call me over this this to discuss options.

I have asked the rep from the company trying to sell the land the same thing.

I have not received a single call.

Based on my experience the developers are after one thing and that is profit.

Rezoning this in my opinion will open a new can of worms as they cannot be trusted to be true to their word.

I have explained to them the school situation and how we cannot afford more students and suggested that they make it a 55 and older community.

I was told this was discriminatory and I explained we have them all over as when I was looking for a place for my parents they were there.

The developers will not honor what they are proposing in my experience.

They are simply trying to get it rezoned to what they need to proceed with their original plans with no guarantees of honoring what they are proposing.

I do not want houses facing me for one and absolutely do not accept trees as a barrier.

The development that they are proposing will decrease the value of our properties.

I am more than still willing to meet with them but obviously they do not value our input.

We already have a parking and picking up kids issue as currently the line for picking up kids goes from the school all the way to my house on 504 23rd ave w.

It is already dangerous for the kids now and this will make it worse.

Thank you for your consideration.

From: [REDACTED] Jason Toso
To: [Lisa Sankey](#); [Planning Department Email](#)
Subject: Brooks Harbor Lot
Date: Monday, August 3, 2026 5:13:43 PM

Lisa,

With the upcoming meeting regarding changing the zoning from a PUD to R-2 for the Brooks Harbor Lot, I do have a couple questions I would like to run by the planning department.

1. Can the current proposed plan of 31 slab-on-grade, single story homes be built under the current PUD zoning classification or would it be required to change the zone to R-2?
2. If the developer is successful in their pursuit of rezoning, is there any duty owed by the developer to the city to develop the plan that was presented when requesting the change? (For example, the 31 single story-SOG homes) I would imagine the answer is “no”, and the developer could change the plan however they desired as long as it fell under the R-2 requirements. Please confirm.

For what it’s worth, a large portion of the local community would still prefer to see a commercial development that benefits the community as opposed to additional housing that stresses the current community resources.

Thank you for your time.

From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Brooks harbor lot development
Date: Monday, August 10, 2026 4:42:04 PM

Hi Lisa,

I am writing in regards to the city commission meeting tomorrow about changing the zoning for the Brooks harbor lot off 5th st. We live adjacent to that field and have always had many concerns any time a zone change has been brought up in the past. One of the biggest issues is the poor traffic flow in and out of the entire BH area if you want to go north. All cars must filter to 26th Ave and it gets very congested at various times not just peak times. Is there any future city plans for accommodating all of the traffic flow in and out? Additionally, 5th st is always where school pick up takes place and it becomes very narrow and almost down to one lane during winter months when snow drifts choke up the shoulders. How is the parking going to work for the people in the new homes they build?

Concerns about the school capacity as well as the water drainage into that field have all been things brought up in the past as well and still worries us that there is no runoff retention pond like in most other neighborhoods. Our sump pump runs all year long as it is and there is always standing water in that field in the spring.

Thanks for taking my concerns and considering during the discussion and decision making for this lot.

Sincerely,
Taviah Haglund
516 23rd Ave W

Get [Outlook for iOS](#)

From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Re: Proposed PUD 2250 5th St W
Date: Tuesday, August 11, 2026 10:46:31 AM
Attachments: [cityofwest_fargo_logo_color_tagline\(1\)_7c69c259-ce93-4b19-a319-1d781c1505fd.png](#)

Good morning Lisa. I had lost track of dates and was just reminded about the Commission meeting tonight and the proposed Brooks Harbor zoning request. We remain opposed to this type of development on the site for all the same reasons as the prior attempts. Those concerns have not been address nor changed and have been ongoing for many years now. The current attempt to request zoning change from a PUD to R-2 does nothing other than circumvent the PUD process and ultimately discredits the intent of PUD designation. Please include this email thread for record with the Commission packet. Thank you.

Sam Wilke

Sent from [Outlook](#)

From: Lisa Sankey <Lisa.Sankey@westfargond.gov>
Sent: Monday, March 3, 2025 8:10 AM
To: Sam Wilke [REDACTED]
Cc: tammy wilke [REDACTED]
Subject: RE: Proposed PUD 2250 5th St W

Thank you for your response. We will forward your comments on to the Planning and Zoning Commission.

Lisa Sankey
Planner, City of West Fargo



Phone: 701-515-5376
Lisa.Sankey@westfargond.gov
2515 6th Street E, West Fargo, ND, 58078
Visit us online: westfargond.gov

From: Sam Wilke [REDACTED]
Sent: Sunday, March 2, 2025 10:16 PM
To: Lisa Sankey <Lisa.Sankey@westfargond.gov>
Cc: tammy wilke [REDACTED]
Subject: Re: Proposed PUD 2250 5th St W

Lisa, this email is in response to the recent letter received related to the subject planned unit development and can be included for Planning and Zoning to consider.

We continue to oppose this proposal. It appears to be the same proposal that was presented and denied last year (see email thread). Precedence has been set numerous times by the Commission over the last ten plus years for this property. Apartments, even under the disguise of townhouses, do not fit within the current zoning or PUD for that property, increases housing density in an area that is already over such housing numbers, and does not provide benefit nor enhancement for the neighborhood.

Sam and Tammy Wilke
[REDACTED]

Sent from [Outlook](#)

From: Sam Wilke <[REDACTED]>
Sent: Thursday, May 9, 2024 5:00 PM
To: Leslie McGillivray-Rivas <Leslie.McGillivray-Rivas@westfargond.gov>
Cc: tammy wilke [REDACTED]
Subject: Proposed PUD 2250 5th St W

Good afternoon, unfortunately we have commitments the evening of the planning meeting for the subject property. We own an adjacent property at 612 23rd Ave W and oppose the proposed change to land usage. We purchased our home in the early days of the Brooks Harbor subdivision development and have been promised or assured of many things for that property and the same near the water tower and for the commercial development along Sheyenne. During prior meetings and proposals, it has been noted by the Commission that our area is already over required and recommended multi-family housing numbers. A couple years ago, additional dense housing was added to the section of land west of the water tower and north of the school. We do not desire to have more multi-family housing or densely laid out single family or twin homes built within Brooks Harbor. Owned single family dwellings are much preferred as opposed to rental units of any kind. We feel that parcel of land should remain commercial as intended and previously planned. We'd welcome the sales and business taxes/fees to help offset costs of a growing city and to potentially provide businesses that would benefit and enhance the neighborhood versus encumber it with housing density. Thank you.

Sam and Tammy Wilke
[REDACTED]

Sent from [Outlook](#)

ORDINANCE NO. 1284

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 PUD (Planned Unit Development District) to R-2 (Limited Multiple Dwellings District):

Lot 3, Block 3 of Brooks Harbor Fifth 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:



City of West Fargo, North Dakota

Executive Summary – December 31, 2025



Audit Results

Audit Opinion

- The City received a “clean” audit opinion
 - Unmodified opinion – financial statements are prepared using accounting principals accepted in the U.S. (GAAP)
 - Financial statements do not contain material misstatements and are fairly presented
- Opinion is merely the auditor’s professional opinion, based on audit work, on whether the financial statements were prepared in accordance with GAAP, free from material misstatement, and fairly presented

Audit of Federal Funds

- All entities with federal award expenditures of \$1,000,000+ in a year are required to obtain an annual audit
- Single audit – considers compliance with rules and regulations of applicable federal awards
- The City received an unmodified opinion on compliance for the major federal awards programs report

During 2025, the City expended approximately \$2.8 million in Federal awards

Audit Findings

Findings

Financial Statements:

- Material Journal Entries
- Preparation of Financial Statements and SEFA

Federal Awards:

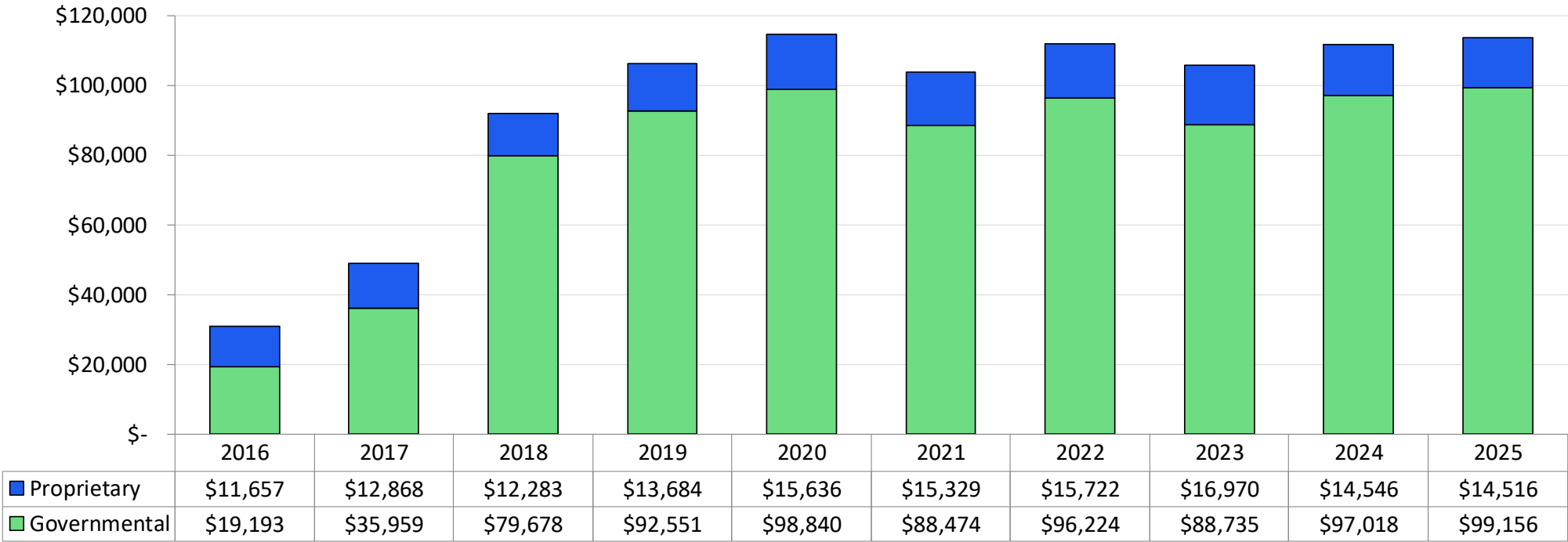
- None Reported



Cash and Investments

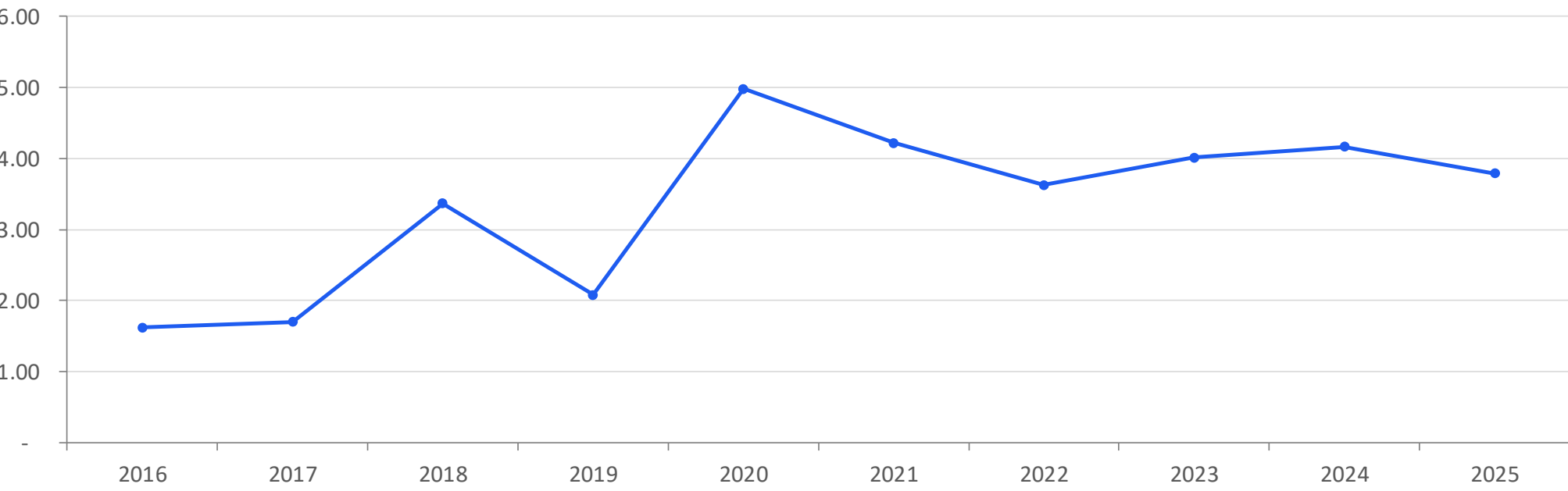
Cash and Investments

Balances (in thousands) of the City for the past ten years:



Liquidity Ratio

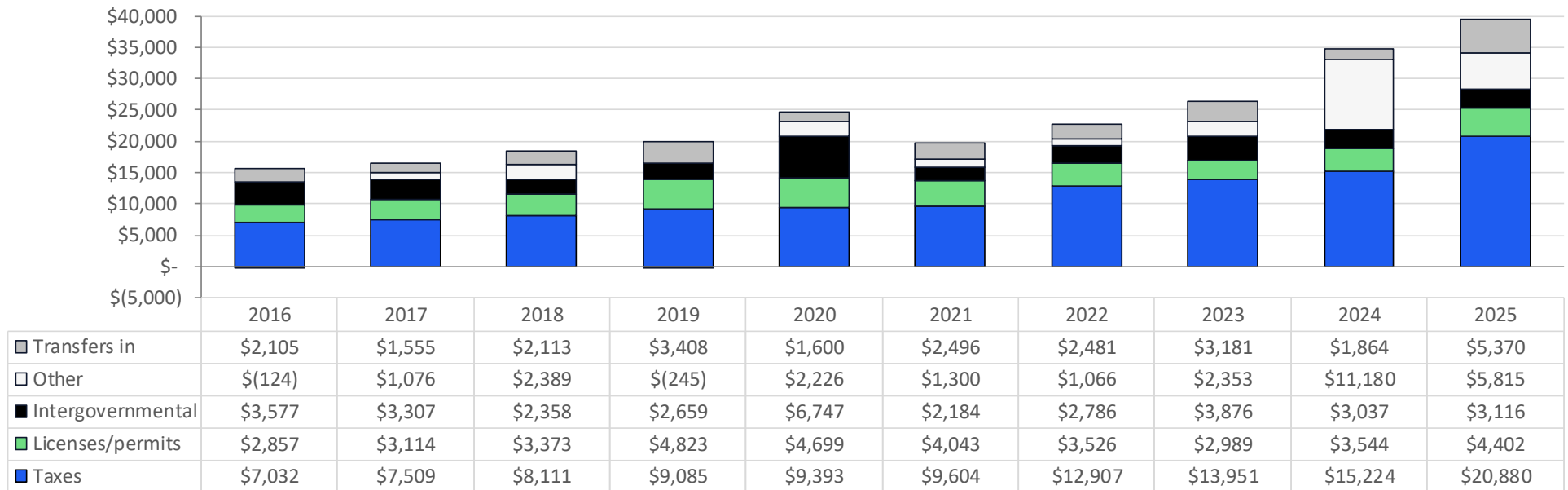
The liquidity ratio is calculated by dividing cash by current liabilities, including the long-term debt principal due within one year. The liquidity ratio for the past 10 years:



General Fund

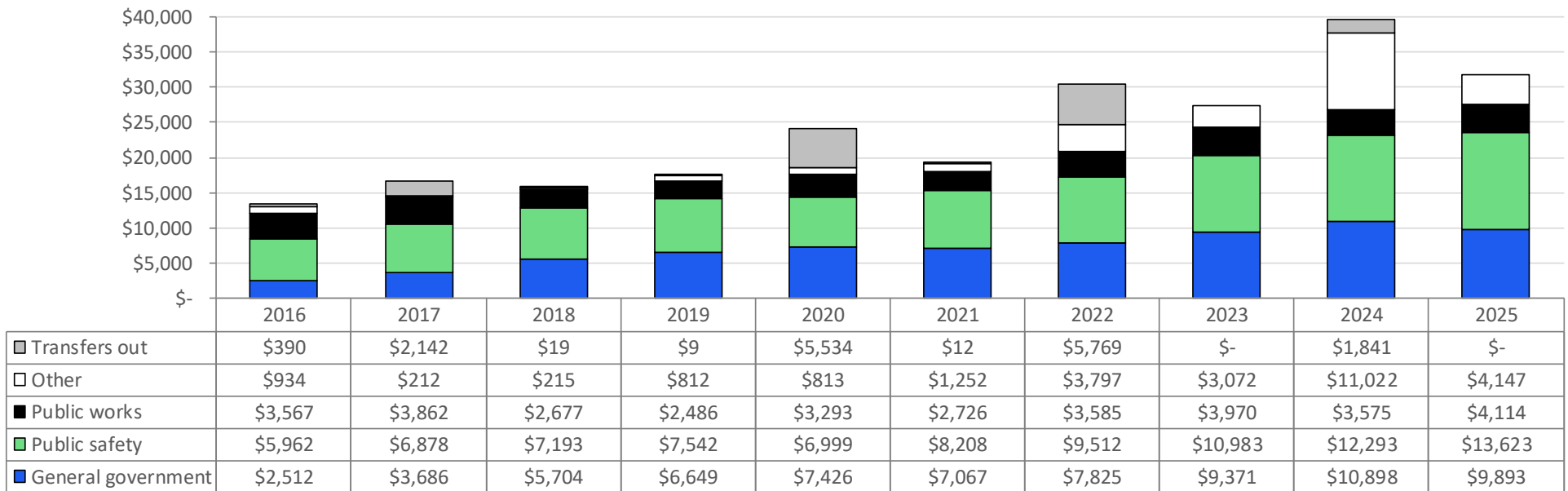
Revenues and Transfers In

General Fund revenues are primarily from property taxes, licenses and permits, intergovernmental, and other sources such as interest, special assessments, and miscellaneous. The General Fund also receives annual transfers in from other funds. Revenues and transfers in for the previous 10 years (in thousands):



Expenditures and Transfers Out

General Fund expenditures are in the areas of public safety, general government, public works, and other uses such as economic development, culture and recreation, and capital outlay. The General Fund also transfers out money to other funds annually. Expenditures and transfers out for the previous 10 years (in thousands):



A Positive Fund Balance

- 1** Contributes to a favorable bond rating
- 2** Produces investment income and provides a source of working capital to meet cash flow needs.
- 3** Offers a cushion for unexpected expenditures or revenue shortfalls.



Fund Balance Categories

Nonspendable

Represents amounts that cannot be spent

Not in spendable form

Inventory, prepaid expenses

Restricted

Legally restricted by outside parties

Cannot be appropriated for other spending

Committed

Intended for a specific activity

Imposed by formal action of the council but is not legally restricted

Assigned

Intended for a specific activity by the council or designated individuals

Not legally restricted

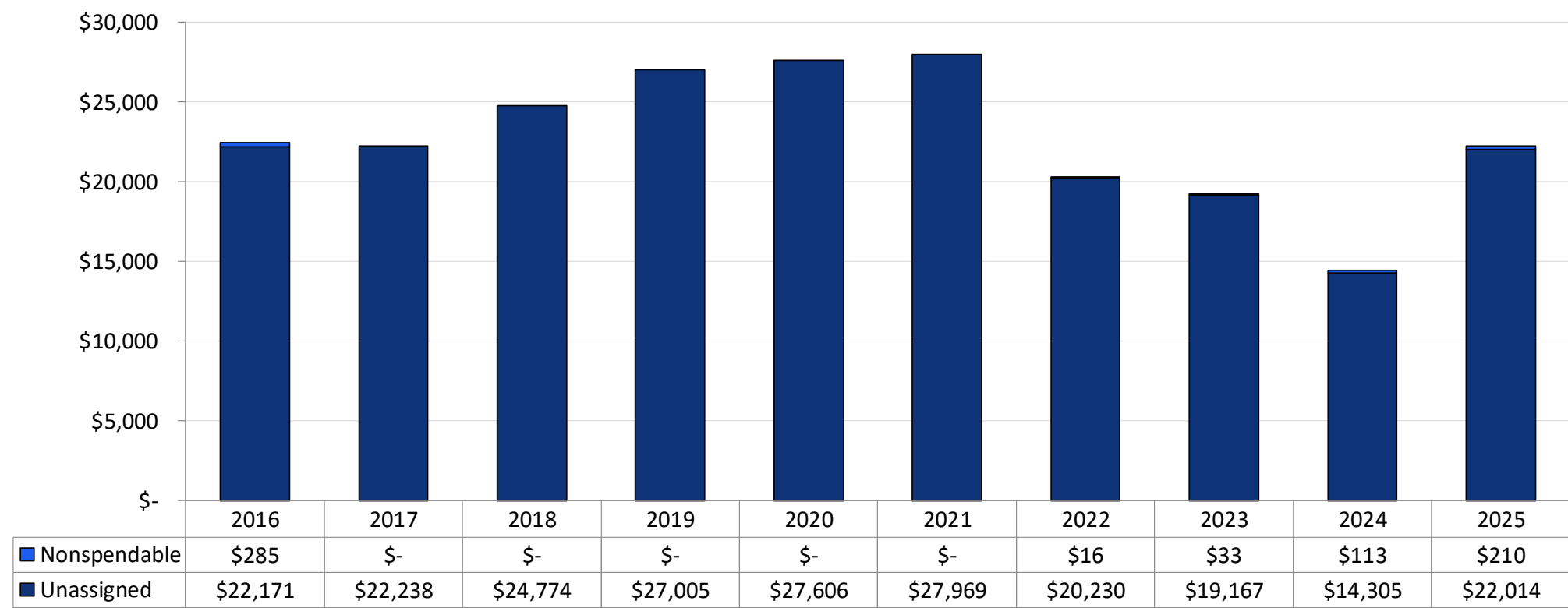
Unassigned

Reserves

"Rainy day" fund

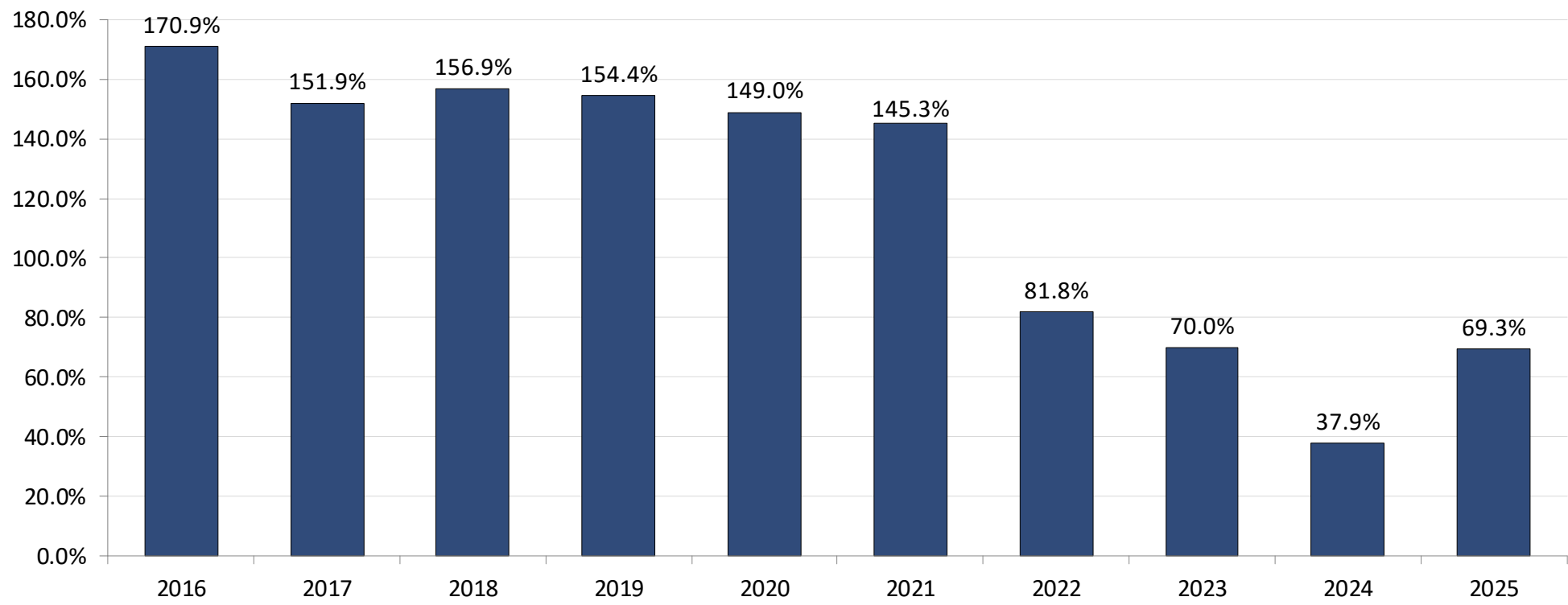
Total Fund Balance

Total fund balances of the General Fund for the past ten years:



Unassigned Fund Balance

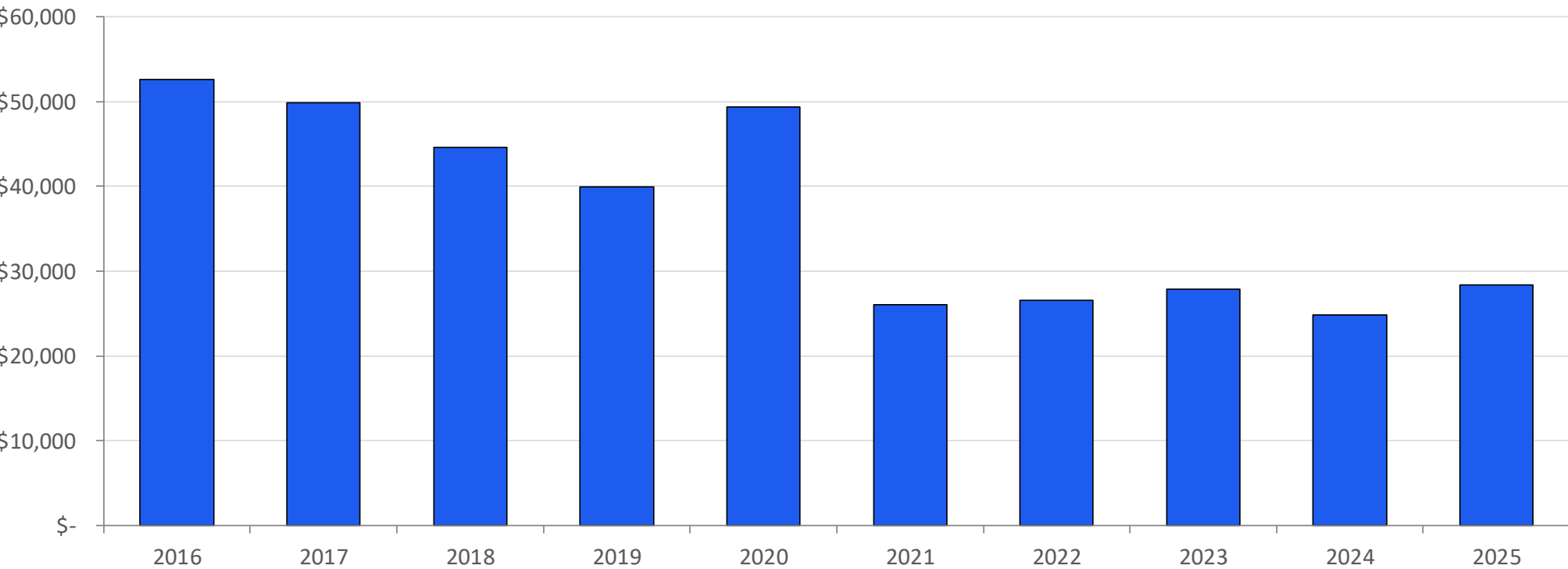
The City’s unrestricted fund balance as a percentage of expenditures in the General Fund for the last 10 years:



Capital Projects Fund

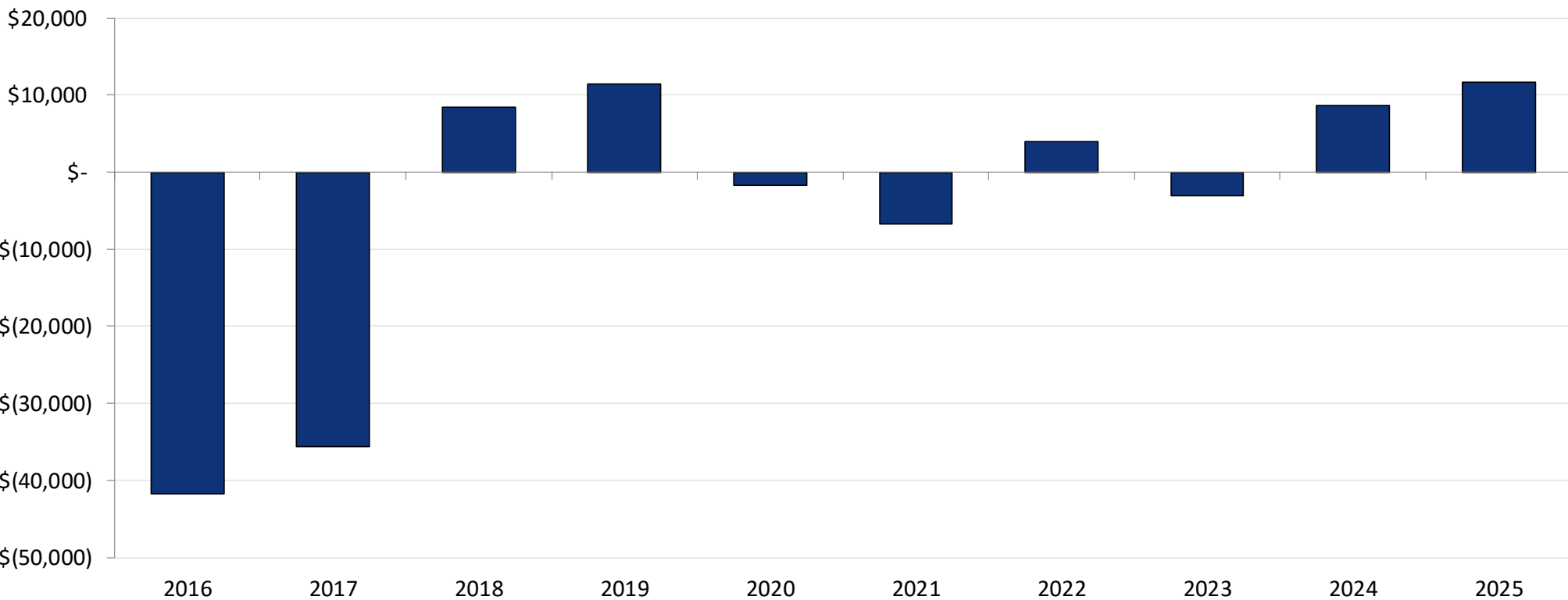
Expenditures

Positive fund balance indicates that revenues from property tax levies and special assessments have been sufficient to meet the required debt service payments.



Fund Balance

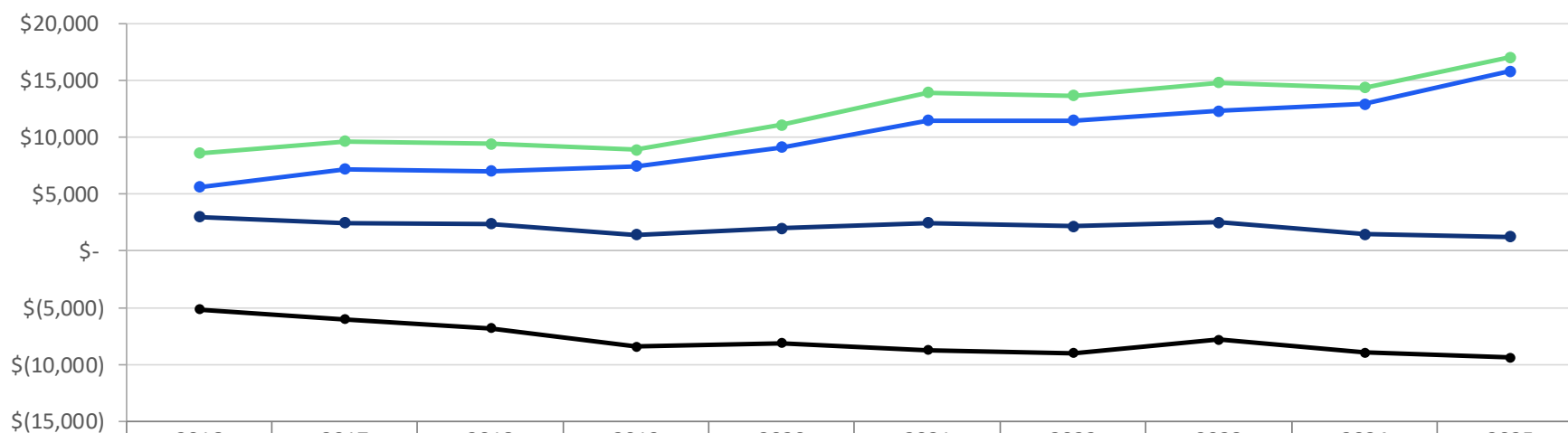
The fund balance of the Capital Projects Fund for the past 10 years (in thousands):



Water and Sewer Fund

Operating Statement (In Thousands)

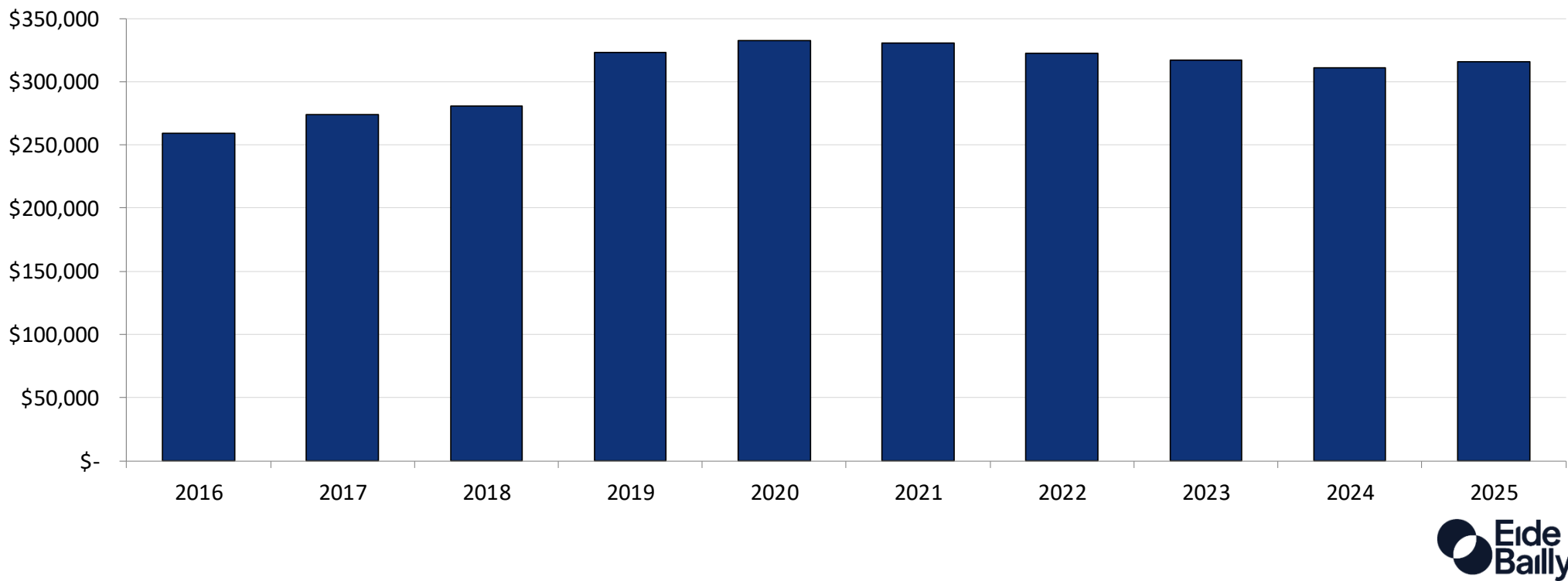
Operating revenues are utility sales and service charges. Operating expenses are distributions, salaries and wages, and administration and general.



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Operating revenues	\$8,587	\$9,637	\$9,409	\$8,890	\$11,061	\$13,928	\$13,650	\$14,791	\$14,360	\$17,015
Operating expenses, excluding depreciation	\$5,613	\$7,164	\$7,022	\$7,458	\$9,096	\$11,485	\$11,485	\$12,277	\$12,901	\$15,779
Operating income before depreciation	\$2,974	\$2,473	\$2,387	\$1,432	\$1,965	\$2,443	\$2,165	\$2,514	\$1,459	\$1,236
Operating loss after depreciation	\$(5,141)	\$(6,009)	\$(6,823)	\$(8,411)	\$(8,125)	\$(8,717)	\$(9,011)	\$(7,821)	\$(8,944)	\$(9,399)
Depreciation	\$8,115	\$8,482	\$9,210	\$9,843	\$10,090	\$11,160	\$11,176	\$10,335	\$10,403	\$10,635

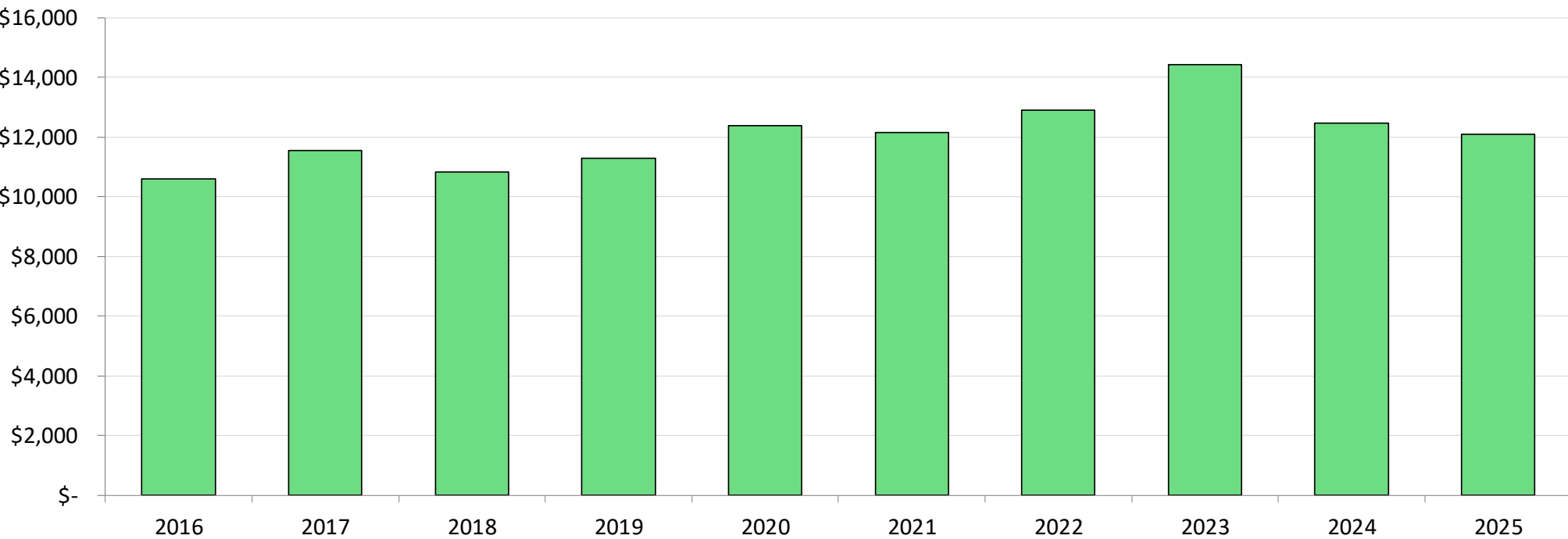
Net Position

Positive net position indicates that revenues from operating and nonoperating activities have been sufficient to meet the required debt service payments. Net position for the Water and Sewer Fund for the past 10 years (in thousands):



Year-End Cash and Investments

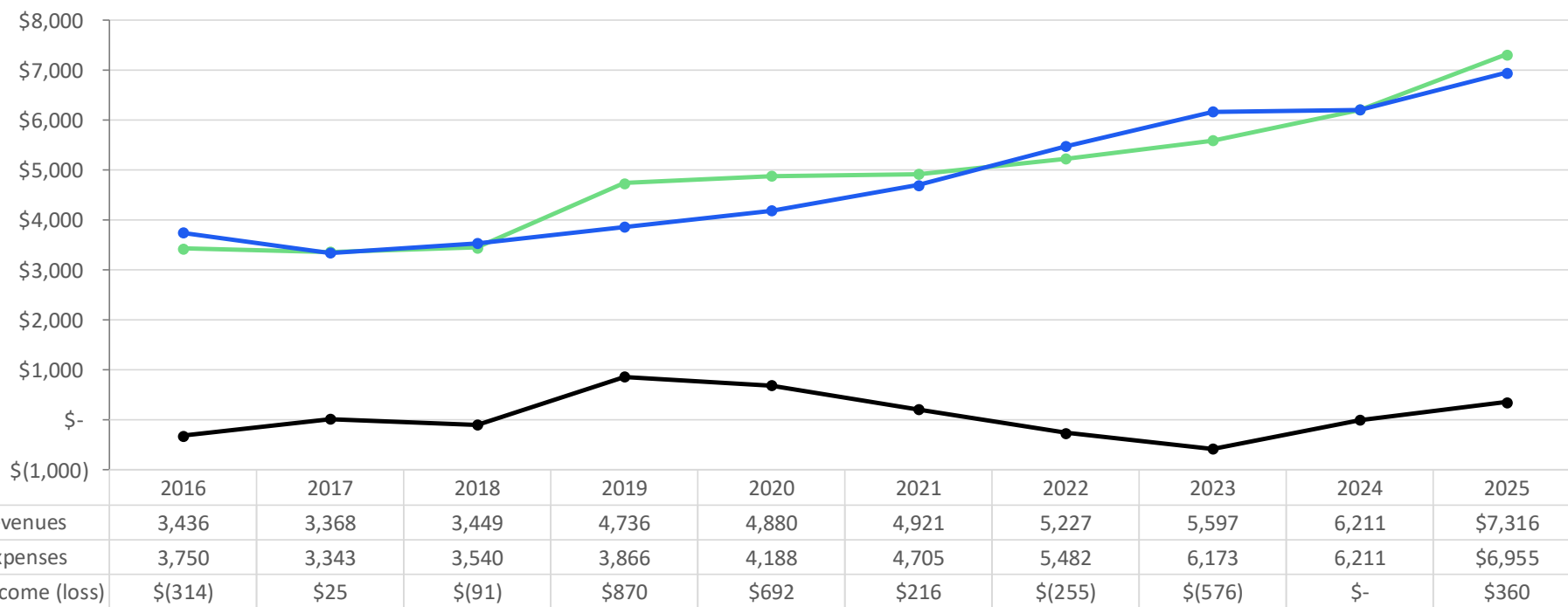
A healthy cash balance in the Water and Sewer Fund allows for continued payments towards debt and operations. Cash in the Water and Sewer Fund for the past 10 years (in thousands):



Garbage Fund Fund

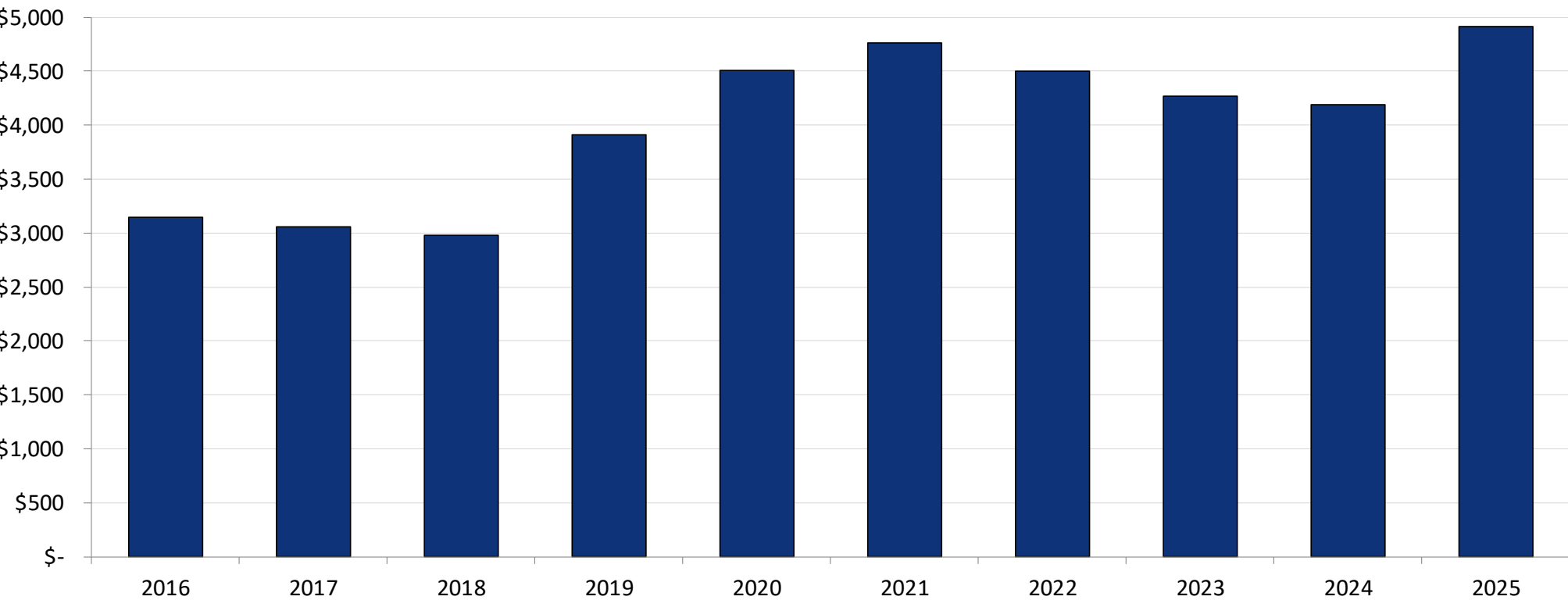
Operating Statement (In Thousands)

Operating revenues are utility sales and service charges. Operating expenses are distributions, salaries and wages, and administration and general.



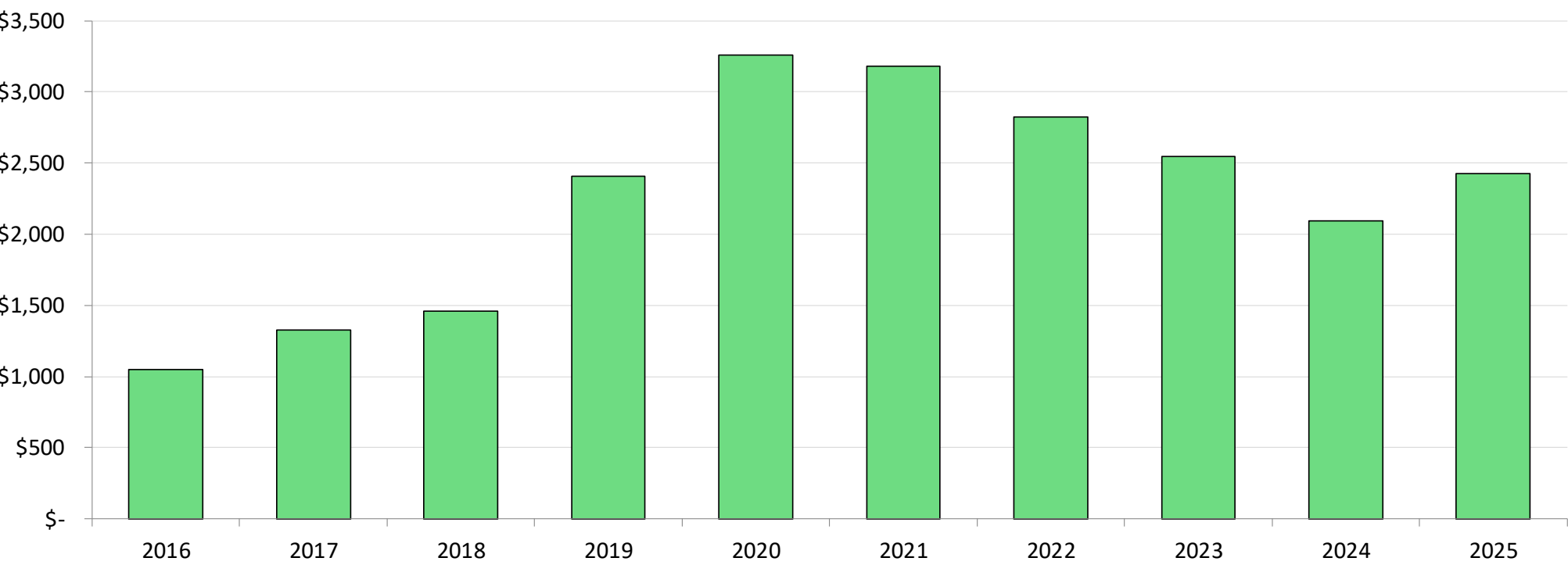
Net Position

Net position for the Garbage Fund for the past 10 years (in thousands):



Year-End Cash and Investments

Cash in the Garbage Fund for the past 10 years (in thousands):





Questions?

This presentation is presented with the understanding that the information contained does not constitute legal, accounting or other professional advice. It is not intended to be responsive to any individual situation or concerns, as the contents of this presentation are intended for general information purposes only. Viewers are urged not to act upon the information contained in this presentation without first consulting competent legal, accounting or other professional advice regarding implications of a particular factual situation. Questions and additional information can be submitted to your Eide Bailly representative, or to the presenter of this session.





Thank You!

eidebailly.com

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

1. CONTACT PERSON: Lisa Sankey

2. PHONE NUMBER: 515-5376 DATE: August 31, 2026

3. AGENDA TITLE:

A26-13 Hope Lutheran Addition CUP, a request for a Conditional Use Permit to allow an illuminated sign in and facing a residential district as well as increase in size for institutional identification as provided for as a conditional use in sections 4-460.7.14 and 4-460.9.1. of City Ordinances.

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

Conditional Use Permit for to allow for illuminated signage and increased size for institutional identification. At their August 11, 2026 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed Conditional Use Permit with conditions of approval noted in the staff report. The conditions have been satisfied with the execution of the conditional use permit agreement by the applicant.

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

Located at 4905 9th Street West (Lot 1, Block 1 of Hope Lutheran Addition), City of West Fargo, North Dakota.

6. ACTION BEING REQUESTED FROM CITY COMMISSION:

Approve the Conditional Use Permit and CUP Agreement to allow illuminated signage and increased size for institutional identification.

STAFF REPORT

A26-13 Conditional Use Permit	
Hope Lutheran Addition	
4905 9th Street West (Lot 1, Block 1 of Hope Lutheran Addition), City of West Fargo, North Dakota	
Applicant: Caitlynd Evans – Indigo Signs Owner: Faith Lutheran Church	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	08-11-2026
City Commission:	

PURPOSE:

Allow for illuminated sign in and facing a residential district as well as increase in size for institutional identification as provided for as a conditional use in sections 4-460.7.14 and 4-460.9.1. of City Ordinances.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Church (currently under construction)
Current Zoning District(s):	R-1A: Single Family Dwelling District
Zoning Overlay District(s):	None
Proposed Zoning District(s):	N/A
Proposed Lot size(s) or range:	N/A
Total area size:	12.11 Acres
Adjacent Zoning Districts:	North & West - R-1A: Single Family Dwellings; East – A: Agricultural; South – PUD: Planned Unit Development (single family)
Adjacent street(s):	9 th Street W (collector); 6 th Street W (Local)
Adjacent Bike/Pedestrian Facilities:	Sidewalks and multi-use path along 9 th Street W; Multi-use path located along the east side of The Wilds development
Available Parks/Trail Facilities:	Park within the Wilds development within ½ mile accessible by multi-use path and sidewalks
Public Dedication Requirements:	N/A

DISCUSSION AND OBSERVATIONS:

- The applicant has applied for a conditional use permit to allow for a larger, illuminated monument sign along the north side of the south driveway entrance via 9th Street West.
- The proposed monument sign would be 12 feet high with two panels consisting of a 72 square foot face lit (internally illuminated LEDs) sign with the Hope Lutheran Church logo and channel letters with the name, information on service times and website, similar to Hope Lutheran's other churches within the metro area with an additional non-illuminated 48 square foot panel with the church's mission statement. There would not be an Electronic Message Center (EMC).
- The sign area within the larger Hope Lutheran panel is approximately 58 square feet and the mission statement is 11.5 square feet with total sign square footage of 70 square feet.

STAFF REPORT

- The proposed sign would be facing north/south and located north of the southern driveway, which lines up with 50th Avenue West on the west side of 9th Street West. It's proposed to be set back 15 feet from the west property line and 30 feet from the north edge of the driveway.
- Under Section 4-460.7.14 of the General Sign Provisions, signs in residential districts and signs facing residential districts shall not be illuminated unless approved as a conditional use. Under section 4-460.9.1.a, except provided for as a conditional use, maximum sign area may not exceed 32 square feet with a maximum height of eight feet.
- Similar applications have been approved for illuminated signs; however, those signs included Electronic Message Centers (EMC) at Lutheran Church of the Cross, Meadow Ridge Bible Chapel, Triumph West Church and Journey in Faith as well as Hulbert arena with the conditions that included limiting the hours of operation of the electronic message center to 6 am to 10 pm.
- In terms of additional square footage and height for institutional identification there have been several similar requests for larger signs in residentially zoned areas including Blessed Sacrament, St. Andrews Lutheran Church, Red River Reformed Church, Living Hope Baptist Church, Meadow Ridge Bible Chapels, Summit Church, Triumph Lutheran and Prairie Heights.
- The R-1A: Single Family Zoning District permitted uses include schools, churches, parks and essential services/public buildings. Historically the City has approved larger signage for those types of facilities.
- Under the sign regulations, illuminated signs shall be shielded to prevent lights from being directed at oncoming traffic in such brilliance that it impairs the vision of the driver. Nor shall such signs interfere with or obscure an official traffic sign or signal.
- Standard brightness limits for illuminated signs vary by jurisdiction; however, it is common for municipalities to restrict brightness levels for the purpose of protecting adjacent properties and maintaining public safety (such as preventing the impairment of drivers' vision at night). Sign brightness levels are typically measured in relation to ambient lighting in units of brightness such as foot-candles or lux. Automatic dimming can be used to adjust sign brightness based on ambient lighting conditions.
- Due to the residential nature of the area, staff recommends capping sign brightness at 0.3 foot-candles above ambient lighting levels. This standard is consistent with similar CUPs for illuminated signs in recent years.
- A conditional use permit agreement is required to be signed prior to issuance of a sign permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

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

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.
2. Off-street parking and loading areas where required, with particular attention to the items (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted.
3. Refuse and service areas, with reference to the items in (1) and (2) above.
 - No concerns noted.

STAFF REPORT

4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - Illuminated signage is regulated by the sign code as summarized above in the discussion section. As with sign examples listed above, conditions for new signage could include hours of operation, time of day illumination to ensure the intensity of the lighting is reduced during dark, units of luminance (foot-candles) not to exceed a certain standard, lighting reflect industry standards for LED lighting, etc.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other properties in the district.
 - There may be comments during the public hearing.

NOTICES:

Sent to:	Hearing notice published in the official newspaper. Property owners within 350' and applicable agencies and departments
----------	---

Comments Received:

- A call was received from a property owner to the south in the Ranch at the Wilds Addition, who was concerned with size and lighting.
- A call was received from a property owner to the northeast of the church property along 6th Street West who had questions regarding the request.
- Emails received with concerns regarding size of sign, illumination and the church itself (see attached).

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

- The sign is accessory to the surrounding buildings and appears to be appropriately sized for the area. Public comments should be weighed when considering the application.

UPDATE – August 11, 2026

- Several emails were received after the Agenda packets were sent out and were provided to Planning Commissioners prior to the meeting.
- At the August 11, 2026 meeting, a couple individuals spoke regarding their concerns with the proposed sign size and lighting.
- Based on public comments the applicant shared a rendering of the proposed sign at night, indicated that they had looked at directed ground lighting and found that type of lighting was more intense than internally lit LEDs. They also indicated the sign will meet the City's requirements regarding brightness/ambient light levels and would be on a timer to be turned completely off after 10 pm.

STAFF REPORT

They also noted that Legacy Elementary School to the south had two substantial monument signs along 9th Street West which are 12 feet high and 98 square feet.

PLANNING & ZONING COMMISSION ACTION:

At their August 11, 2026 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed conditional use permit on the basis it is consistent with City Plans and Ordinances, with the following conditions:

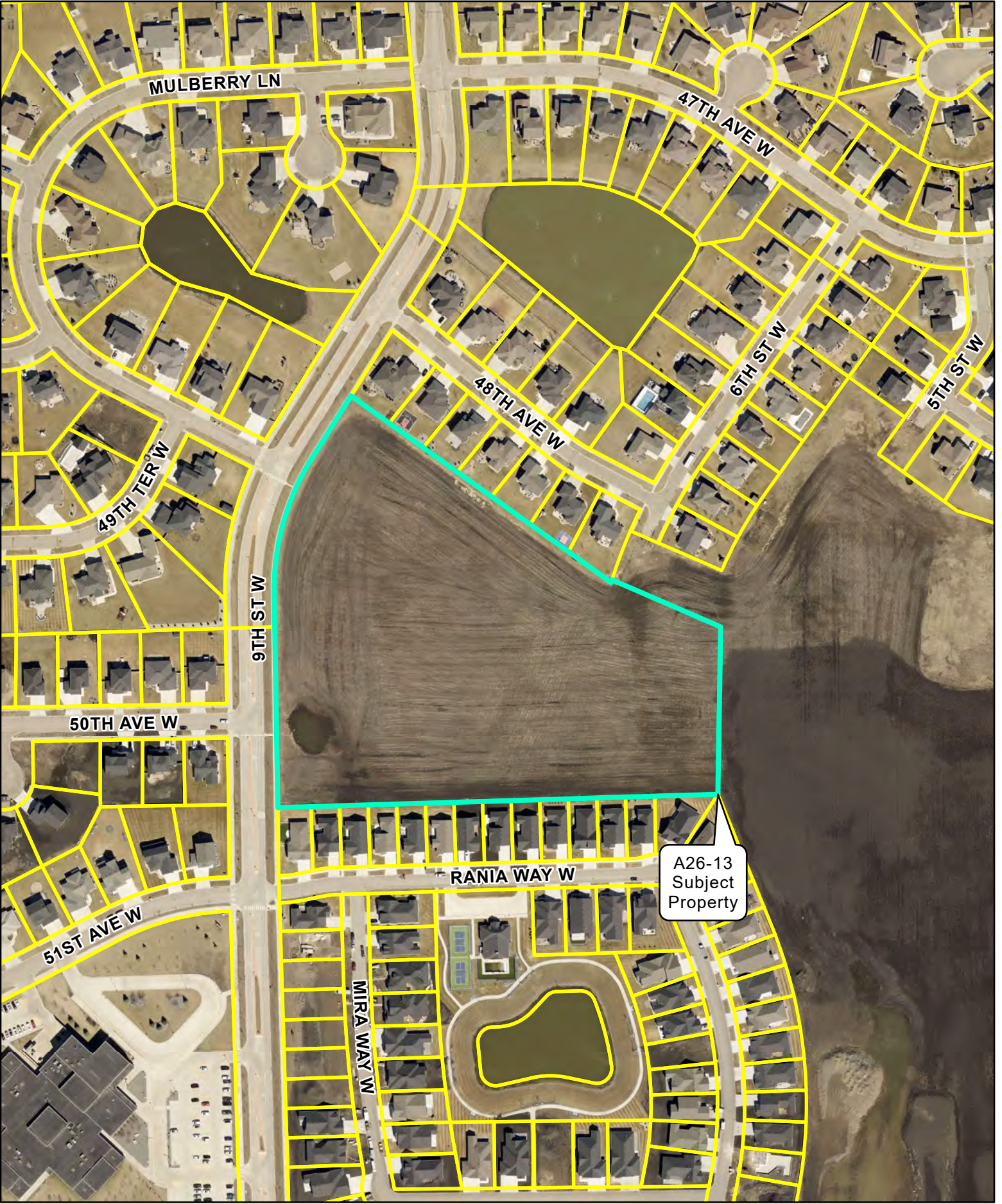
1. A Signed Conditional Use Permit Agreement is received prior to City Commission approval.
2. The sign shall be constructed and installed as provided in the plans presented to the West Fargo Planning & Zoning Commission at their August 11, 2026 meeting.
3. The sign shall not exceed 0.3 foot-candles above ambient light, as measured 84 feet from the sign face.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis it is consistent with City Plans and Ordinances

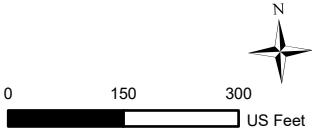
Attachments:

1. Location Map
2. Zoning Map
3. Site Plan
4. Sign Information provided by applicant
5. Comments received
6. Conditional Use Permit



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



Quote # 21268

Hope Lutheran Church

West Fargo, ND

Project Manager:
Jill Gustofson

Drawn by: BDK

Page Scale: 1/2" = 1' 0"
Page Size: 11 x 17

X

Drawing Date: 2/26/2026
Rev1 Date: 3/3/2026
Rev2 Date: 3/6/2026
Rev3 Date: 5/18/2026
Rev4 Date: 8/11/2026

NOTICE

ALL SIGNS MANUFACTURED
FOR 120v ELECTRICAL SERVICE
UNLESS OTHERWISE NOTED

File location: Sharepoint:\ H \ Hope Lutheran Church \
Working Sketch Files \ WestFargo_DFmonument_21268

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

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

Monument Sign

Structure: TBD
Cladding: Aluminum; paint TBD

Non-Illuminated Channel Carrier

Material: Steel frame + aluminum cladding
• Paint TBD

Illuminated Channel Letters + Logo + Pillbox

Lighting Direction: Face-Lit
Faces: Acrylic, white; with vinyl overlay
• 3630-25 Sunflower
• 3630-53 Cardinal Red
• 3630-149 Light Beige
Backs: 0.063 inch aluminum
Trimcap:
• 1"; Black (hope)
• 1"; Ivory (Logo channel + pillboxes)
Returns: Black; 5 inch depth
Mounting: Remote to Channel Carrier
Distance around objects 905.90 inches

Illuminated S/F Building Cabinet

Material: Steel frame + cladding; Paint TBD
Face: Polycarbonate; white
Graphics: 3M film
• 3630-69 Duranodic

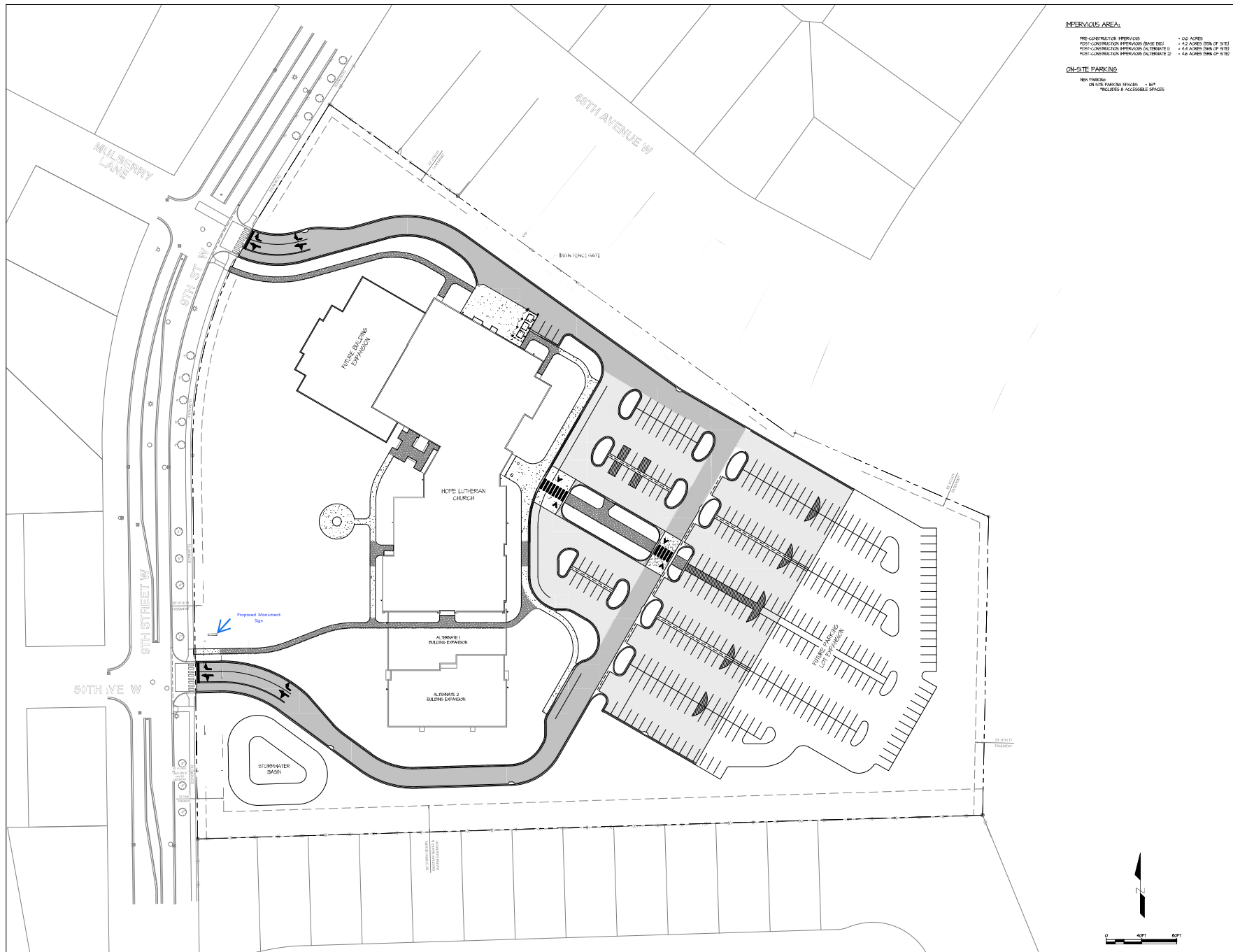


To encourage
all people
to know the
love of
Christ



hope
lutheran church

WORSHIP WITH US
WEDNESDAY | 6:00PM
SUNDAY | 9:30AM • 10:45AM
FARGOHOPE.ORG



IMPERVIOUS AREA:

PRE-CONSTRUCTION IMPERVIOUS	• 0.0 ACRES
POST-CONSTRUCTION IMPERVIOUS (BASE BID)	• 4.2 ACRES (90% OF SITE)
POST-CONSTRUCTION IMPERVIOUS (ALTERNATE 1)	• 4.4 ACRES (94% OF SITE)
POST-CONSTRUCTION IMPERVIOUS (ALTERNATE 2)	• 4.6 ACRES (98% OF SITE)

ON-SITE PARKING:

NEW PARKING
ON-SITE PARKING SPACES: • 100
*INCLUDES 8 ACCESSIBLE SPACES



REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE
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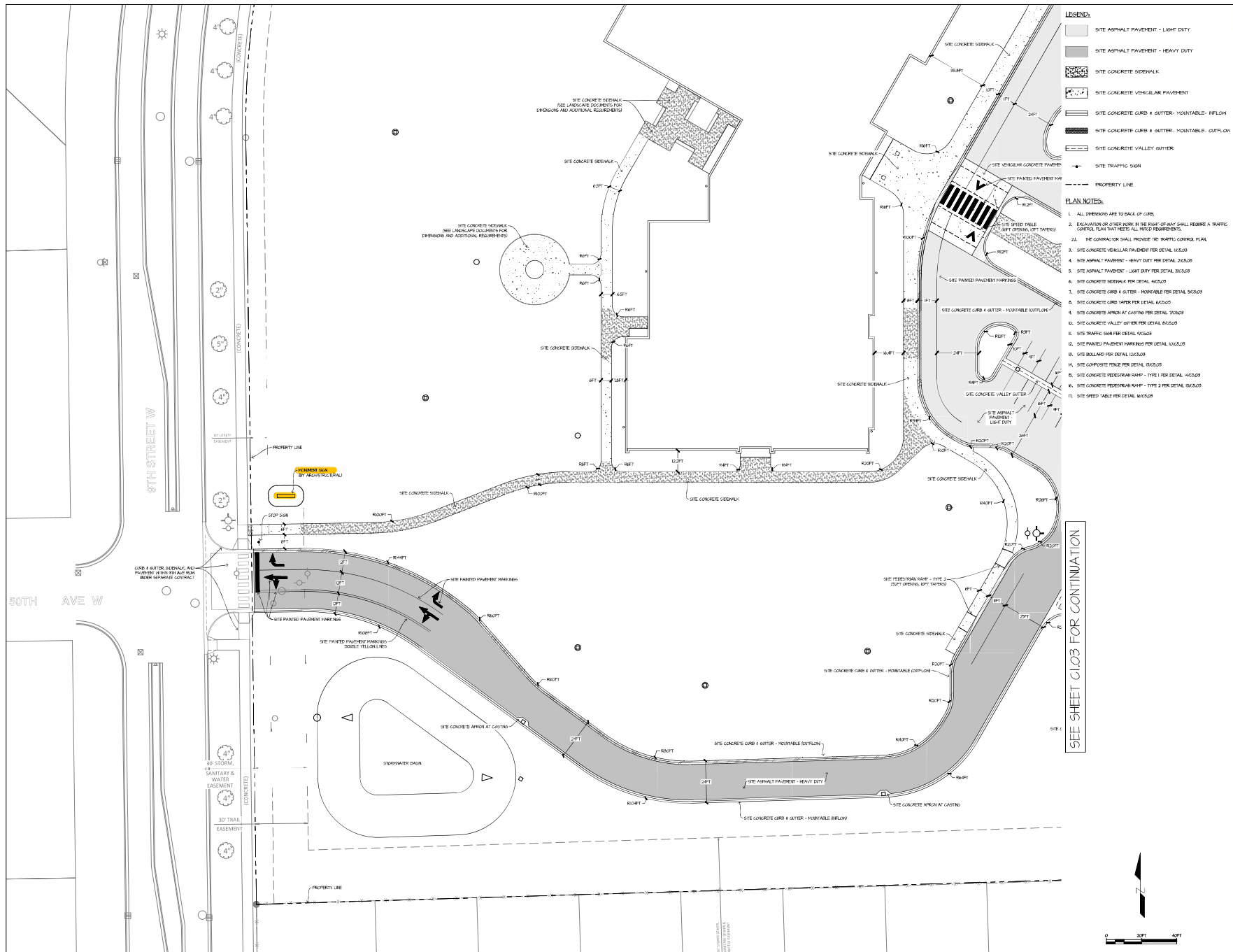


HOPE LUTHERAN CHURCH -
WEST CAMPUS

4705 9TH ST W WEST FARGO, ND 58108

SITE LAYOUT

Project No.: 2024273
Date: 03/18/20 **C1.00**



Contact a City Commissioner - Rory Jorgensen

08/11/2026 8:44 AM (CDT)

Contact a City Commissioner - Rory Jorgensen

The following contact form is for general inquires, questions, or for those seeking information.
If you would like to make an official request for records, please visit
<https://westfargond.justfoia.com/publicportal/home/newrequest>

First Name	Joshua
Last Name	Krank
Address	926 Ashley Drive West
City	West Fargo
State	ND
Zip Code	58078
Phone Number	[REDACTED]
Email Address	[REDACTED]

Message

Hi Rory, I was wondering If I can leave a comment regarding the Hope lutheran Church CUD request. I did some digging on their application. All of the other places they claim received similar approvals were only for illumination, not anywhere near the size that Hope is requesting. If you take a look, they are asking for a sign that is over 3x the statutory limit. Even the closest sign in comparison (Triumph Church), has their sign on Sheyenne, which is a main street with businesses, not smack in the middle of a quiet neighborhood. I have images of each sign if you would like me to email them to you.

I would argue that Hope knew exactly what they were getting into in trying to get the spot where they are. They had the opportunity to be on a main street like 52nd. I do not think it is fair to the neighborhood that they keep getting special treatment. This is a bed they made for themselves and they should have to honor the limitations like anyone else. Despite when several non-attorneys have said in prior meetings, churches are not entitled to special privileges. They are entitled to special protection from targeted discrimination. That is a big difference. The RLUIPA bars land use regulation that imposes a substantial burden on religious exercise without a compelling interest, and that provision can go beyond equal treatment. An 8-foot non illuminated sign limit versus a 12-foot sign is not a substantial burden on anyone's worship.

First Name	Joel
Last Name	Morris
Address	4735 6th St W
City	West Fargo
State	ND
Zip Code	58078
Phone Number	
Email Address	

Message

Dear Planning & Zoning Commission,

I am writing regarding Application A26-13 for Hope Lutheran Church located at 4905 9th Street West.

As many of you are aware, the approval of Hope Lutheran Church within The Wilds neighborhood was the subject of extensive discussion and considerable concern from nearby residents. Throughout that process, residents expressed concerns regarding the introduction of a non-residential use into an established single-family residential development. Despite those concerns, the project was approved.

The current application seeks additional exceptions in the form of:

Approval for an illuminated sign within a residential district.

Approval for increased sign size for institutional identification.

The submitted rendering shows a proposed sign approximately 23.6 feet in height with illuminated elements.

While the church has already been approved, I believe the Commission should carefully evaluate whether these additional exceptions are justified given the location and surrounding neighborhood context.

Key Areas of Concern

- Additional Exceptions Beyond the Original Approval

Residents previously raised concerns regarding the placement of a non-residential use within an established residential neighborhood.

The current request represents an additional expansion beyond the original approval.

Approval of the church should not automatically justify subsequent requests for further exceptions.

Each request should be evaluated independently based on its impact on surrounding residents.

- Residential Character of The Wilds

The Wilds was developed as a single-family residential neighborhood.

The surrounding streets are residential in character and are not commercial

corridors.

The proposed sign introduces a scale and level of visibility that is not otherwise present within the neighborhood.

Large illuminated institutional signage is inconsistent with the design character that residents have come to expect throughout the development.

- Location on 9th Street West

The proposed sign is located along 9th Street West, a residential street serving neighborhood traffic.

9th Street West is not a principal commercial corridor and does not function as a major gateway route to the broader community.

The overwhelming majority of daily traffic consists of local residents, visitors, and neighborhood users who are already aware of the church's presence.

Given the limited non-local traffic exposure, it is unclear why a sign approaching 24 feet in height is necessary for identification purposes.

The applicant should demonstrate why a significantly smaller neighborhood-scale monument sign would not adequately serve the same purpose.

- Sign Height and Visual Impact

The applicant is requesting approval for increased sign size beyond standard requirements.

A sign approaching 24 feet in height creates a substantial visual presence within a residential setting.

The Commission should consider whether a lower-profile monument sign would provide adequate identification while reducing visual impact on surrounding homes.

- Illumination Within a Residential District

The application specifically requests approval for an illuminated sign within a residential district.

Illumination creates an additional impact not typically associated with nearby residential properties.

The need for nighttime illumination of this scale has not been clearly demonstrated.

If approved, illumination levels and operating hours should be carefully restricted.

- Future Precedent

This decision may influence future requests from institutional or non-residential developments located within residential neighborhoods.

Approval of a sign of this height and visibility could make it more difficult to deny similar requests in the future.

The Commission should ensure that any approval remains consistent with maintaining the character of established residential areas.

Request

Given the residential nature of the surrounding neighborhood and the fact that this application seeks additional exceptions beyond the original project approval, I

respectfully request that the Commission:

Deny the requested increase in sign size; or

Require substantial reductions in sign height and overall visual impact; and

Limit or prohibit illumination to protect the residential character of the surrounding neighborhood.

Thank you for your time and consideration.

From: [Lisa Sankey](#)
To: [Breanna Siegler](#)
Subject: FW: 4905 9th ST West | Hope Lutheran Church
Date: Tuesday, August 11, 2026 1:53:01 PM
Attachments: [cowflogo_a7216587-5247-4e10-84fd-1b43ada38b58.png](#)

Lisa Sankey
Planner, City of West Fargo



Phone: 701-515-5376
Lisa.Sankey@westfargond.gov
2515 6th Street E, West Fargo, ND, 58078
Visit us online: westfargond.gov

From: David Perkins [REDACTED]
Sent: Tuesday, August 11, 2026 1:38 PM
To: Lisa Sankey <Lisa.Sankey@westfargond.gov>
Subject: 4905 9th ST West | Hope Lutheran Church

Lisa,

I'm in receipt of your recent letter on Hope's new signage. Just a few comments/statements for you:

1. Is this the only sign they will be having installed? Will they have building mounted signage, signs placed at other locations, etc. If/when traffic becomes problematic, will they add new signage off 52nd Ave, Sheyenne St or other entrance to better accommodate the traffic/pedestrian bottlenecks expected here?
2. I'm curious to know what the purpose of this sign is in a residential neighborhood; there is very little/to no thru traffic here and this is somewhat of a destination setting; it is obvious the church is the church, particularly if they have signage on the building.
3. It might be worthwhile to ask for a night time version of the sign/rendering, to ensure it's not too bright, blinds traffic, or something whoever is approving this doesn't think about.
4. I would encourage the city to reject the messaging on the left side of the sign; it seems a bit over the top and takes away from the other 90% of the sign; doing so would also be consistent with their 25th street sign. It would also limit the city's liability/exposure from other religious groups that may want some similar, but less likely to approve it - i.e. "To encourage all people to know the love of Allah" or

some other belief some group believes 100% of society to believe in. It simply comes across very forceful, detracts from the sign purpose (comparable to too many words on a powerpoint slide), etc.

5. Unrelated to the sign, is there going to be any precautions taken by the general contractor once school resumes and kids are coming/going from school? If not, I would highly encourage the city to implement some kind of plan to limit truck deliveries to certain time periods (when school is in session).

Good luck.

Dave

From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Proposed Illuminated Signage for Hope Lutheran Church in Residential District at 4905 9th St W
Date: Monday, August 10, 2026 4:08:20 PM

Dear Members of the Planning and Zoning Commission,

I am writing to you today as a resident of the West Fargo community regarding the proposed illuminated sign for Hope Lutheran Church. At the outset, I would like to emphasize that we are very happy to have Hope Lutheran Church as a pillar of our neighborhood. Their presence contributes significantly to the fabric of our community, and we value them as neighbors.

However, I am writing to express specific concerns regarding the current proposal for an illuminated sign within our residential district. While we understand the church's desire for visibility and communication with the congregation, we are concerned about the potential for significant light pollution and its impact on the residential character of our immediate surroundings.

To balance the church's need for effective signage with the right of residents to enjoy a peaceful, dark environment at night, I would like to propose the following conditions for the approval of this sign:

- **Reduced Luminescence:** We request that the sign be equipped with dimming technology to ensure it is less brightly lit than a standard commercial sign, adhering to a lower nit level appropriate for a residential zone.
- **Automatic Timer:** We propose that the sign be placed on a strict timer that requires the illumination to be turned off completely by 10:00 PM each night.

There is a clear precedent for such compromises in West Fargo. Several other institutions, including local schools and other churches located within residential districts, operate under similar restrictions. These regulations allow those entities to effectively advertise their services and events while remaining respectful of the families living in close proximity.

We believe these reasonable adjustments will allow Hope Lutheran Church to achieve its goals without compromising the quality of life for the surrounding residents. Thank you for your time and for your dedication to maintaining the balance and beauty of our West Fargo neighborhoods.

Sincerely,

Nicole Peyerl
927 Mulberry Lane
West Fargo, ND 58078

From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Public Hearing: 4905 9th St. W, Conditional Use Permit
Date: Saturday, August 8, 2026 3:28:35 PM
Attachments: [Screenshot 2026-08-08 at 3.09.51 PM.png](#)

Greetings Lisa,

My apologies for not sending this sooner, I did not have a chance to open the letter regarding this issue until today. Hopefully these comments will still be able to be included, or at least considered by the commission.

This is Andrew Staiger, and we reside at:
919 Mulberry Lane
West Fargo, ND 58078

I am contacting you for the purpose of submitting written comments for consideration at the Public Hearing on Tuesday, Aug. 11th.

Dear Planning and Zoning Commission,

My wife and I are writing to request that the self illuminated sign for Hope Lutheran Church be rejected as proposed, and instead approve a similar sign with directed ground lighting or mounted directed lighting to illuminate the sign instead. See attached example.

This type of monument sign would allow for their desired look, but have a more elegant lighting technique that wouldn't create as much light pollution at night.

If the commission decides to approve the design submitted by the church, we would ask that the lighting would be on a timer and would go off at 10:30 every night except for special late night events, i.e. Christmas Eve candlelight services.

If a monument sign with ground lighting is approved, we would not object to have continuous lighting throughout the night.

Thank you for the opportunity to voice our opinion, and please let the church know we welcome them into our community.

Please feel free to contact me if additional clarification is needed.

Kind Regards,

Andrew Staiger
[REDACTED]



From: [Planning Department Email](#)
To: [Lisa Sankey](#)
Subject: FW: Public Comment: Strong Opposition to CUP Case A26-13 (Hope Lutheran Sign Proposal)
Date: Tuesday, August 11, 2026 6:59:18 AM
Attachments: [cowflogo_94082a31-d140-40ca-a241-f0fb2fbc7f1b.png](#)

Planning Department Email

City of West Fargo



Phone: 701-515-5370
Planning@westfargond.gov
2515 6th Street E, West Fargo, ND, 58078
Visit us online: westfargond.gov

From: christopher teeman [REDACTED]
Sent: Monday, August 10, 2026 3:47 PM
To: Planning Department Email <Planning@westfargond.gov>
Subject: Public Comment: Strong Opposition to CUP Case A26-13 (Hope Lutheran Sign Proposal)

Dear West Fargo Planning and Zoning Commission,

My name is Chris Teeman, and I am a resident living near the new Hope Lutheran Church West Campus development at 4905 9th St W. I am writing to express my strong opposition to agenda item A26-13, the request for a Conditional Use Permit (CUP) to allow an illuminated sign and increased institutional sign sizing at this location.

While the neighborhood understands the church's eventual presence, the proposal for an industrial-sized, illuminated sign is fundamentally incompatible with the surrounding residential zone. I urge the Commission to deny this permit based on the following concerns:

- **Zoning and Neighborhood Character:** This parcel sits in a residential neighborhood. Allowing a massive, commercial-scale sign directly contradicts the visual layout and character of our quiet residential streets. It sets a troubling precedent for commercial encroachment into residential spaces.
- **Light Pollution:** Continuous illumination from a sign of this scale will disrupt the peace of nearby households. Light pollution negatively impacts property values, alters nighttime ambiance, and disturbs local residents, particularly families with children.
- **Traffic and Driver Distraction:** The intersection at 9th St W is already a focal

point of traffic concern due to its proximity to the local elementary school. A highly visible, oversized illuminated sign adds unnecessary visual distraction for drivers in an area with high pedestrian and student traffic.

- **Sufficiency of Standard Sizing:** The church can effectively welcome its members and identify its location using standard, non-illuminated monument signage that conforms to standard residential neighborhood guidelines, without needing an expanded footprint variance.

Our community values its residential peace. I ask that the Planning and Zoning Commission protect the neighborhood's integrity and deny this request. Thank you for your time, consideration, and service to West Fargo.

Sincerely,

Chris Teeman
4767 6th street west, West Fargo ND, 58078

Conditional Use Permit

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

WHEREAS, **Hope Lutheran Church** (hereinafter referred to as the “**Applicant**”) has paid the sum of four hundred dollars (\$400.00) to the City of West Fargo, as required by the City of West Fargo Zoning Ordinance, and has complied with all the requirements of said ordinance necessary for obtaining this permit; and

WHEREAS, the **Applicant** is the legal owner of property located at 4905 9th Street West, West Fargo, North Dakota 58078 (hereinafter referred to as the “Property”), legally described as:

Lot 1, Block 1 of Hope Lutheran Addition, City of West Fargo, North Dakota

NOW, THEREFORE, the West Fargo City Commission hereby issues a Conditional Use Permit to:

Allow for illuminated sign in and facing a residential district as well as increase in size for institutional identification as provided for as a conditional use in sections 4-460.7.14 and 4-460.9.1. of City Ordinances

on the above-described Property with the following conditions:

1. The sign shall be constructed and installed as provided in the plans presented to the West Fargo Planning & Zoning Commission at their August 11, 2026 meeting and the West Fargo City Commission at their September 8, 2026 meeting.
2. The sign shall not exceed 0.3 foot-candles above ambient light, as measured 84 feet from the sign face.
3. The City of West Fargo reserves the right to inspect the property for compliance with these conditions.
4. Any and all claims that arise or may arise against **Applicant**, its agents, servants, or employees while engaged in the use of the Property, shall in no way be the obligation of the City of West Fargo. Furthermore, **Applicant**, its agents servants, employees, or assigns shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys’ fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, in any way connected with the use of the Property or City actions related to the granting of this Conditional Use Permit.
5. Any improvements made to the Property in connection with this Conditional Use

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

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

(Signatures Appear on Following Two Pages)

Dated this ____ day of _____, 2026.

APPLICANT:

HOPE LUTHERAN CHURCH

Name: _____
Title: _____

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, known to me to be the _____ of Hope Lutheran Church that is described in and who executed the above and foregoing document and acknowledged to me that he/she executed the same on behalf of Hope Lutheran Church.

(SEAL)

Notary Public

CITY OF WEST FARGO

Eric Gjerdevig, President of the Board of City
Commissioners

Dustin T. Scott, City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Eric Gjerdevig and Dustin T. 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 is described in and who executed the above and foregoing document and acknowledged to me that he executed the same on behalf of the City of West Fargo.

(SEAL)

Notary Public

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

1. CONTACT PERSON: Lisa Sankey

2. PHONE NUMBER: 515-5376 DATE: September 1, 2026

3. AGENDA TITLE:

A26-12 North Pond at the Preserve 19th Addition Final Plat Approval

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

Approve final plat of North Pond at the Preserve 19th Addition. At their July 14, 2026 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed replat on the basis it is consistent with City plans and ordinances, as well as associated subdivision improvement agreement and encroachment agreement.

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

350, 368 & 336 23rd Ave E (Lots 1, 4 & 5, Plock 1 of North Pond at the Preserve 15th Addition)

6. ACTION BEING REQUESTED FROM CITY COMMISSION:

Approve Final Plat including associated subdivision improvement agreement and encroachment agreement.

STAFF REPORT

A26-12 REPLAT	
North Pond at the Preserve 19 th Addition	
350, 368 & 336 23rd Ave E (Lots 1, 4 & 5, Plock 1 of North Pond at the Preserve 15th Addition)	
Owner: Oporo, LLC Applicant: Scott Kolbinger, KLJ Engineering & Jed LaPlante, Oporo	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	07/14/2026 - Approved
City Commission Final Plat Approval:	09/08/2026

PURPOSE:

Replat for commercial development.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Vacant & Medical Facility
Current Zoning District(s):	C: Light Commercial
Zoning Overlay District(s):	CO-I: Interstate Corridor Overlay & CO-SR: Sheyenne River Corridor Overlay
Proposed Zoning District(s):	N/A
Proposed Lot size(s) or range:	41,212 – 166,176 square feet
Total area size:	8.33 Acres
Adjacent Zoning Districts:	North – A: Agricultural (Sheyenne Diversion Tieback Levee) South – R-1A: Single Family Dwelling District East – C: Light Commercial West – C-OP: Commercial Office Park
Adjacent street(s):	4 th Street East (Collector Street); 23 rd Avenue East (Collector Street); proposed private access easements
Adjacent Bike/Pedestrian Facilities:	Path along south side of 23 rd Ave E; Along the north side to the east
Available Parks/Trail Facilities:	River's Bend at the Preserve Park and North Pond Trail and Pond lookout within ½ mile
Land Dedication Requirements:	Parkland dedication has been fulfilled by way of an agreement dated November 21, 2011, completed as part of North Pond at the Preserve 2 nd Addition. The agreement included undeveloped parcels

DISCUSSION AND OBSERVATIONS:

- In 2022, this property was platted from one lot into five smaller lots with private drives for light commercial development.
- The applicant has submitted a request for a subdivision replat to reconfigure three lots into five for better design and marketability.

STAFF REPORT

- A preliminary site plan shows two existing medical/office buildings along the north side of the development with two shared private accesses running north and south, via 23rd Avenue East.
- Access consists of an existing 30' wide private drive/easement along the west side as well as a 27' wide easement to the east through the middle of the development intended for both Ingress/Egress, as well as placement of private utilities
- As with the previous plat, driveway access to 23rd Avenue will be restricted along the eastern 200 feet of the plat to protect the integrity of the existing intersection of 4th St E with 23rd Ave E.
- A cash-in-lieu of land dedication was paid as part of the original North Pond at the Preserve 2nd Addition, so land dedication is not required.
- A new subdivision agreement is needed to provide details regarding long-term maintenance of the private drive, information on stormwater, sewer and water services, etc. in conjunction with final plat approval.
- Additional right-of-way is needed along 23rd Avenue East to accommodate a future sidewalk along the north side of 23rd Avenue East. Ten feet of additional right-of-way is proposed, along with a new 10-foot public utility easement adjacent to the new right-of-way line.
- There are two existing monument signs that will be partially located within the area of new right-of-way and public utility easement. An encroachment agreement will be needed to document the existing sign and detail mutually agreed upon provisions for sign maintenance, future right-of-way needs, and related responsibilities between the two parties.
- The existing development sign was originally approved as part of a conditional use permit for a modified sign development plan in 2023. The plan established all five lots in the North Pond at the Preserve 15th Addition as a single unified development for purposes of determining on-premise vs off-premise signage and established a sign allocation plan for proposed and future signage as development occurs within the subdivision. Square footage for sign allocation from the two southernmost lots along 23rd Avenue was used to allow for two monument signs.

NOTICES:

Sent to:	Hearing notice published in official newspaper and information sent to applicable agencies and departments
----------	--

Comments Received:

- No comments received to-date.

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

- The proposed application is consistent with City plans and ordinances. The West Fargo comprehensive planning document, West Fargo 2.0 highlights desire to support diversity of commercial establishments to strengthen economic vitality and create a sustainable economy that spans all sectors.

PLANNING & ZONING COMMISSION ACTION:

At their July 14, 2026 meeting, the West Fargo Planning and Zoning Commission voted to recommend approval of the proposed replat on the basis it is consistent with City Plans and Ordinances subject to the following:

STAFF REPORT

1. A signed subdivision improvement agreement is received prior to final plat approval.
2. A signed encroachment agreement is received prior to final plat approval.

RECOMMENDATIONS:

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

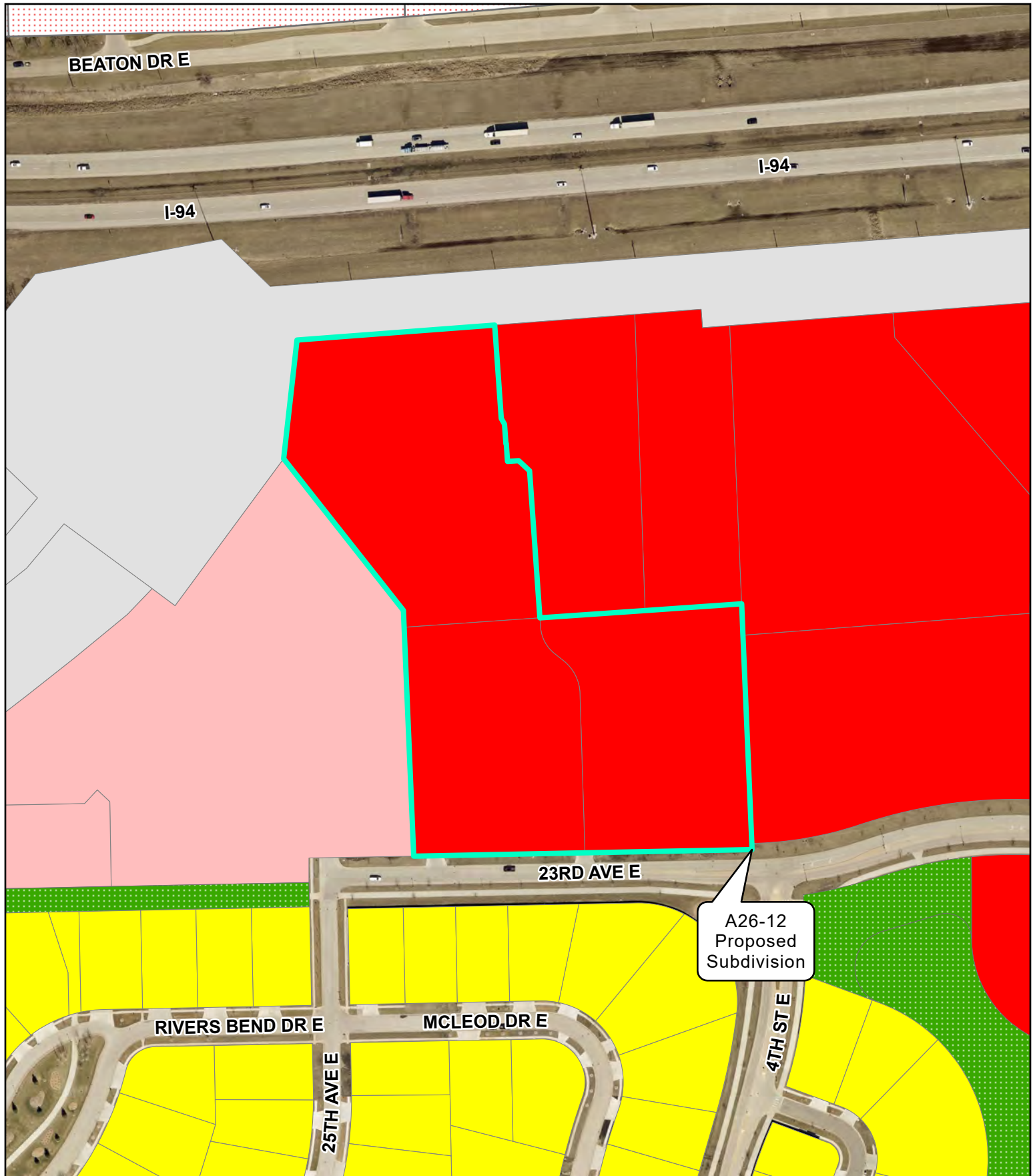
Attachments:

- Aerial map
- Zoning map
- Final Plat
- Area Sketch Plan/Site for illustrative purposes
- Subdivision Improvement Agreement
- Encroachment 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



PLAT OF NORTH POND AT THE PRESERVE NINETEENTH ADDITION

A REPLAT OF LOTS 1, 4 & 5, BLOCK 1 OF NORTH POND AT THE PRESERVE
FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

OWNER

OPORO LLC
350 23RD AVENUE E, STE 201
WEST FARGO, ND 58078
PH: 701.356.4770

ENGINEER / SURVEYOR

KLI ENGINEERING LLC
300 23RD AVENUE E, SUITE 100
WEST FARGO, ND 58078
PH: 701.232.3353
www.klieng.com

AREA OF PLOT:

	ACRES
L1, B1	3.79
L2, B1	1.47
L3, B1	0.96
L4, B1	1.00
L5, B1	0.95
23RD AVE E	0.13
TOTAL	8.33

LEGEND

●	REBAR AND CAP FOUND
●	REBAR FOUND
●	5/8" REBAR AND LS 4887 CAP SET
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
---	ADJACENT LOT LINE
---	PROPERTY BOUNDARY
---	LOT LINE
---	14" LINE
---	NEGATIVE ACCESS LINE
---	BUILDING CONTROL LINE
(60)	RECORD DISTANCE
300.40'	MEASURED DISTANCE
(N 87°02'05" E)	RECORD BEARING
N 87°02'05" E	MEASURED BEARING

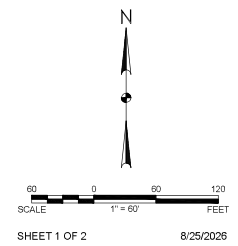
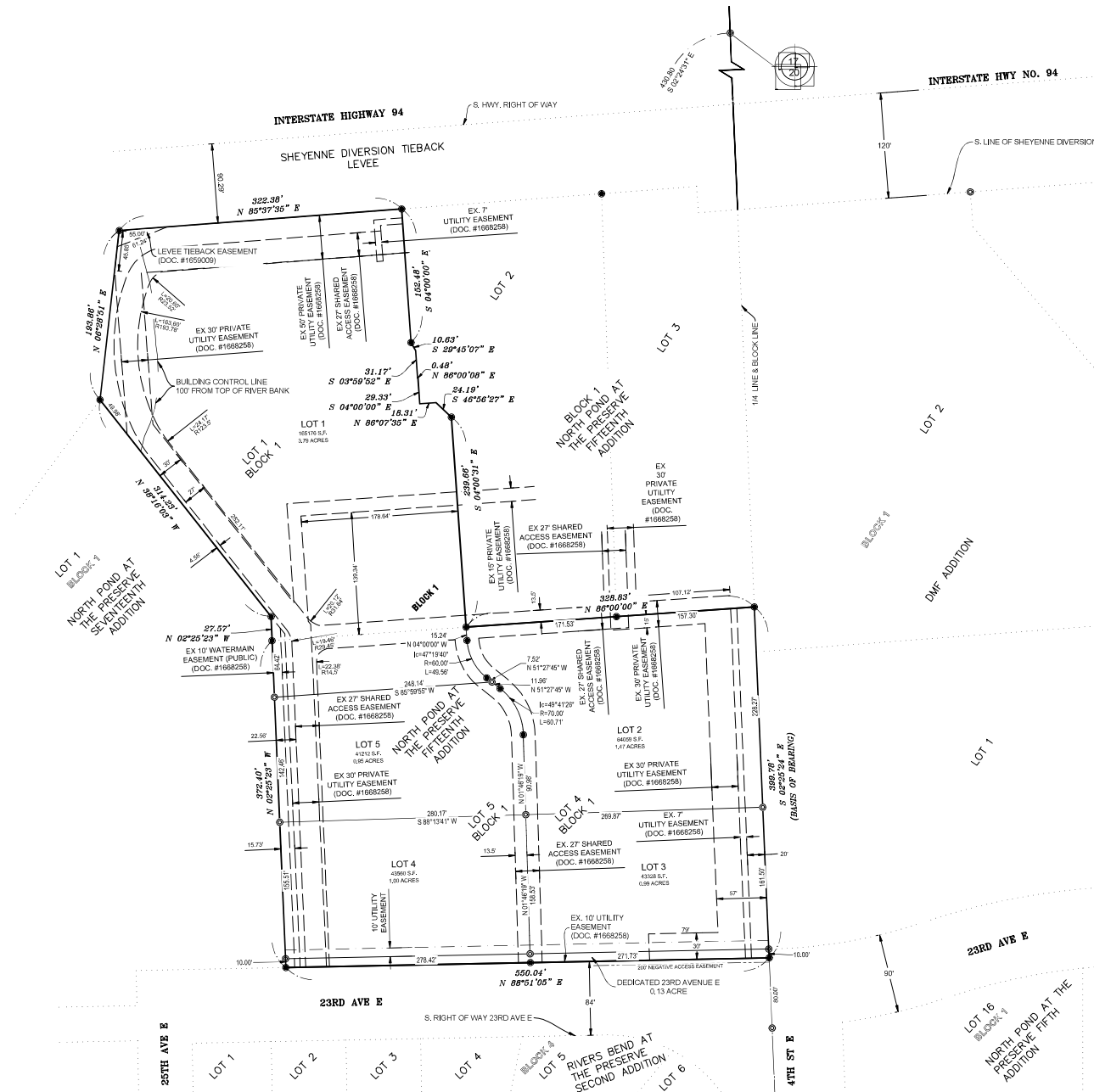
BASIS OF BEARING:

SURVEY IS BASED ON FARGO GIS HORIZONTAL DATUM. US
SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.

NOTES:

1. NEGATIVE ACCESS EASEMENTS, 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 ADJACENT LOT OR LOTS.

DISCLAIMER: BY APPROVING THIS SUBDIVISION PLAT, THE WEST FARGO
BOARD OF COMMISSIONERS DOES NOT ASSUME NOR ACCEPT
RESPONSIBILITY FOR MAINTENANCE NOR OWNERSHIP OF THE SHARED
ACCESS EASEMENTS DEPICTED ON THIS PLAT.

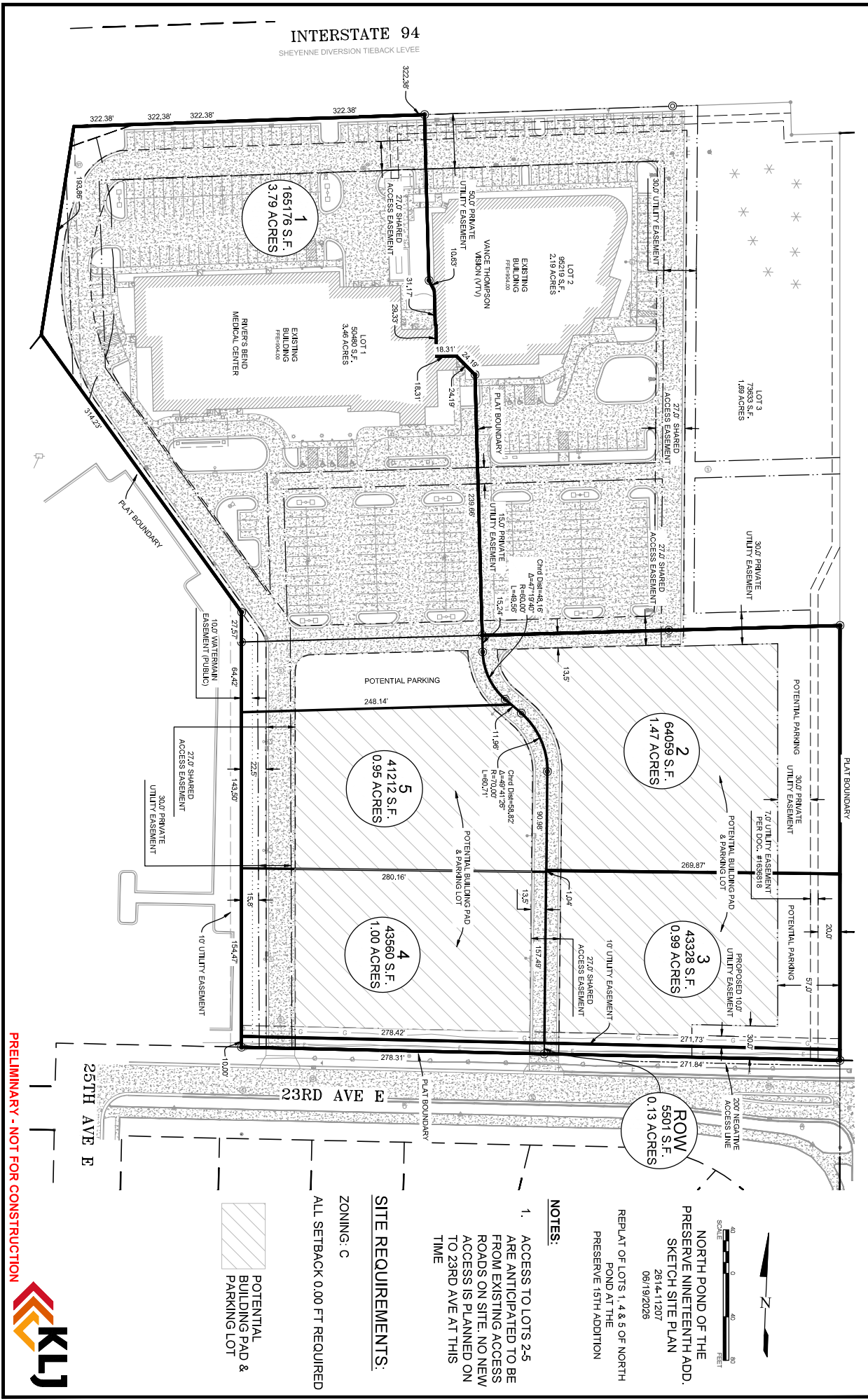


SHEET 1 OF 2 8/25/2026



A REPLAT OF LOTS 1, 4 & 5, BLOCK 1 OF NORTH POND AT THE PRESERVE
FIFTEENTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

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**SUBDIVISION IMPROVEMENT AGREEMENT
(AGREEMENT AUTHORIZING IMPROVEMENTS)**

THIS SUBDIVISION IMPROVEMENT AGREEMENT (AGREEMENT AUTHORIZING IMPROVEMENTS) (the “Agreement”) is entered into this ____ day of _____, 2026, by and among the City of West Fargo, North Dakota (the “City”); and Oporo, LLC (the “Developer”). The City and Developer are, collectively, the “Parties.”

WHEREAS, the Developer is the current legal and equitable owner of the parcels of land to be platted as Lots 1-5, Block 1, of the proposed plat of North Pond at the Preserve Nineteenth Addition to the City of West Fargo, Cass County, North Dakota (the “Property”); and

WHEREAS, the City is considering for approval the plat of North Pond at the Preserve Nineteenth Addition; and

WHEREAS, the Developer and the City desire to set out in writing certain conditions of plat approval and responsibilities of the Parties to the Agreement; and

WHEREAS, the platting of North Pond at the Preserve Nineteenth Addition is a replat of Lots 1, 4, and 5, Block 1, of North Pond at the Preserve Fifteenth Addition to the City of West

Fargo, Cass County, North Dakota, which was a replat of Lot 1, Block 1, of North Pond at the Preserve Second Addition to the City of West Fargo, Cass County, North Dakota, for which the City entered into an Agreement, dated November 21, 2011, with the then-developer, Rusty Goose Development, LLLP (the “Prior Subdivision Agreement”); and

WHEREAS, the City and the Developer desire for this Agreement to supersede the Prior Subdivision Agreement for the Property.

NOW, THEREFORE, pursuant to the terms and conditions of this Agreement, the Parties agree 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 Developer to comply with the terms and conditions of this Agreement.

2. Oporo, LLC, is a legally recognized North Dakota limited liability company with the authority to own and develop land. The Developer is the legal and equitable owner of the Property and is expressly authorized to execute this Agreement as such. Additionally, the individual signing this Agreement is expressly authorized to execute this Agreement on behalf of the Developer.

II. JURISDICTION

1. The Developer agrees to submit to the authority of the City. The Developer agrees and acknowledges that it and its successors and assigns, as applicable, must receive approval from

the City for any proposed other or further planning and zoning and for building permits and any other permits required by the City with respect to the Property.

2. The Developer agrees and acknowledges that it must comply with all federal, state, and City statutes, ordinances, rules, and regulations regarding the development of the Property.

3. The Developer is the “responsible party” for compliance with all federal and state environmental statutes, rules, and regulations, including stormwater runoff regulations.

4. This Agreement only covers the plat of North Pond at the Preserve Nineteenth Addition. The Developer acknowledges that if it wishes to plat the Property differently, or if the Developer wishes to replat the Property, then it shall enter into another subdivision improvement agreement with the City in conjunction therewith if required by the City and in all events prior to commencing construction of any so-affected areas.

5. This Agreement replaces, supersedes, and terminates the Prior Subdivision Agreement for the Property and will serve as the Subdivision Improvement Agreement (Agreement Authorizing Improvements) between the Parties for the Property. Nothing in this Agreement, however, will invalidate or nullify any actions taken pursuant to such Prior Subdivision Agreement prior to the effective date of this Agreement. Additionally, the Prior Subdivision Agreement remains in full force and effect for lots contained within the North Pond at the Preserve Second Addition to the City of West Fargo, Cass County, North Dakota, and the North Pond at the Preserve Fifteenth Addition to the City of West Fargo, Cass County, North Dakota, that are not part of the Property.

6. The Developer submitted a final plat of North Pond at the Preserve Nineteenth Addition, which will be considered by the City Commission on _____, 2026. The Developer agrees to comply with all provisions of City zoning and subdivision ordinances.

III. IMPROVEMENTS

1. Public Improvements.

A. The Developer and the City do not anticipate that the Developer will request the construction of any public infrastructure on the Property. If at a later time the Developer desires for the City to construct public infrastructure on the Property, the Developer will petition the City for the creation of an improvement district to finance the construction, and the parties will either amend this Agreement, or enter into a separate agreement, to facilitate the development.

B. The plat dedicates a ten (10) feet of right-of-way along the southern boundary of the Property as 23rd Avenue East (the "ROW"). The City intends to construct a sidewalk in the ROW at a future date. The Developer is not currently requesting the construction of a sidewalk but agrees and acknowledges that the City may install a sidewalk in the ROW and that the City may assess the Developer for its portion of costs at that time.

2. Private Improvements.

A. The Developer, or its predecessor, has established, or will establish, Developer-financed, installed, and maintained private drives on shared access easements internal to the Property for purposes of public access to parcels of the Property. For purposes of this subsection, the private drives refer to the areas within the 27' Shared Access Easements in the plat (the "Private Drive") and does not include private parking,

circulation, or business areas outside of the easements. In regard to the Private Drive, the Developer agrees to the following:

(1) The Developer grants unrestricted public access to the Private Drive for public driving use, including car, truck, and equipment traffic permitted on public roads and highways in the same manner, volume, and scope as is allowed under the laws, rules, and regulations of the State of North Dakota and the United States.

(2) There shall not be a gate, restricted access, or any other obstructive barrier preventing public access to the Private Drive.

(3) At the time of development, the Private Drive shall be paved with concrete paving or asphalt paving.

(4) The Private Drive paving shall be maintained in good repair.

(5) In the event that the City determines the Private Drive paving is in need of repair, the City will give notice to the Developer of such defects and the Developer, within one-hundred and twenty (120) calendar days of receiving notice from the City, shall commence to repair, rebuild, or replace the Private Drive paving in accordance with the notice given by the City.

(6) The Developer shall pay all costs relating to installation and maintenance of paving the Private Drive, including but not limited to construction costs, pothole repair, snow removal, drainage, spot repair, reconstruction, permit fees, taxes, and any other fees associated with construction and maintenance of the paving of the Private Drive.

(7) The Developer agrees that should the Developer, its successors, or assigns fail to maintain the Private Drive paving, then the City has the right to take necessary action to maintain such paving and to charge the Developer for the costs and fees incurred by the City in taking such action. Such costs and fees shall be assessed to the Property's property taxes/real estate taxes/fees.

B. The City and the Developer will enter into a separate encroachment agreement for business signs installed on the Property.

3. Water Supply and Wastewater Management.

A. Water services to the Property will be supplied by the City, and the Developer will be responsible for remitting the appropriate hook-up fees for the Property to the City.

B. Sewer services for the Property will be supplied by the City, and the Developer agrees and acknowledges that it must remit hook-up fees for the Property associated with the use of the West Fargo main sewer lift station south of I-94. The hook-up fee was identified in the Prior Subdivision Agreement as \$35,017.20 and was included in a special assessment district (the "District"). The Developer agrees to pay, in full, any and all remaining special assessments levied against the Property for the District.

C. Water and sewer mains and services within the Property are to be privately installed and maintained by the Developer, its successors, and assigns. The private infrastructure must connect to public water and sewer utility services located within adjacent public right-of-way. Prior to the installation of any water or sewer mains or lines and connections to the City's infrastructure, the City will review design drawings and have

the right to dictate the installation of any design components determined necessary by the City.

D. Water service shut-off valves are required for individual water service lines stemming off the private water main, and the Developer, its successors, and assigns will provide City staff with access to the shut-off valves.

E. The Developer shall pay the costs relating to installation and maintenance of the private utilities, including but not limited to construction costs, repairs, reconstruction, permit fees, taxes, and any other fees associated with construction and maintenance of the private utilities.

F. The plat dedicates a new ten (10) foot public utility easement adjacent to the north side of the ROW line.

4. Stormwater Management. The Developer agrees to comply with the City's storm water retention regulations and is responsible for developing a drainage plan which must be designed in accordance with City standards and approved by the City Engineer. The Property benefits from existing regional retention in the area, which can accommodate up to _____ percent (____%) impervious coverage. On-site stormwater retention will be required by the Developer to accommodate impervious coverage above the regional percentage provided.

5. Wetland Mitigation. The Developer submitted a wetland delineation report, noting no wetlands on the Property. Accordingly, no mitigation of wetlands is required on the Property.

6. Landscaping. The Developer agrees to landscape the Property in accordance with all applicable City ordinances. Additionally, the Developer agrees and acknowledges that it is

responsible for maintaining the boulevard areas from the property line to the street in accordance with Chapter 3-03 of the Municipal Ordinances.

7. Public Site Dedication. Park dedication requirements were satisfied as part of the Prior Subdivision Agreement; accordingly, no additional payment or dedication is required by this Agreement.

8. Mailboxes. The Developer will work with the U.S. Postal Service to provide mail service to the Property and will provide cluster box pads and cluster boxes as directed by the U.S. Postal Service. The Developer agrees and acknowledges that the City is not responsible for the installation, maintenance, repair, rehabilitation, or replacement of mailboxes, which are the responsibility of the Developer, its successors, and assigns.

IV. GENERAL MATTERS

1. The Developer is responsible for filing any restrictive covenants for the development.

2. The Developer is responsible for all costs incurred by the Developer to prepare the Property for development including:

- A. Wetland delineation and mitigation costs;
- B. Registration fees;
- C. Public dedication costs; and
- D. Any other costs.

3. This Agreement is to run with the land and shall be binding upon the Developer and its successors and assigns; and all parties claiming by, through or under it shall be taken to hold,

agree, and covenant with the Developer, and its successors and assigns, to conform to and observe the terms and conditions of this Agreement.

4. The Developer agrees to indemnify and defend the City and its officers, representatives, and employees from any and all claims, liability, losses, costs, damages, expenses, actions, or judgments brought against the City relating to or arising out of the Developer's or its employees' or agents' construction and installation of improvements, including the Private Drive, to the Property. Said indemnification shall include, *inter alia*, attorney's fees; damages whether punitive, economic, or compensatory; and costs and disbursements. This paragraph, however, shall not apply to suits against the City arising out of its negligence or intentional acts, or those of its employees, officers, or representatives. The Developer specifically agrees and acknowledges that this indemnification provision shall survive termination of this Agreement.

5. Upon the occurrence of any non-performance of the Developer's obligations under this Agreement, which has not been cured within thirty (30) calendar days after notice to the Developer, the City may take any one or more of the following remedial steps: (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; 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 Property.

6. This Agreement will have an initial term of five (5) years and then will automatically renew for successive 5-year periods unless terminated by mutual agreement of the Parties.

7. This Agreement constitutes the entire agreement by and between the Parties, and any other prior representations or agreements are deemed merged herein, and those not specified herein do not represent any agreements or promises or covenants or representations on the part of any Party hereto.

8. 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 under and pursuant to this Agreement.

9. 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.

10. 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.

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

12. This Agreement shall be recorded solely against the Property, after recording of the plat of North Pond at the Preserve Nineteenth Addition.

13. 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 State District Court in Cass County, North Dakota.

14. This Agreement may be executed in counterparts with the City and the Developer each having a fully-executed counterpart.

(Remainder of page intentionally left blank.)

CITY OF WEST FARGO

Eric Gjerdevig, Mayor

ATTEST:

Dustin T. Scott, City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Eric Gjerdevig and Dustin T. Scott, the Mayor and City Auditor of the City of West Fargo, North Dakota, respectively, 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

OPORO, LLC

By: Jed LaPlante

Its: Administrator

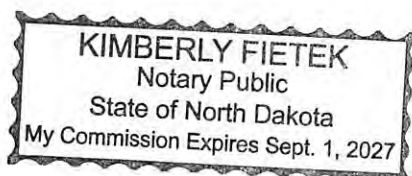
STATE OF North Dakota)

COUNTY OF Cass)

On this 31st day of August, 2026, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Jed LaPlante, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that they executed the same on behalf of Oporo, LLC, a North Dakota limited liability company.

[SEAL]

Kimberly Fietek
Notary Public



ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT (the “Agreement”) is made this ____ day of _____, 2026 (the “Effective Date”), by and between the City of West Fargo, North Dakota, a North Dakota home rule city and municipal corporation, whose address is 2515 Sixth Street East, West Fargo, North Dakota 58078 (the “City”), and Oporo, LLC, a North Dakota limited liability company, whose address is 350 23rd Avenue East, Suite 201, West Fargo, North Dakota 58078 (the “Owner”).

RECITALS

A. The Owner is the legal and equitable owner of Lot 3 and Lot 4, Block 1, North Pond at the Preserve Nineteenth Addition to the City of West Fargo, Cass County, North Dakota (the “Property”).

B. The City is the holder of a 10-foot utility easement (the “City Easement”) and road right-of-way for 23rd Avenue East (the “City ROW”), as dedicated in the plat of the Property, over certain real property on the south side of the Property; a copy of the plat is attached hereto as Exhibit A.

C. Prior to dedication of the City Easement and City ROW, the Owner installed business signage on portions of the same.

D. The City is willing to allow the existing signage to remain in its current location and permits the Owner to use a portion of the City Easement and a portion of the City ROW for sign purposes and approves the Owner’s proposed encroachment, as set forth in this Agreement.

In consideration of the Recitals and the following mutual agreements, the parties agree as follows:

AGREEMENT

1. Encroachment Area. The City hereby grants permission to the Owner to utilize the following two legally described areas (collectively, the “Encroachment Area”) for purposes of installing, constructing, maintaining, repairing, rehabilitating, and replacing business signage (the “Project”):

A 15 by 30 foot parcel of land located in the west 15 feet of the east 28.50 feet and the south 30 feet of Lot 4, Block 1, NORTH POND AT THE PRESERVE NINETEENTH ADDITION, to the City of West Fargo, Cass County, North Dakota.

Said parcel contains 450 square feet, more or less, and is subject to any easements or rights of way previously acquired.

AND

A 22.58 by 20 foot parcel of land located in the south 10 feet of the west 22.58 feet of Lot 4, Block 1, NORTH POND AT THE PRESERVE NINETEENTH ADDITION, to the City of West Fargo, Cass County, North Dakota; Together with the north 10 feet of the west 22.58 feet, of 23rd Avenue East right of way in said ADDITION.

Said parcel contains 452 square feet, more or less, and is subject to any easements or rights of way previously acquired.

The Owner agrees and acknowledges that it must abide by all applicable City Ordinances for signage and must secure any and all permissions and approvals related thereto, including a conditional use permit if required.

2. Conditions. The Owner may use the Encroachment Area pursuant to the following conditions:

(A) At all times, the Owner will ensure that City utilities and infrastructure will be protected from any damage or destruction by the Owner or its employees, contractors, subcontractors, representatives, or agents that is caused as a result of the Project. The Owner shall coordinate with the West Fargo City Engineer to ensure that damage or destruction to City utilities or infrastructure does not occur. In the event that Owner or its employees, contractors, subcontractors, representatives, or agents damage any City utilities or infrastructure, the Owner shall pay any and all costs associated with repairing the damage to any City utilities or infrastructure within ten (10) business days of receiving an invoice for such costs from the City. If the Owner does not timely remit payment to the City for said costs, the City retains the authority to specially assess the costs against property owned by the Owner within the City.

(B) The Owner shall not commence the Project, except for the already existing signage, until receiving all necessary and final permits from the City to work within the Encroachment Area, including, but not limited to, stormwater permits and excavation permits.

(C) The City is not liable for any damage to the Project, whether caused by the City or its employees, contractors, or agents or by third parties.

3. Non-Exclusive Use. The Owner is granted non-exclusive use of the Encroachment Area for Project purposes. This grant of use may be revoked by the City at any time upon written notice given to the Owner as set forth in Section 7 of this Agreement.

4. Maintenance and Repair. The Owner is solely responsible for any and all maintenance, repair, rehabilitation, and replacement costs associated with the Project for the term of this Agreement.

5. Removal of Project and Personal Property. The Owner agrees and acknowledges that the City has the sole authority and absolute discretion to order removal of the Project and/or any personal property from the Encroachment Area at any time and for any reason. In the event that the City orders the Project and/or personal property removed, the City will provide the Owner with a 30-day written notice to remove the Project and/or personal property from the Encroachment Area. If the Owner fails to remove the Project and/or personal property within the required time period, the City will have the right to remove the Project and/or personal property without further notice, and the Owner will be responsible for any and all costs associated with the removal, which the City may specially assess against property owned by the Owner within the City.

6. Term. The term of this Agreement will commence on the Effective Date and will continue for five (5) years. This Agreement will automatically renew for successive five (5) year terms unless otherwise terminated by either party; provided, however, the City may terminate this Agreement at any time for any reason upon thirty (30) days' written notice to the Owner as set forth herein. Upon termination of this Agreement, the Owner shall remove the Project and all of the Owner's fixtures and any personal property from the Encroachment Area and restore the Encroachment Area to a condition substantially similar to the condition of the Encroachment Area as of the Effective Date.

7. Notice. Any notice or election required or permitted to be given or served by any party to this Agreement upon any other will be deemed given or served in accordance with the provisions of this Agreement if said notice or election is mailed by United States certified mail, return receipt requested, postage prepaid, and in any case properly addressed as follows:

Owner: Oporo, LLC
350 23rd Avenue East
Suite 201
West Fargo, ND 58078

City: City of West Fargo
Attn: City Administrator
2515 Sixth Street East
West Fargo, ND 58078

Each such mailed notice or communication will be deemed to have been given on the date the same is deposited in the United States mail. Any party may change its address for service of notice in the manner specified in this Agreement.

8. Written Amendment Required. No amendment, modification, or waiver of any condition, provision or term will 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 will not affect or impair any right arising from any subsequent default. Except as expressly and specifically stated otherwise, nothing herein will limit the remedies and rights of the parties thereto under and pursuant to this Agreement.

9. Waiver. The Owner agrees to waive all claims against the City and its officers, employees, consultants, representatives, and agents for any injuries, damages, losses, or claims, whether known and unknown, which arise during or in any way result from the Owner's use of the Encroachment Area, regardless of whether or not caused in whole or part by the negligence or other fault of the City. The Owner releases and forever discharges the City and its officers, employees, consultants, representatives, and agents from all such claims. Owner specifically agrees and acknowledges that this provision will survive termination of this Agreement.

10. Indemnification. In addition to holding the City and its officers, employees, consultants, representatives, and agents harmless from any and all claims arising out of or in any way related to the use of the Encroachment Area, the Owner agrees to indemnify and defend the City and its officers, employees, consultants, representatives, and agents from any and all actions brought against the City or its officers, employees, consultants, representatives, and agents relating to or arising out of Owner's or its agents', assignees', or designees' use of or maintenance, repair, rehabilitation, or replacement within the Encroachment Area. Said indemnification shall include, *inter alia*, attorneys' fees, damages, whether punitive, economic, or compensatory, and costs and disbursements. This paragraph, however, will not apply to suits against the City or its officers, employees, consultants, representatives, and agents arising out of their gross negligence or intentional acts. The Owner specifically agrees and acknowledges that this indemnification provision will survive the termination of this Agreement.

11. Execution in Counterparts. This Agreement may be executed in counterparts with each party having a fully executed counterpart.

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

13. Severability Clause. 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 will not affect the validity of the remainder of this Agreement.

14. North Dakota Law Applies. This Agreement will 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 must be brought in State District Court, Cass County, North Dakota.

15. Recording. This Agreement will be recorded with the Cass County Recorder's office; the City will pay for any cost associated with recording this Agreement.

IN WITNESS WHEREOF, the parties hereby have caused this Encroachment Agreement to be executed on the day and year first written above.

(Signatures appear on the following pages.)

CITY:

CITY OF WEST FARGO, NORTH
DAKOTA

By: _____
Eric Gjerdevig, Mayor

ATTEST:

By: _____
Dustin T. Scott
City Auditor

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Eric Gjerdevig and Dustin T. Scott, the Mayor and City Auditor of the City of West Fargo, North Dakota, respectively, 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

OWNER:

Oporo, LLC

By: Jed LaPlante

Its: Administrator

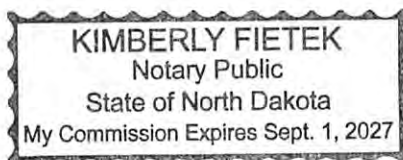
STATE OF North Dakota)

COUNTY OF Cass)

On this 31st day of August, 2026, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Jed LaPlante, known to me to be the person who is described in and who executed the above and foregoing document and acknowledged to me that they executed the same on behalf of Oporo, LLC, a North Dakota limited liability company.

[SEAL]

Kimberly Fietek
Notary Public



Item Title: 2026 Centerline Striping

Requested Action/Staff Recommendation: Create Project No. 2308 and Award Project to Northstar Safety

Presented By: Jerry Wallace, City Engineer

New Information: A request for proposals (RFP) was published on July 23, 2026, with proposals being due on August 6th. Four contractors were solicited for bid pricing, and only one bid was received back. The Public Works and Engineering Departments recommend proceeding with the project and awarding the work to Northstar Safety Inc. for \$127,717.00.

Background & Project Summary: The approved 2024 Capital Improvements Plan allocates approximately \$150,000 annually for centerline striping to meet maintenance needs. This project represents the estimated 2026 effort required.

Financial Analysis: Funding for this work is proposed to come from Capital Improvements Sales Tax in the amount of \$127,717.00.

Policy Analysis: The City's centerline striping requires repainting every several years and, as a result, solicits quotes each year to complete a portion of the work on a rotational basis where needed most.

Supporting Documents:

- Striping Proposal
- Pavement markings RFP
- Bid/quote results

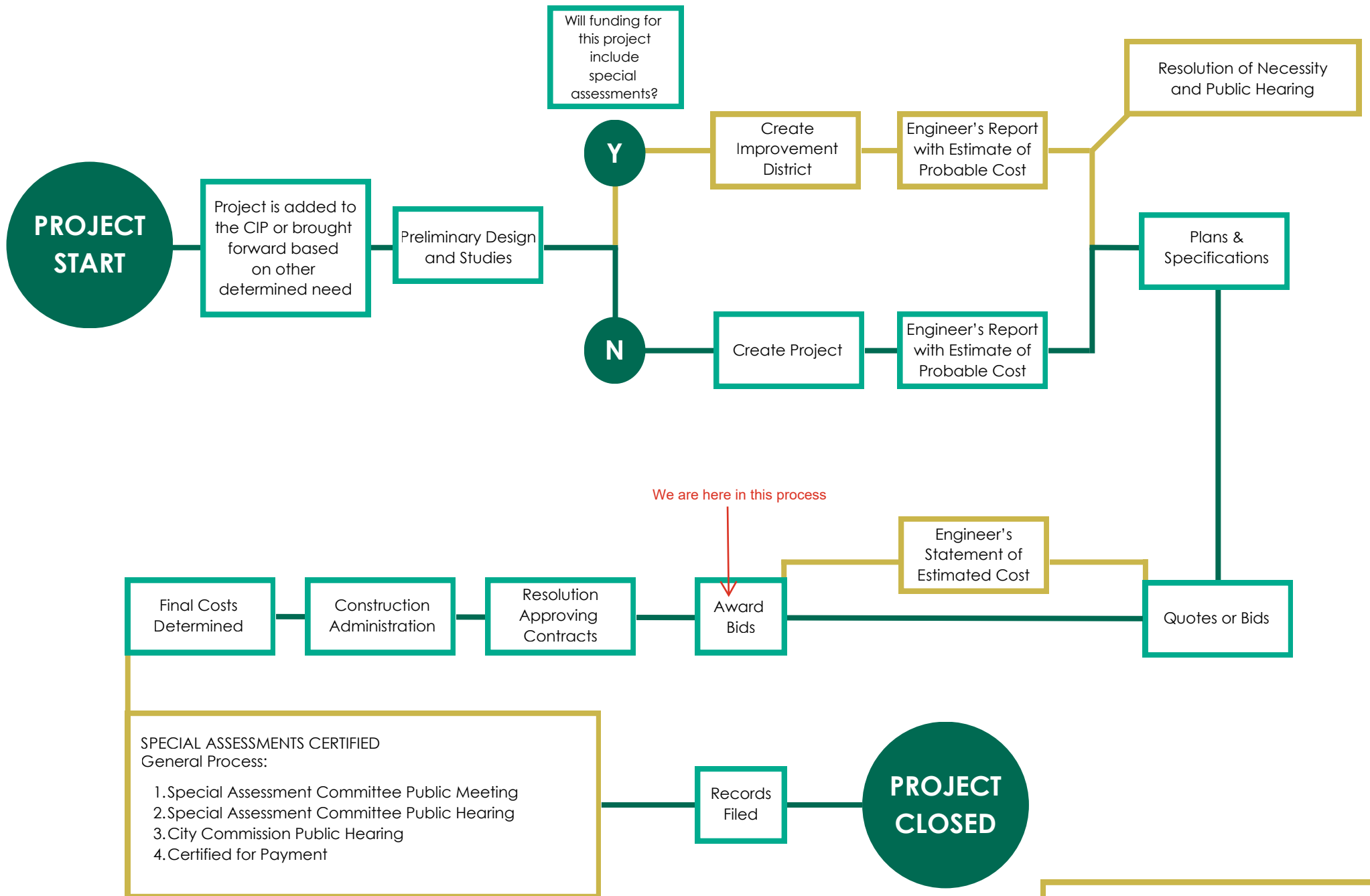
Previously Presented Information & Commission Actions:

None

West Fargo City Commission

Eric Gjerdevig, Mayor
Amy Zundel, Deputy Mayor
Tyler Erickson, Rory Jorgensen, Patti Stedman, Commissioners
Dustin Scott, City Administrator

CITY PROJECT PROCESS FLOW CHART



*Project Steps in YELLOW boxes are only necessary when a project is funded through the use of special assessments.



Inc.

794 West Main Avenue

West Fargo, ND 58078

Tel: 701-282-2110

Fax: 701-281-1400

www.northstarsafety.com

<u>Project</u>	<u>Job #</u>	<u>Location</u>	<u>State</u>	<u>Bid Date</u>
WF City Wide PM Services	0	Cass	ND	8/6/2026

Northstar Safety Inc. (NSI) will supply the necessary equipment, labor, materials, and incidentals to complete the following items of work in accordance with the bid documents. If there will be a variance on an item from what is stated in the bid documents it will be listed in the following sentences or in the quote assumptions at the bottom of this quote. NSI does not warranty adhesion to fog seals or other contractors' interim pavement markings. NSI does not guarantee alignment to other contractors' interim markings. Price does not include brooming or other job site clean-up necessary to complete our portion of the contract. Our quote is based upon the completion date and/or number of working days stated in the bid documents. Suitable pavement marking weather conditions must exist in order for markings to be placed regardless of the project completion dates. NSI does not warranty damage to pavement markings caused by other contractor's operations. Unless stated otherwise in the assumptions below all items on this quote are tied.

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Bid Amount</u>
1	4" Yellow Epoxy	LF	27,193	\$2.00	\$54,386.00
2	4" White Epoxy	LF	16,915	\$2.00	\$33,830.00
3	8" White Epoxy	LF	4,219	\$4.00	\$16,876.00
5	Message Marking Epoxy	SQFT	905	\$25.00	\$22,625.00
.				Quote Total	\$127,717.00

ASSUMPTIONS:

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Progressive payment will be forwarded to us timely. If a bond is required, a bond fee will be added. Our quote does not include Rail Protection Insurance, TERO or any other contract charge. This proposal may be withdrawn if not accepted within 30 days.

Authorized
Acceptance
Signature

Print Name

Authorized
Signature

Calvin Lottman

Branch Manager

Cell: (605)941-0018

E-mail: calvin.lottman@linesalot.com



CITY OF WEST FARGO
PUBLIC WORKS DEPARTMENT
REQUEST FOR PROPOSALS (RFP)

Citywide Pavement Marking Services

Issue Date: July 23, 2026

Proposal Due Date: August 6, 2026 – 10:00 AM CDT

1. INVITATION TO PROPOSE

The City of West Fargo Public Works Department ("City") is requesting sealed proposals from qualified contractors to furnish all labor, materials, equipment, traffic control, supervision, and incidentals necessary to perform pavement marking services throughout the City of West Fargo.

The City intends to award a unit-price contract to the proposer whose proposal is determined to provide the best overall value while meeting the requirements contained in this Request for Proposal (RFP).

2. PROJECT DESCRIPTION

The successful contractor shall furnish and install pavement markings on various City streets, parking areas, trails, and other public facilities as directed by the Public Works Department.

Work may include, but is not limited to:

- Centerline striping
- Edge line striping
- Lane lines
- Skip lines
- No Passing Zone markings
- Stop bars
- Crosswalks
- Turn Arrow Messages

The quantities listed in this RFP are estimates only and are provided solely for proposal evaluation purposes. Actual quantities may increase or decrease depending upon the City's needs and available funding.

3. TERM OF CONTRACT

The initial contract shall begin upon execution of the agreement and continue through October 1, 2026.

4. SCOPE OF SERVICES

The Contractor shall provide all necessary:

- Labor
- Equipment
- Materials
- Traffic control
- Layout
- Surface preparation
- Cleanup
- Supervision

All work shall be performed in accordance with:

- Current MUTCD
- Current NDDOT Standard Specifications
- Applicable OSHA regulations
- Manufacturer recommendations
- City of West Fargo requirements

The Contractor shall furnish all equipment necessary to complete the work in a timely manner.

5. MATERIAL SPECIFICATIONS

All materials shall meet or exceed:

- NDDOT Standard Specifications for Road and Bridge Construction
- MUTCD requirements
- Manufacturer specifications

Materials requested include:

- 4-inch Yellow Epoxy
- 4-inch White Epoxy
- 8-inch White Epoxy
- 24-inch White Epoxy
- Message Marking- Epoxy

Equivalent products may be proposed provided complete technical specifications are submitted for City review.

The City reserves the sole right to determine equivalency.

6. TRAFFIC CONTROL

The Contractor shall be solely responsible for providing and maintaining all traffic control required to safely perform the work.

Traffic control shall comply with:

- MUTCD
- NDDOT Traffic Control Standards
- OSHA regulations

Traffic control includes:

- Cones
- Barricades
- Flaggers
- Temporary lane closures
- Arrow boards
- Warning signs

No additional payment shall be made for traffic control unless specifically identified in the proposal.

7. PROJECT SCHEDULE

The Contractor shall:

- Coordinate all work with the Streets Division.
- Notify the City at least five (5) business days prior to beginning work.
- Provide a proposed work schedule.
- Notify the City of weather delays.

All work shall be substantially complete by October 1, 2026.

8. WARRANTY

The Contractor warrants all workmanship and materials for one (1) year from the date of final acceptance.

Defective work discovered during the warranty period shall be corrected at no additional cost to the City.

The Contractor shall also repair any damage caused by defective workmanship during the warranty period.

9. PROPOSAL SUBMITTAL REQUIREMENTS

Proposals shall include:

- Completed Pricing Form
- Company Information
- Insurance Certificate
- Exceptions (if any)

Failure to submit the required information may result in rejection of the proposal.

10. CITY RIGHTS

The City reserves the right to:

- Reject any or all proposals.

Waive informalities

- Request clarification
- Negotiate with one or more proposers
- Cancel this RFP
- Award in the best interest of the City
- Increase or decrease estimated quantities
- Accept individual items or the entire proposal

The City is not obligated to award to the lowest-priced proposer.

11. QUESTIONS

Questions regarding this solicitation shall be directed to:

Dan Birnbaum

Streets Foreman

City of West Fargo Public Works Department 810 12th Avenue NW
West Fargo, ND 58078

701-433-5407

Dan.Birnbaum@westfargond.gov

12. PRICING SCHEDULE

NO	Item	Unit	Quantity	Unit Price	Extension
1.	4" Yellow - Epoxy	LF	27193		
2.	4" White - Epoxy	LF	16915		
3.	8" White - Epoxy	LF	4219		
4.	24" White - Epoxy	LF	3170		
5.	Message Marking - Epoxy	SF	905		

Total

Total Proposal Price: _____

Anticipated Start Date: _____

13.EXCEPTIONS

The proposer shall list any exceptions or deviations from these specifications.

14.CERTIFICATION

By signing below, the proposer certifies that the information contained within this proposal is true and correct and that the proposer agrees to perform the work in accordance with the requirements of this Request for Proposal.

Company:

Authorized Representative:

Title:

Date:

2026 City of West Fargo RFP

City of West Fargo

810 12th Ave Nw West Fargo ND 58078

701-515-5400

Company Name	Bid Type	Description	Price
North Star Safety	RFP	Epoxy Striping	\$127,717
Advanced Striping and Sealcoating	RFP	Epoxy Striping	No Bid
Traffic Safety Services	RFP	Epoxy Striping	No Bid
West River Striping	RFP	Epoxy Striping	No Bid

Item Title: Sheyenne Riverside 1st Addition Traffic Study

Requested Action/Staff Recommendation: Create Project No. 9077, Approve Preliminary Work Agreement and Authorize Traffic Study

Presented By: Jerry Wallace, City Engineer

New Information:

Enclave Development LLC (Developer) is interested in developing the property located at 1114 Sheyenne Street into a multi-family development. They have had several meetings with adjacent properties and the City and there has been concerns of impacts to the traffic on Sheyenne Street from the traffic created.

The Developer has requested that the City proceed with a traffic study to determine what effects, if any this development will have. Bolton & Menk has provided a task order to complete this analysis that is estimated to be completed by the end of November.

A Preliminary Work Agreement is included in this packet detailing that the Developer will pay for the study and if there ultimately is a public improvement with an associated Improvement District the funds paid will be returned to the Developer and included in the special assessments associated with that future project. If the project does not materialize and proceed, the City will use their funds to pay for the study.

Financial Analysis:

The cost of the study will be paid 100% by the Developer as detailed in the Preliminary Work Agreement.

Policy Analysis:

To maintain traffic flow and access to the roadway system from the proposed future development, it is important that the city study what impacts may be created with the proposed development to make more informed decisions on if and how to move forward with a project.

Supporting Documents:

- Preliminary Work Agreement
- Task Order 12 from Bolton & Menk

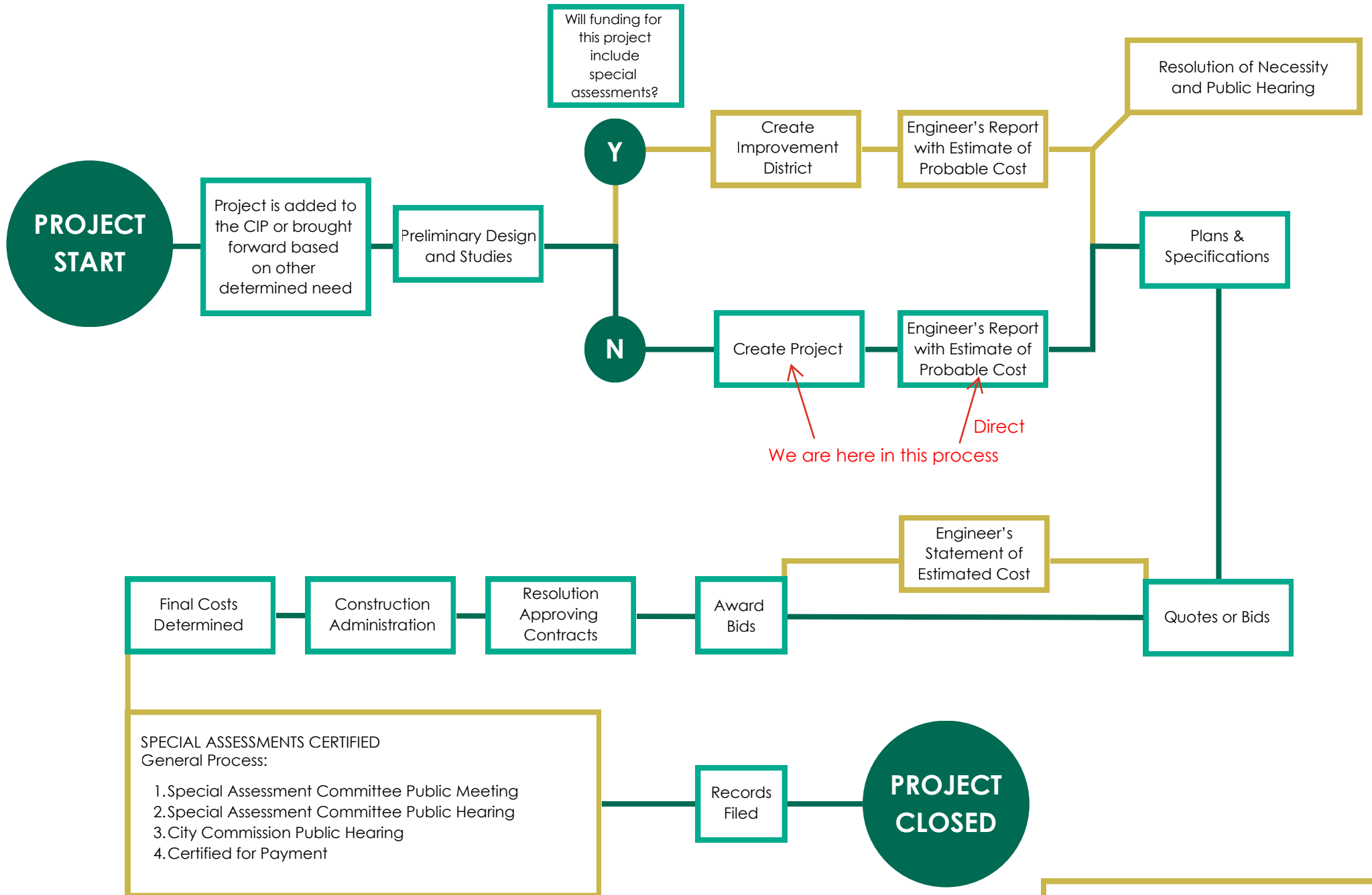
Previously Presented Information & Commission Actions:

None

West Fargo City Commission

Eric Gjerdevig, Mayor
Amy Zundel, Deputy Mayor
Tyler Erickson, Rory Jorgensen, Patti Stedman, Commissioners
Dustin Scott, City Administrator

CITY PROJECT PROCESS FLOW CHART



*Project Steps in YELLOW boxes are only necessary when a project is funded through the use of special assessments.



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**PRELIMINARY IMPROVEMENT
WORK AGREEMENT**

THIS PRELIMINARY IMPROVEMENT WORK AGREEMENT (the “Agreement”) is entered into this 8th day of September, 2026 (the “Effective Date”), by and between the City of West Fargo, North Dakota (the “City”), and Enclave Development, LLC, a North Dakota limited liability company (the “Developer”). The City and the Developer are, collectively, referred to as the “Parties.”

WHEREAS, Dirt Properties LLC is the current fee owner of real property legally described as follows (the “Property”):

Lot Seventeen, in Block Three, of Lepird's Subdivision, of a part of the Southeast Quarter of Section Seven, lying East of the Sheyenne River and a part of the South Half of the Southeast Quarter of the Northeast Quarter of Section Seven, Township One Hundred Thirty-nine North of Range Forty-nine West of the Fifty Principal Meridian, situate in the City of West Fargo, the County of Cass and the State of North Dakota;

AND

Lot Nine, in Block One, of Lepird's 2nd Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota; and

WHEREAS, the Developer is the prospective purchaser of the Property pursuant to a purchase agreement with Dirt Properties LLC, but it does not currently hold legal title to the Property; and

WHEREAS, the Developer desires to evaluate the potential development of the Property and has requested that the City commission the Study described below; and

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WHEREAS, the City has designated the preliminary traffic-study effort as Project No. 9077 (the “Project”); and

WHEREAS, the Developer has requested that the City engage a qualified traffic-engineering consultant to conduct a traffic study to evaluate the existing and anticipated traffic conditions associated with the potential development of the Property and potential traffic improvements in the surrounding area, including evaluation of a southbound right-turn/through lane (the “Study”); and

WHEREAS, the City will incur consultant and administrative costs in commissioning and overseeing the Study; and

WHEREAS, the Developer has agreed to reimburse the City for the actual and reasonable costs of the Study, subject to the terms and limitations of this Agreement; and

WHEREAS, this Agreement relates solely to the Study and does not authorize final design, preparation of construction plans and specifications, establishment of an improvement district, construction of public improvements, or levy of special assessments.

NOW, THEREFORE, in consideration of the mutual covenants made herein and other valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

ARTICLE 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 commission the Study.

2. The Developer is Enclave Development, LLC. The Developer is the prospective purchaser and proposed developer of the Property but is not the current owner of the Property. The

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individual signing this Agreement represents and hereby certifies that they are expressly authorized to execute this Agreement on behalf of the Developer.

3. Dirt Properties LLC is the current owner of the Property but is not a party to this Agreement. Nothing in this Agreement imposes any obligation, liability, payment requirement, waiver, indemnity, development obligation, or other duty upon Dirt Properties LLC.

4. The Developer is entering into this Agreement solely in its capacity as prospective purchaser and proposed developer. The Developer does not represent that it has authority to bind Dirt Properties LLC, consent to an assessment against the Property, create a lien or encumbrance against the Property, or waive any right belonging to Dirt Properties LLC.

ARTICLE II JURISDICTION

1. The Developer acknowledges that any future development of the Property will be subject to all applicable City approvals and all applicable federal, state, and local laws. Nothing in this Agreement constitutes approval of any plat, zoning application, planned unit development, building permit, access permit, improvement district, or other development entitlement.

2. Nothing in this Agreement obligates the Developer to acquire or develop the Property. The Developer's obligations under this Agreement are limited to payment of Study costs incurred in accordance with Article III.

ARTICLE III REIMBURSEMENT OF COSTS

1. Within ten (10) business days after the Effective Date, the Developer shall deposit \$41,000 with the City to be held in a non-interest-bearing escrow account administered by the City (the "Study Deposit"). The City shall use the Study Deposit solely for actual and reasonable third-party consultant costs and directly related City costs incurred in completing the Study. The City

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shall not commence the Study until the Developer has made the Study Deposit. The City shall provide the Developer with a copy of the final consultant task order and scope of services before commencing the Study. The City shall notify the Developer in writing before the Study Deposit is exhausted. The City may incur Study costs exceeding the Study Deposit by up to ten percent (10%) without further approval from the Developer. Costs exceeding that amount require the Developer's prior written approval. Upon completion or termination of the Study, the City shall provide the Developer with a final accounting of the Study costs. Any unused portion of the Study Deposit shall be returned to the Developer. If Study costs exceed the Study Deposit as permitted or approved under this Agreement, the City may invoice the Developer for such additional costs.

2. The Developer shall remit payment for all undisputed payments to the City, in full, within thirty (30) calendar days of the date of the invoice. The Developer may dispute an invoice by providing written notice to the City within fifteen (15) calendar days after receipt, identifying the disputed amount and the basis for the dispute. The Parties shall work in good faith to resolve the dispute. In the event the Developer does not timely remit payment in full to the City for an undisputed invoice, the City will charge the Developer interest at the rate of one-half percent (1/2%) per month, or the maximum amount permitted by applicable law if lesser, on all past-due amounts. Payments will first be credited to interest and then to principal.

3. The Developer will have no claim to funds of the Study Deposit drawn down by the City to pay for the costs actually incurred for the Study before the Developer provides written notice to the City of its termination of the Study. The City shall return any remaining balance in the Study Deposit to the Developer after payment of all such costs.

4. The City's remedies for the Developer's failure to pay amounts due under this Agreement shall be limited to remedies against the Developer under this Agreement. The City

shall not, by reason of this Agreement, levy or attempt to levy a special assessment against the Property, file a lien against the Property, or pursue any remedy against Dirt Properties LLC.

5. Nothing in this Agreement obligates the Developer or Dirt Properties LLC to design, construct, fund, or accept any public improvement identified in the Study. Any future design, construction, cost allocation, reimbursement, improvement district, or special assessment obligation must be set forth in a separate written agreement or undertaken through the applicable statutory process.

6. The Developer may terminate the Study upon written notice to the City. Following termination, the Developer shall remain responsible only for Study costs actually incurred, and non-cancellable commitments made, before the City's receipt of the termination notice, subject to the limitations of this Agreement. The City shall use commercially reasonable efforts to stop further work and minimize additional costs.

ARTICLE IV GENERAL MATTERS

1. The Agreement constitutes the entire agreement by and between the Parties and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as contained herein, and those not specified herein do not represent any agreements or promises or covenants or representations on the part of either Party hereto.

2. 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 Parties 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

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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.

3. 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.

4. Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section, sentence, clause, phrase, or 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.

5. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. The Developer may not assign this Agreement without the City's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed; provided, however, that the Developer may assign this Agreement to an affiliate acquiring the Property upon written notice to the City if such affiliate assumes the Developer's obligations in writing. No sale, transfer, or conveyance of the Property by Dirt Properties LLC shall constitute an assignment of this Agreement or impose any obligation under this Agreement upon Dirt Properties LLC or any purchaser of the Property.

6. This Agreement shall not be recorded and nothing in this Agreement shall constitute a covenant running with the land or create any lien, charge, assessment, or encumbrance against the Property.

7. 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.

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8. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

9. The City and the Developer agree that an electronic signature to this Agreement shall be valid as an original signature of the City or the Developer and shall be effective to bind the signatories of this Agreement. For purposes hereof: (i) “electronic signature” means a manually signed original signature that is then transmitted by electronic means or an electronic acknowledgment which provides the signatory the ability to validate and affix a digital signature that is then transmitted by electronic means; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

10. This Agreement does not grant the Developer any ownership interest, possessory interest, easement, license, or other real property right in the Property. Nothing in this Agreement constitutes a representation by the Developer that it has authority to authorize entry onto the Property. Any physical entry onto the Property must be separately authorized by Dirt Properties LLC or its successors or assigns as the fee title owner of the Property.

11. Dirt Properties LLC is not an intended obligor under this Agreement. No provision of this Agreement shall be interpreted to impose any duty or liability upon Dirt Properties LLC or to authorize the City or the Developer to act on its behalf.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the Effective Date.

[Signatures appear on the following pages.]

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CITY:

CITY OF WEST FARGO

President of the Board of City Commissioners of
the City of West Fargo

ATTEST:

City Administrator

DEVELOPER:

ENCLAVE DEVELOPMENT, LLC

DocuSigned by:

Austin Morris

8/19/2026

55EC43A3740341E...

By: Austin J. Morris

Its: Manager

Task Order 12

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: 9/8/2026
- b. Owner: City of West Fargo, North Dakota
- c. Engineer: Bolton & Menk, Inc.
- d. Specific Project (title): Project No. 9077 – Sheyenne Riverside 1st Addition Traffic Study

2. Services of Engineer

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

Description: The purpose of this Task Order is to complete a traffic impact study for a development proposal at 1114 Sheyenne Street.

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 and Payments

<u>Task</u>	<u>Schedule</u>	<u>Payment</u>
Task 1 – Traffic Impact Study	Draft Report by 10/30/2026 Final Report by 11/30/2026	\$41,000 Hourly Not To Exceed

5. 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 12 is 8/13/2026

OWNER:

By: _____

Print Name: Daniel Hanson

Title: Sr. Director of Community & Development

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Paul Bervik

Title: Assistant City Engineer

Address: 2515 6th Street E.

West Fargo, ND 58078

E-Mail Address: Paul.Bervik@westfargond.gov

Phone: 701-991-1530

ENGINEER:

By: Mike Bittner

Print Name: Mike Bittner

Title: Principal-In-Charge

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Kevin Mackey

Title: Traffic Engineer

Address: 3168 41st St S

Suite 2

Fargo, ND 58104

E-Mail Address: Kevin.Mackey@bolton-menk.com

Phone: 612-280-1285

Task Order Form

EJCDC® E-505, Agreement Between Owner and Engineer for Professional Services – Task Order Edition.
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and American Society of Civil Engineers. All rights reserved.

Engineer's Services for Task Order

SCOPE OF SERVICES – Project No. 9077 – Sheyenne Riverside 1st Addition Traffic Study

The purpose of this Task Order is to complete a traffic impact study for a development proposal at 1114 Sheyenne Street.

Scope of Work:

I. Traffic Data Collection

Bolton & Menk will collect 13 hours of turning movement data (6 am to 7 pm) at the following intersections:

- Sheyenne Street and 13th Avenue W
- Sheyenne Street and Existing Sanford Driveway
- Sheyenne Street and 12th Avenue W
- 13th Avenue W and Existing Sanford Driveway
- 13th Avenue W and River Street

II. Crash Data Analysis

Bolton & Menk will evaluate the most recent five full years of crash data (2021 to 2025) at the following intersections:

- Sheyenne Street and 13th Avenue W
- Sheyenne Street and Existing Sanford Driveway
- Sheyenne Street and 12th Avenue W
- 13th Avenue W and Existing Sanford Driveway
- 13th Avenue W and River Street

Non-intersection crashes between study intersections will also be assessed.

III. Traffic Estimate for Proposed Development

The amount of traffic generated by the proposed development at 1114 Sheyenne Street will be estimated based on information published in the Institute of Transportation Engineers' *Trip Generation*. This will include daily traffic estimates and AM/PM peak hour traffic estimates. The number of proposed dwelling units in the development will be provided by the developer.

If any changes to the traffic-generating potential of the Sanford site are anticipated, this information will be provided to Bolton & Menk by City of West Fargo staff.

The assumed origins and destinations of development-generated traffic will be based on prevailing traffic patterns in the study area.

IV. Traffic Operations Analysis

A. Study Intersections

Traffic operations analysis will be performed for the following intersections:

- Sheyenne Street and 13th Avenue W
- Sheyenne Street and Existing Sanford Driveway
- Sheyenne Street and 12th Avenue W
- 13th Avenue W and Existing Sanford Driveway
- 13th Avenue W and River Street

B. Access Configurations

Traffic analysis will consider multiple access configurations. Potential configurations include a new access point to Sheyenne Street north of 12th Avenue W and/or closing existing Sanford Access points and replacing them with new shared accesses (shared between Sanford and 1114 Sheyenne Street).

C. Analysis Scenarios

Analysis will be performed for the following scenarios using the Synchro/Simtraffic analysis software:

- 2026 Existing AM and PM peak hours
- 2050 No Build AM and PM peak hours
- Opening Day (With Development) AM and PM peak hours
- 2050 Build (With Development) AM and PM peak hour

Build scenarios (with 1114 Sheyenne Street development) will be assessed with multiple access configurations to help guide access decisions.

D. Sheyenne Street and 13th Avenue W Analysis

The potential for improvements at the intersection of Sheyenne Street and 13th Avenue W will be considered. The primary goal of improvements is to reduce queueing potential, especially on the southbound approach during the PM peak period.

V. Planning Level Cost Estimates

Planning level layouts and cost estimates will be prepared for potential access modifications and for potential revisions at the intersection of Sheyenne Street and 13th Avenue W.

VI. Report Document

Draft and final report documents will be prepared to document traffic analysis and provide recommendations.

VII. Project Management and Meeting

Time has been budgeted for project management tasks and for one virtual meeting with City of West Fargo staff to review study findings.

This also includes time for Bolton & Menk staff to attend one City Commission meeting, but does not include a separate presentation to the City Commission.

VIII. Fee and Schedule

The tasks described in this memorandum will be completed for an hourly not-to-exceed fee of \$41,000.

A draft report will be submitted within six weeks of completing traffic data collection. Traffic data collection is tentatively planned for Tuesday September 15th.

A final report will be submitted within two weeks of receipt of all comments from reviewing agencies.

Item Title: Lagoon Property – Economic Development Readiness

Requested Action/Staff Recommendation: Create Project No. 9078 and Approve Task Order

Presented By: Dan Hanson, Senior Director of Community & Development Services

New Information:

At the August 17th Commission Meeting, the Commission approved staff working with Moore Engineering on a Task Order to get the lagoon property to become a "Document Ready" site. This Task Order has been assembled and is attached for consideration.

As is presented with this packet and detailed in the Task Order, there are several tasks that are to be completed to be able to have this certification. By completing this work, the lagoon property will be more readily marketable to Developers and Site Selectors as it basically completes an exhaustive explanation of existing conditions. This will give confidence to any entity that would like to develop the site that it is developable and likely will be able to be developed without unforeseen conditions that could potentially delay progress during construction or add additional costs.

The tasks that have been identified in the Task Order to get the site to a Document Ready state are as follows:

1. Geotechnical Investigation
2. Phase I Environmental Assessment
3. Phase II Environmental Assessment
4. Wetland Delineation Assessment
5. Cultural Resources Assessment
6. Threatened & Endangered Species Assessment
7. ALTA Survey

There was discussion at the August 17th Commission meeting about creating a critical path for the tasks identified to give options to proceed with some of the tasks first if the Commission did not want to proceed with all the tasks. In short, there is not a true critical path for a site due diligence process for the site to become document ready. All the tasks listed are independent from each other in their respective disciplines, but collectively together will make the site Document Ready upon completion.

Also in the discussion at the last Commission meeting, it was asked if the geotechnical work could be coordinated directly between the city and the geotechnical consultant. It is recommended that this effort take place via the Moore Engineering Task Order attached for approval. The reasoning for this is that Moore does not mark up their subconsultants so there is no additional cost by coordinating the work through Moore and there will be work necessary to be completed by Moore to facilitate the geotechnical testing such as staking locations for borings to be completed and also staking areas to avoid due to other ongoing projects.

Background & Project Summary:

At the August 17th, 2026 Commission Meeting, Ryan Aasheim from the Greater Fargo Moorhead EDC (EDC) presented to the Commission their program of Document Ready sites. In that presentation he explained what it meant to be classified as such and the importance of having the information to be gathered when it comes to Site Selectors choosing a location for their clients to develop.

Additionally, in the recently completed Growth Area Master Plan's Action Steps, it states for the purposes of advancing economic development readiness, "The city should pursue a "shovel-ready certification of equivalent status" regarding the lagoon property that the city has been in the process of decommissioning over the past several years.

The cover letter of the Task Order from Moore does a good job of explaining why they are the right consultant to lead this effort as they have extensive knowledge of the lagoon property. That experience will help the project move forward efficiently and provide additional value to the eventual Document Ready Site marketing efforts.

Financial Analysis:

The cost of the Task Order is proposed to be paid for utilizing Economic Development Sales Tax funds as getting the lagoons to a Document Ready status will assist in the city's efforts to develop the property.

Supporting Documents:

- Project Flow Chart
- PowerPoint Presentation
- Task Order 110

Previously Presented Information & Commission Actions:**August 17, 2026 –**

- **Staff Recommendation:** Approve working with Moore Engineering in a Task Order to make the Lagoons a Document Ready Site
- **Commission Action:** Commissioner Stedman moved, and Commissioner seconded Erickson to approve. No Opposition, Motion carried.

West Fargo City Commission

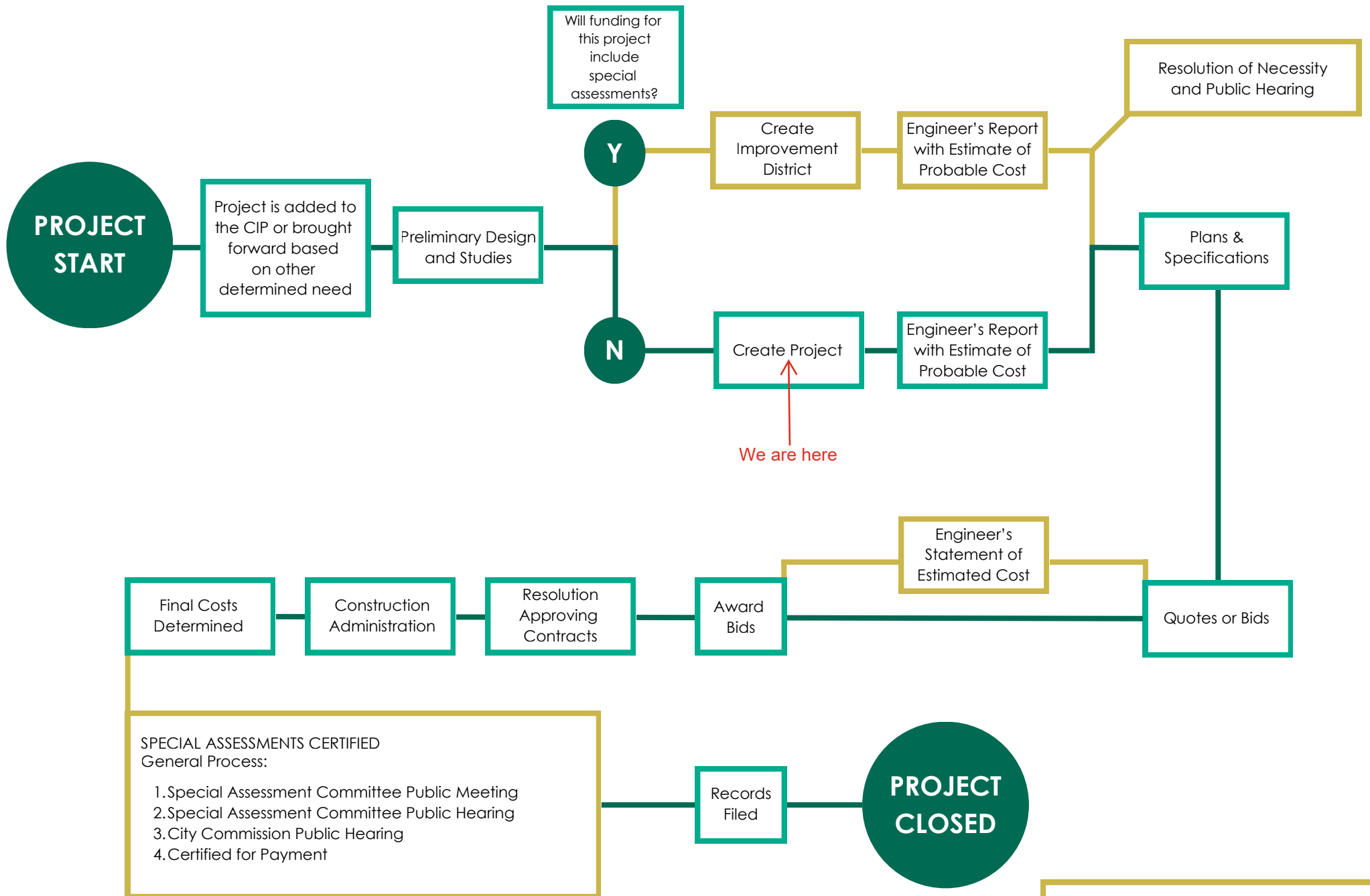
Eric Gjerdevig, Mayor

Amy Zundel, Deputy Mayor

Tyler Erickson, Rory Jorgensen, Patti Stedman, Commissioners

Dustin Scott, City Administrator

CITY PROJECT PROCESS FLOW CHART



*Project Steps in YELLOW boxes are only necessary when a project is funded through the use of special assessments.

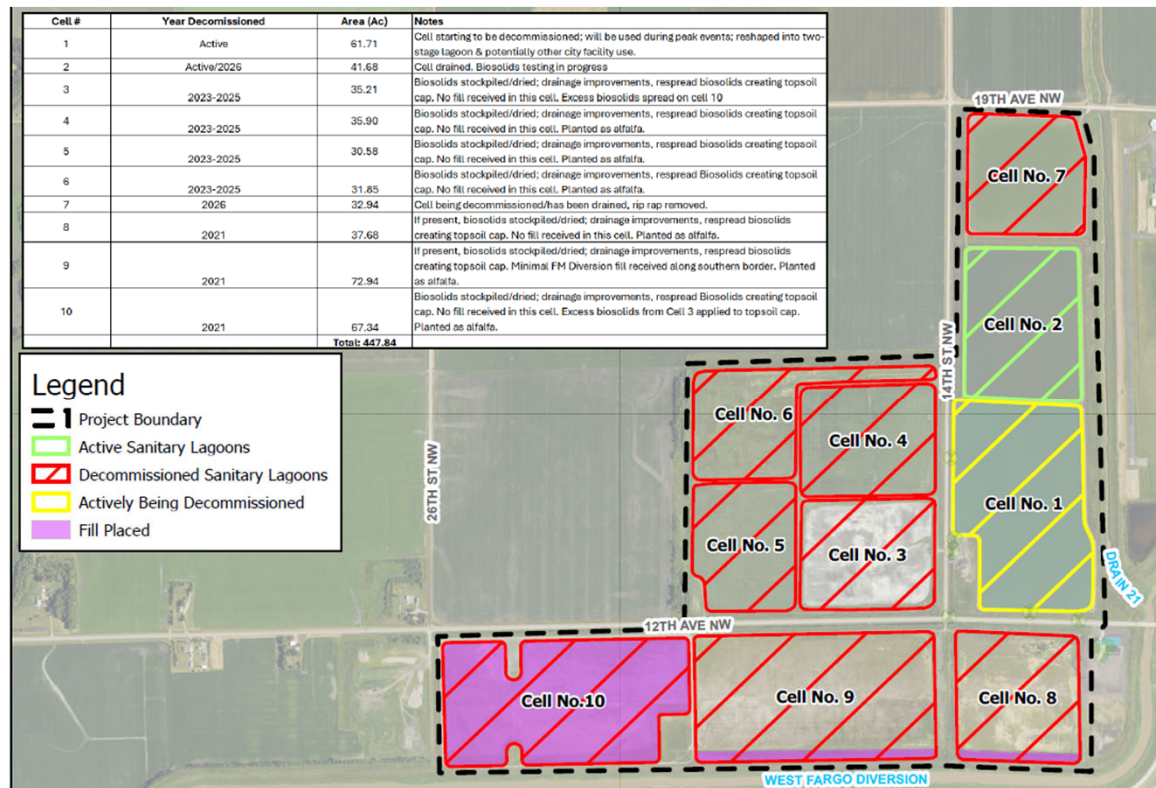
Lagoon Property

Economic Development Readiness

Lagoon Property Background

- Over recent years, Public Works has been decommissioning cells of the lagoon property.
- 8 of the 10 cells have been decommissioned and 1 cell is currently in the process of being decommissioned.
- Cell #2 will be the only remaining active lagoon cell which is necessary to retain sewage that occur during high flow events

Lagoon Property Background



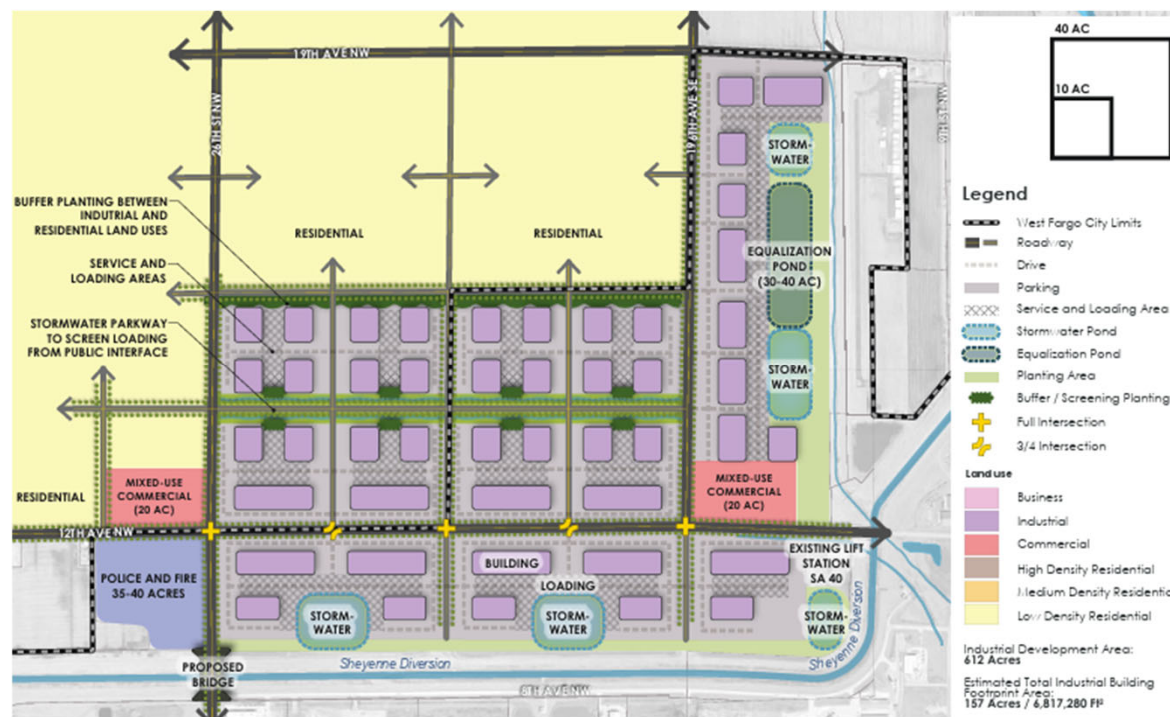
Growth Area Master Plan – Lagoon Site

- Completed in July, 2026.
- Identified the Lagoon site as a Near Term Focus Area for development.

12TH AVENUE BUSINESS DISTRICT / CITY-OWNED LAGOON PROPERTIES

The city-owned lagoon properties are a tremendous economic development opportunity for the City of West Fargo. At roughly 600 acres, the properties span both sides of 12th Ave/CR 10, a planned major corridor in the future. The plan envisions a mixed business/ industrial campus along the 12th Ave corridor with uses ranging from corporate campus, data centers, distribution and logistics and light manufacturing. Commercial uses at key intersections are also envisioned to support the employment base of the area. The concept for development provides guidance to building placement, parking, loading and service zones to help create a strong visual presence along a key community corridor along 12th Ave N.

Growth Area Master Plan – Lagoon Site



Growth Area Master Plan – Lagoon Site

- **Recommendations from the GAMP:**

- Resolve
 - Determine city's needs for the lagoon site
 - Confirm what areas are available for private development
- Prepare
 - Analyze the transportation and regional connectivity to the site
 - Achieve “Shovel-Ready” / “Document Ready” status
 - Geotech, topography and soils analysis
 - Confirm utility capacity – water, sewer, electric, natural gas & high-speed fiber
 - Complete environmental assessments and streamline zoning/permitting
 - Work with the Greater Fargo Moorhead EDC (EDC) to formally achieve Document Ready designation

Growth Area Master Plan – Lagoon Site

- **Recommendations from the GAMP cont'd:**

- Market

- Solicit Developer Interest via Expressions of Interest (EOI) or Request for Qualifications (RFQ) processes
 - Establish a strong brand and marketing platform
 - Define market potential – What targeted industries is the city looking to bring in?
 - Outreach to Brokers and Site Selectors
 - What incentives is the city willing to offer to entice development?

Growth Area Master Plan – Lagoon Site

- **Recommendations from the GAMP cont'd:**
 - Bottom Line:
 - Resolve removes ambiguity about the asset itself.
 - Prepare removes risk for anyone considering it
 - Market converts that de-risked, well-defined asset into visible, competitive developer interest.
 - Each step depends on the one before it being genuinely complete, not just started.

Document Ready Site

- Why move to get the Lagoons to a Document Ready Site designation?
 - EDC Marketing
 - The EDC actively promotes these sites nation wide
 - Marketing material of Document Ready sites in the metro area are provided at national trade shows
 - Site selectors contact the EDC regularly looking for potential sites for their clients to develop
 - Many of these requests are time sensitive requesting information
 - Currently as presented by the EDC at the August 17th Commission Meeting, West Fargo does not have any property included with the metro area's existing Document Ready Sites

Document Ready Site

- Why move to get the Lagoons to a Document Ready Site designation cont'd?
 - Removes much of the risk to Developers and Site Selectors
 - Helps our Lagoon site compete with others at a national level
 - Speed to Market
 - Site Selector consultant decision makers look at this information to narrow their search down to a few sites from the many options they have.
 - Answers initial frequently asked questions

Document Ready Site

- The city has been contacted by entities over the past several years asking about the availability of the lagoon property for purchase.
- Recently a realtor reached out to the city requesting much of the information that would be obtained with the Document Ready Site process.

Document Ready Site

As discussed, we are looking to take a closer look at the existing conditions and would appreciate some additional information on the site. Below is a list of general questions followed by document requests.

The first set of questions is the most important for our investigation schedule. The second set of document requests is optional, but will help us take a deeper dive into the current site conditions.

First Question Set

1. Can the city share the below if available?
 - ALTA / NSPS land title survey (or boundary survey, plat)
2. Additionally, as part of the remediation scope, it would be helpful to understand:
 1. Were any wetlands created onsite for the final filtration of lagoon outfalls?
 2. Were these lagoons lined? If yes, is the liner being removed as part of the remediation?
 3. Was the solid waste dewatered and hauled offsite or was it blended with the fill material?
 4. What were the fill material and grading specifications used for the backfilling? We assume the berm material was pushed in, rough graded, and seeded (I.E. not compacted to typical building pad specifications).
 5. Are any existing geotechnical reports available for the site?
 6. If there is a closure / remediation plan that details the scope / as-built documents, those would be helpful to review.
3. Would they be comfortable with battery energy storage (BESS) onsite as well?

Secondary Document Requests

1. All relevant environmental documents and reports
2. Existing record drawings of the wwtp area
3. All utility drawings
4. New remediation/restoration plans and specs
5. Geotech reports
6. Relevant planning reports/documents
7. All surveys
8. Cad files if available
9. Soil importing documentation for backfill
10. Any deals with the bypass project for fill material
11. Any ability to rapidly request new/ sufficient fill from the bypass project to mitigate the basin fill before it's complete.

Document Ready Site Task Order

- Tasks Identified in Task Order
 - Technical Narrative discussing the following Tasks:
 - Geotechnical Investigation
 - Phase I Environmental Assessment
 - Phase II Environmental Assessment
 - Wetland Delineation Assessment
 - Cultural Resources Assessment
 - Threatened & Endangered Species Assessment
 - ALTA Survey

Document Ready Site Task Order

- Technical Narrative

- After all the information has been determined, a technical narrative will be prepared and presented to the City Commission
 - Historical information
 - Existing Conditions
 - Utilities, roadway infrastructure, right-of-way, zoning, setbacks, floodplain and airport constraints
 - Summary discussion of all of the tasks identified
 - Utility companies current infrastructure and identify potential conflicts.
 - Identifies permitting requirements
 - Includes GIS/CADD project maps

Document Ready Site Task Order

- Geotechnical Investigation
 - Select exploration locations and stake boring locations
 - Coordinate with Geotechnical Sub-Consultant for testing and borings.
 - Measure existing groundwater
 - Final report documenting existing conditions and recommendations for structure and pavement sections, footing design and other lab test reporting
- This needs to take place before winter conditions

Document Ready Site Task Order

- Phase I Environmental Site Assessment (ESA)
 - Follow all regulatory requirements of an ESA meeting all requirements consistent with the Comprehensive Environmental Response, Compensation Liability Act (CERCLA)
 - Historical records review
 - Site reconnaissance
 - Coordination with Braun Intertec (Geotech Consultant) on investigation work
 - Final report documenting sources, findings, conclusions and professional opinion regarding any potential environmental concerns
- This needs to take place before winter conditions

Document Ready Site Task Order

- Phase II Environmental Site Assessment (ESA)
 - Field sampling and associated laboratory testing
 - Sludge and Soil Chemical Analysis
 - Groundwater sampling via monitoring wells to evaluate groundwater conditions
 - Final Report detailing findings, conclusions/recommendations and professional opinion regarding the impact of any environmental concerns
- This needs to take place before winter conditions

Document Ready Site Task Order

- Wetland Delineation
 - Perform initial Desktop Delineation
 - Field Delineation Work
 - Wetland Delineation Report
 - Jurisdictional Determination Documentation
- This needs to take place before winter conditions

Document Ready Site Task Order

- Cultural Resource Assessment
 - Literature review per SHPO guidelines
 - Intensive field survey
 - Archaeological investigation leading to an Inventory Report
 - Identify potential impacts or future mitigation requirements
- This needs to take place before winter conditions

Document Ready Site Task Order

- Threatened & Endangered Species Assessment
 - Desktop literature review of all threatened & endangered species in accordance with the Endangered Species Act.
- This does not need to take place before winter conditions

Document Ready Site Task Order

- ALTA Survey
 - Defines exact legal boundaries and corner markers
 - Identifies existing buildings, fences, parking lots, utility lines
 - Identifies recorded easements, right-of-way and encroachments
 - Topographical features
- Field work for this needs to take place before winter conditions

Document Ready Site Task Order

- Timeline
 - If approved, work is estimated to be completed by the end of January, 2027
- Consultants proposed to be used to complete this work:
 - Braun Intertec – Geotechnical Consultant
 - In Situ Archaeological Consulting – Cultural Resource Consultant

QUESTIONS?

A CITY ON THE GROW





moore
engineering, inc.
a Vistal company

August 31, 2026

City of West Fargo – Engineering Department
2515 6th Street East
West Fargo, ND 58078

RE: Request for Task Order for Engineering Services
City Project No. 9078
Lagoon Property – Economic Development Readiness

To Whom it May Concern,

Moore Engineering is excited for the opportunity to work on the Project No. 9078 – Lagoon Property – Economic Development Readiness project. We have carefully considered the scope of the services requested and are well-equipped with the local expertise and experience necessary to successfully complete this project. Within this Task Order you will find a comprehensive proposal for services to prepare the project boundary to become a document-ready site opening immense economic potential for the City.

THE RIGHT TEAM

For over 65 years, Moore has proudly served public and private clients in communities across the region. Moore's world-class team of Professional Engineers, Professional Land Surveyors, Field Technicians, and specialists have completed thousands of projects supporting the civil, wastewater, environmental, transportation, and water infrastructure we all rely on in our daily lives. Throughout our history, Moore has been driven to deliver best-in-class service to our clients and build long lasting, trusting relationships, which you can find evident with the dozens of ND & MN communities we serve as Engineer. Many of these rich relationships span decades, including with the City of West Fargo.

Throughout our cherished partnership with the City, Moore has had the privilege of working on multiple lagoon-related projects including the design of new wastewater cells during expansion of the City, the study of a potential wastewater treatment plant, the regional force main wastewater connection to Fargo, the redundant master lift station study which included the entire growth area of the City, and currently the multi-phased decommissioning of all lagoon cells. In addition to these important city-wide & regional impact projects, Moore has helped coordinate numerous adjacent projects related to commercial and industrial developments, storm water improvements, and airport improvement projects.

With 65 years of success, Moore has gained a strong reputation for our:

Attention to Detail: Our robust QA/QC program ensures that every detail of the project is reviewed by multiple expert team members to ensure a high-quality product is delivered.

Regional Roots & Lasting Partnerships: Designated engineer for over 100+ communities in North Dakota and Minnesota with multiple long-term relationships spanning over 60 years.

Project Expertise: Our vast project expertise is showcased throughout the region and particularly within West Fargo, spanning from large-scale private developments, lift station installations & rehabilitations, water tower installation, both the Sheyenne and Fargo-Moorhead Diversion projects, arterial roadway urbanization projects such as Sheyenne Street, neighborhood residential reconstructions, and lagoon cell installation & decommissioning coordination efforts.

Specifically related to site due diligence and economic development readiness, Moore has completed and is currently working on several related projects. Below is a snapshot of our related projects resume with project scopes varying

from Phase I & II ESA's, geotechnical investigation, wetland delineations, ALTA's, cultural resource investigations, and Threatened & Endangered Species research:

- 300 acre parcel in western Minnesota – Tribal Land
- 950 acre parcel near Casper, Wyoming – Large Scale Industrial Development
- 800 acre parcel near Gillette, Wyoming – Large Scale Industrial Development
- 1000 acre parcel in Richland County, ND – Private Development
- (2) - 300 acre parcels in Horace, North Dakota – Residential Developments
- 11-mile corridor in McKenzie County, ND – Roadway Project
- Renewable Energy Site Due Diligence – Texas & Colorado
- Multiple DOT compliant categorical exclusion projects including Sheyenne Street – Downtown West Fargo & Beaton Drive
- Countless ALTA surveys and Wetland Delineations

Thank you for the opportunity to showcase our qualifications. We are eager to continue the conversation about how our expertise, company values, and service model align with the current and future needs of the City of West Fargo. The attached Task Order summarize how Moore can assist with the Lagoon Property – Economic Development Readiness project.

We recognize that a partnership with a professional consultant is about more than technical acumen. A strong partnership is founded on earned trust; we are committed to being your trusted advisor for years to come.

Respectfully,

Moore Engineering, Inc.



Matt Prochniak, PE

Project Manager

matt.prochniak@mooreengineeringinc.com



Tyson Hajicek, PE

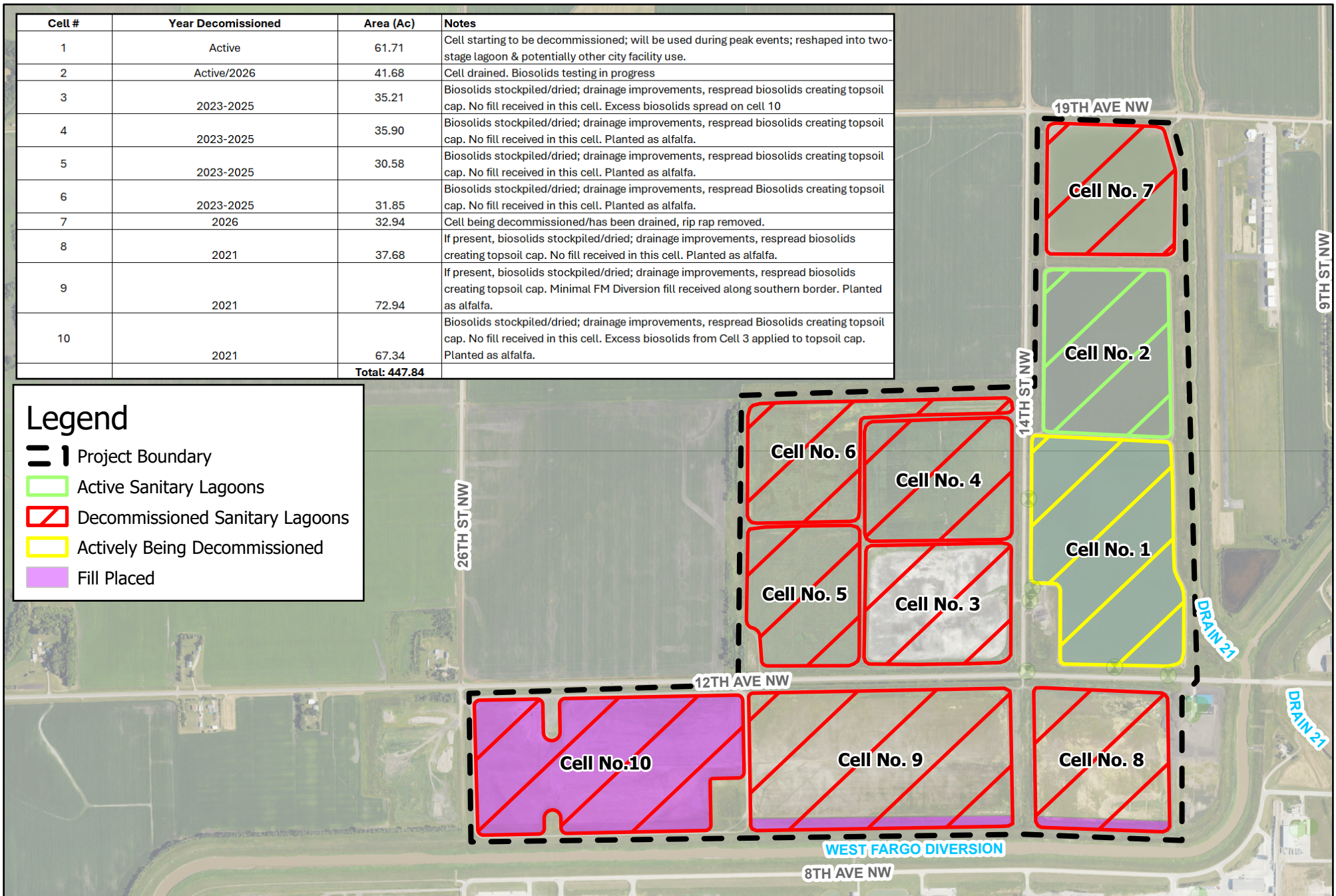
Chief Operating Officer

tyson.hajicek@mooreengineeringinc.com

Cell #	Year Decommissioned	Area (Ac)	Notes
1	Active	61.71	Cell starting to be decommissioned; will be used during peak events; reshaped into two-stage lagoon & potentially other city facility use.
2	Active/2026	41.68	Cell drained. Biosolids testing in progress
3	2023-2025	35.21	Biosolids stockpiled/dried; drainage improvements, respread biosolids creating topsoil cap. No fill received in this cell. Excess biosolids spread on cell 10
4	2023-2025	35.90	Biosolids stockpiled/dried; drainage improvements, respread biosolids creating topsoil cap. No fill received in this cell. Planted as alfalfa.
5	2023-2025	30.58	Biosolids stockpiled/dried; drainage improvements, respread biosolids creating topsoil cap. No fill received in this cell. Planted as alfalfa.
6	2023-2025	31.85	Biosolids stockpiled/dried; drainage improvements, respread Biosolids creating topsoil cap. No fill received in this cell. Planted as alfalfa.
7	2026	32.94	Cell being decommissioned/has been drained, rip rap removed.
8	2021	37.68	If present, biosolids stockpiled/dried; drainage improvements, respread biosolids creating topsoil cap. No fill received in this cell. Planted as alfalfa.
9	2021	72.94	If present, biosolids stockpiled/dried; drainage improvements, respread biosolids creating topsoil cap. Minimal FM Diversion fill received along southern border. Planted as alfalfa.
10	2021	67.34	Biosolids stockpiled/dried; drainage improvements, respread Biosolids creating topsoil cap. No fill received in this cell. Excess biosolids from Cell 3 applied to topsoil cap. Planted as alfalfa.
		Total: 447.84	

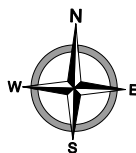
Legend

-  Project Boundary
-  Active Sanitary Lagoons
-  Decommissioned Sanitary Lagoons
-  Actively Being Decommissioned
-  Fill Placed



PROJ. 9078 - LAGOON PROPERTY
ECONOMIC DEVELOPMENT READINESS
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 08/24/26 Date Saved: 08/27/26 Project Number: 31867 Map Name: Economic Development Readiness
Exported By: tanner.schmidt Date Exported: 08/27/26 Parcels: State, 08-07-2026 Aerial Image: 2025 NAIP SIDS
Elevation Data: Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
Q:\Projects\31000\31800\31867 WFLagoonSite\Certification\GIS\APRX\31867_LagoonSite\31867_LagoonSite.aprx



0 600 1,200 2,400
Feet



EXHIBIT A to MSA

Task Order for Additional Services

This is Task Order No. 110
consisting of 8 pages.

Task Order 110

In accordance with Paragraph 9 of the Master Agreement for Professional Services, dated January 1, 2024 and approved by the West Fargo City Commission ("Commission") on December 18, 2023 ("Agreement"), the City of West Fargo ("City") and Moore Engineering, Inc. ("Engineer" or "MEI") agree as follows:

1. Background Data

- a. Effective Date of Task Order: August 31, 2026
- b. Owner: City of West Fargo
- c. Engineer: Moore Engineering, Inc.
- d. Specific Project Title: Project No. 9078
- e. Specific Project Description: Lagoon Property – Economic Development Readiness
- f. Specific Project Location: West Fargo Lagoon Cells No. 1-10
- g. Summary of Services: With the adoption of the Growth Area Plan at the August 3, 2026 city commission meeting, the City has begun to implement the recommended action step of preparing the lagoon property for economic development including multiple site due diligence assessments. The City has engaged Moore Engineering to coordinate and provide site due diligence services including the preparation of a comprehensive historical and site readiness feasibility study, geotechnical investigation, Phase I & II environmental assessment, wetland delineation work, cultural resources assessment, ALTA survey, and threatened & endangered species assessment.

2. Services of Engineer

The specific services to be provided or furnished by Engineer under this Task Order are as follows and as identified in project boundary exhibit (attached). If project boundary to be expanded, the scope of work will need to be revised:

A. Study and Report Services

- 1. Prepare for and attend project kick-off & scoping meeting with Owner to establish City's expectations for project.
- 2. Prepare Technical Narrative to include the following components and tasks:

- a. Provide documentation and historical information related to the project boundary including history of lagoon cell installation, modifications, and decommissioning process; include discussion related to adjacent projects near project boundary.
- b. Review of existing facilities and conditions particularly related to existing dry utilities, wet utilities, the roadway infrastructure system, right-of-way, zoning review, setback review, floodplain constraints, airport constraints.
- c. Provide summary discussion of all other technical-specific work including but not limited to geotechnical investigation, cultural resources, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, ALTA survey, wetland delineation, and threatened & endangered species.
- d. Identification of potential utility conflicts and considerations for future/proposed improvements. This will involve preliminary discussions with utility companies and acquisition of utility maps.
- e. Identify and summarize potential permitting requirements for future development of project boundary only; this Task Order does not include preparation of any permitting applications or associated work related to acquiring required permits.
- f. Preparation of technical narrative document including discussion on public infrastructure, dry utilities, access/roadway system, zoning/setbacks review, floodplain, airport impacts, subcategory report summaries (geotechnical, Phase I ESA, Phase II ESA, cultural, wetland, ALTA, threatened & endangered species), summary of findings and recommendations.
- g. Prepare GIS and/or CADD project maps to accompany feasibility study report.
- h. Prepare for and attend progress review meetings with Owner. Prepare meeting agenda, meeting minutes, and related exhibits for review (3 meetings).
- i. Finalize study with all review comments and provide report to Owner (one meeting).
- j. Project Management.

B. *Additional Services*

1. Geotechnical Investigation

- a. Site Reconnaissance to document site access, select exploration locations, and staking of boring locations.
- b. ND One Call Coordination
- c. Penetration Test and Environmental Borings – Drill (16) standard penetration test (SPT) borings 25 feet deep each at 2.5 – foot vertical intervals with (2) 75-100 foot deep penetrations to identify glacial till layer.
- d. Groundwater Measurements
- e. Backfilling of borehole exploration locations.
- f. Sample Review & Laboratory Testing per American Society for Testing and Materials (ASTM) standards.

- g. Report preparation documenting engineering analyses discussing groundwater, subsurface conditions, recommendations for structure and pavement sections, recommendations for net allowable bearing pressures for spread footing design, and other applicable laboratory test reporting.
 - h. Coordination with Braun Intertec on geotechnical investigation work (i.e. correspondence, meetings, staking requests, exhibit preparation).
- 2. Phase I Environmental Site Assessment Administration ("ESA")
 - a. Conduct Phase I ESA in accordance with ASTM International Practice E1527 21 and 40 Code of Federal Regulations (CFR) Part 312 meeting all requirements consistent with the Comprehensive Environmental Response, Compensation Liability Act (CERCLA).
 - b. Historical records review, site reconnaissance, interviews, and data evaluation.
 - c. Compilation of comprehensive report with appendices documenting sources used, findings and conclusions, and professional opinion regarding the impact of any potential environmental concerns in connection with the proposed project boundary.
 - d. Coordination with Braun Intertec on Phase I Environmental Investigation work (i.e. correspondence, meetings, staking requests, exhibit preparation).
 - e. Review of Phase I ESA to determine potential Phase II ESA scope revisions.
- 3. Phase II Environmental Site Assessment Administration ("ESA")
 - a. Field Sampling in an approximate 1000 feet by 1000 feet grid sampling system to gather composite sludge samples necessary for laboratory testing; this will equate to approximately (25) samples.
 - b. Sludge and Soil Chemical Analysis and comparison of results to North Dakota Department of Environmental Quality (NDDEQ) Risk-Based Screening Levels (RBSLs).
 - c. Groundwater Sampling and Analytical Testing including temporary monitoring wells in each soil boring location to evaluate groundwater conditions.
 - d. Compilation of comprehensive report with appendices documenting methods, results, conclusions/recommendations, and professional opinion regarding the impact of any potential environmental concerns in connection with the proposed project boundary.
 - e. Coordination with Braun Intertec on Phase II Environmental Investigation work (i.e. correspondence, meetings, staking requests, exhibit preparation).
- 4. Wetland Delineation Assessment
 - a. Desktop Delineation Work – Investigation review and exhibit preparation.
 - b. Field Delineation Work - Field investigation/delineation of potential wetland boundaries within project boundary.
 - c. Preparation of wetland delineation report and jurisdictional determination documentation; data processing and map preparation.

5. Cultural Resources Assessment

- a. Literature Review per SHPO guidelines including research of historic maps, atlases, current aerial photographs, soils mapping, topo and geomorphic data. Preparation of literature review report and site modeling.
- b. Intensive Field Survey to include a comprehensive archaeological field survey in accordance with SHPO guidelines including Pedestrian & Visual Surface Inspection and Target Shovel Testing work.
- c. Preparation of Inventory Report based on archaeological field survey.
- d. Coordination with In Situ on cultural resources work (i.e. correspondence, meetings, staking requests, exhibit preparation).
- e. Review of In Situ deliverables to determine potential impacts/future mitigation requirements with Section 106 of the National Historic Preservation Act (NHPA) and state regulatory review from the State Historical Preservation Office (SHPO).

6. Threatened & Endangered Species Assessment

- a. Desktop literature review of all threatened & endangered species in accordance to Section 7 of the Endangered Species Act. *No field work is anticipated with this work.*

7. American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) Survey

- a. Preparation of ALTA/NSPS survey to include all "Table A" items as directed by the City.
- b. Recommendation on future platting needs to account for existing infrastructure easement corridors or future public infrastructure/facility requirements. Preparation of draft exhibit highlighting future parcel and easement boundaries.

3. City's Responsibilities

City shall have those responsibilities as follows:

- A. City shall make decisions and carry out its other responsibilities in a timely manner and shall bear all costs incident thereto so as not to unreasonably delay or interfere with the services of MEI
- B. City shall be responsible for, and MEI may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by City to MEI pursuant to this Agreement. MEI may use such requirements, reports, data, and information in performing or furnishing services under this Agreement. Nothing in this paragraph shall be construed to require MEI to affirmatively determine the accuracy of information that is prepared for City by other licensed professionals (including, but not limited to, land surveyors, geotechnical engineers, accountants, insurance and surety professionals, and attorneys) who are not engaged directly by MEI.
- C. City shall provide for MEI's right to enter the property owned by City and/or others in order for MEI to fulfill its services.
- D. City to pay for ALTA/NSPS title commitment and associated costs.

- E. City to coordinate with Moore and City Attorney on completion of "Table A" to help scope ALTA/NSPS survey.
- F. City shall complete E1527-21 User Questionnaire for Phase I Environmental Site Assessment.

4. Task Order Schedule

In addition to any schedule provisions provided in the Services of Engineer or elsewhere, the parties shall meet the following schedule:

- A. The anticipated start date for these services is upon execution of the Task Order.
- B. The anticipated completion for these services is summarized below:
 - a. The anticipated completion for these services is within 6 months of an executed Task Order.
 - b. Field work for the geotechnical investigation, Phase I ESA, Phase II ESA, wetland delineation, cultural resources, ALTA survey, and, if needed, threatened & endangered species investigation task categories assumed to start upon execution of an executed Task Order (estimated to be September). If not in September, the project duration and fee associated with anticipated field work will be need to be revised.

TASK CATEGORY	APPROXIMATE TASK DURATION (*field work completed Fall 2026)
Study & Report Services	
Technical Narrative	October 2026 – January 2027
Additional Services	
Geotechnical Investigation*	October 2026 – January 2027
Phase I Environmental Assessment*	October 2026 – December 2027
Phase II Environmental Assessment*	October 2026 – January 2027
Wetland Delineation Assessment*	October – November 2026
Cultural Resources Assessment*	October – December 2026
Threatened & Endangered Species Assessment	October – November 2026
ALTA Survey*	October 2026 – January 2027

5. Payments to Engineer

- A. City shall pay Engineer for services rendered under this Task Order as follows:
 - a. Compensation for services defined in the Scope of Work as Additional Services shall be on a Time and Material basis in accordance with the Standard Hourly Rates provided to the Owner on an annual basis and are summarized in the following table(s).

TASK CATEGORY	TASK LEAD	TASK ORDER NO.	TASK ORDER FEE (\$)
Study & Report Services			
Technical Narrative	Moore Engineering	110	\$80,000
Additional Services			
Geotechnical Investigation	Braun Intertec/Moore Engineering	110	\$40,000
Phase I Environmental Assessment	Braun Intertec/Moore Engineering	110	\$10,000
Phase II Environmental Assessment	Braun Intertec/Moore Engineering	110	\$65,000
Wetland Delineation Assessment	Moore Engineering	110	\$20,000
Cultural Resources Assessment	In Situ /Moore Engineering	110	\$30,000
Threatened & Endangered Species Assessment	Moore Engineering	110	\$5,000
ALTA Survey	Moore Engineering	110	\$50,000
ADDITIONAL SERVICES SUBTOTAL (TO 110)			\$300,000

B. Engineer may alter the distribution of compensation between individual phases of the work noted in this Task Order and Task Order Amendments, to be consistent with services actually rendered, but shall not exceed the appropriate percentage of Final Construction plus the total Maximum Fee as defined herein.

C. The terms of payment are set forth in Paragraphs 15 and 16 of the Agreement.

6. Consultants retained as of the Effective Date of the Task Order:

- a. Braun Intertec Corporation
- b. In Situ Archaeological Consulting, LLC.

7. Other Modifications to Agreement and Exhibits:

- a. None

8. Attachments:

- a. Attachment A: "Project Boundary Exhibit"
- b. Attachment B: "2026 ALTA/NSPS "Table A" Checklist"

- c. Attachment C: "E1527-21 User Questionnaire"

9. Other Documents Incorporated by Reference:

- a. None

10. 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 City.

The Effective Date of this Task Order No. 110 is August 31, 2026.

CITY: City of West Fargo

ENGINEER: Moore Engineering, Inc.

By: _____

By:  _____

Print Name: Dan Hanson, PE

Print Name: Tyson Hajicek, PE

Title: Senior Director of Community and Development Services

Title: Chief Operating Officer

Engineer License or Firm's 011C
Certificate No. (if required): _____
State of: North Dakota

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Jerrold Wallace, PE

Name: Matt Prochniak, PE

Title: City Engineer

Title: Project Manager

Address: 2515 6th Street E.
West Fargo, ND 58078

Address: 925 10th Avenue East,
West Fargo, ND 58078

E-Mail
Address: Jerry.Wallace@westfargond.gov

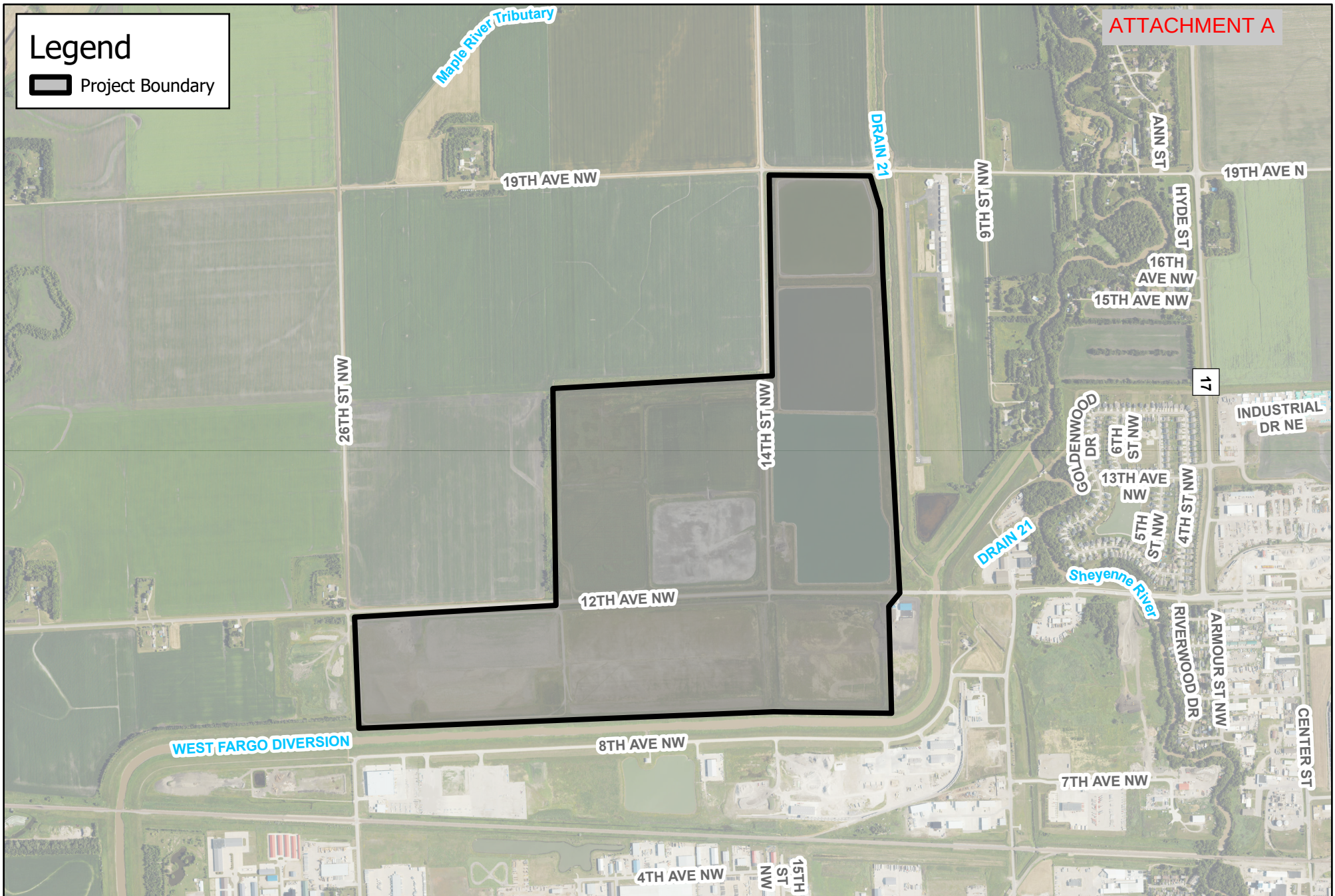
E-Mail
Address: matt.prochniak@mooreengineeringinc.com

Phone: (701) 515-5050

Phone: (701) 282-4692

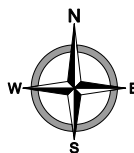
Legend

 Project Boundary



PROJ. 9078 - LAGOON PROPERTY
ECONOMIC DEVELOPMENT READINESS
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 08/24/26 Date Saved: 08/27/26 Project Number: 31867 Map Name: Project Location
Exported By: tanner.schmidt Date Exported: 08/27/26 Parcels: State, 08-07-2026 Aerial Image: 2025 NAIP SIDS
Elevation Data: Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
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0 800 1,600 3,200 Feet



TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: When any of the first twenty (20) items of Table A are selected, the exact wording of and fee for any selected item may be negotiated between the surveyor and client. Note that some items may be required by state statute, administrative rule or local ordinance in which case they must be included pursuant to Section 3.B. Any additional items negotiated between the surveyor and client must be identified as 21(a), 21(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. ☐ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. ☐ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. ☐ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. ☐ Gross land area (and other areas if specified by the client).
5. ☐ Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
6. ☐ (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
☐ (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.
7. ☐ (a) Exterior dimensions of all buildings at ground level.
 (b) Square footage of:
☐ (1) exterior footprint of all buildings at ground level.
☐ (2) other areas as specified by the client.
☐ (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
8. ☐ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

9. ☐ Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
10. ☐ As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
- ☐ (a) plans and/or reports provided by client (with reference as to the sources of information)
- ☐ (b) markings coordinated by the surveyor or client pursuant to a private utility locate request.

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

12. ☐ As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13. ☐ Names of owners of adjoining properties according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
14. ☐ Distance to the nearest intersecting street.
15. ☐ Features, other than the boundary survey portion of an ALTA/NSPS Land Title Survey and the location of features in close proximity to a boundary or other title or relevant setback line, may be shown using imagery; however, the surveyor must:
- (a) agree with the client in writing on imagery to utilize, including source, date and/or version of imagery, and licensing costs and requirements,
- (b) discuss the ramifications of such practices (e.g., the potential accuracy, precision and completeness of the imagery gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and
- (c) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such imagery.
16. ☐ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. ☐ Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. ☐ Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.

19. ☐ Professional liability insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map, unless required by the jurisdiction.
20. ☐ When observed in the process of conducting the fieldwork or otherwise identified in the process of preparing the survey the following conditions and potential encroachments must be summarized in a table and indicated on the face of the plat or map. Without expressing a statement of legal opinion or an opinion as to ownership, the table must identify the physical conditions, and provide a means by which the conditions can be readily located on the face of the plat or map by a reviewer; however, this table may not be a comprehensive list of all concerns shown on the plat or map of the survey.
- Potential encroachments over boundary lines onto the surveyed property from adjoining property and onto adjoining property from the surveyed property.
 - Potential encroachments into rights of way and easements for which written documentation of the existence of such rights of way and easements was provided to or obtained by the surveyor pursuant to Section 4.
 - Potential encroachments of front, side or rear setbacks, but only when the setback requirements specific to the surveyed property were provided to the surveyor pursuant to Table A item 6(a) or 6(b) or provided in recorded documents.
 - Physical access between adjoining parcels without benefit of an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.
 - Use of adjoining parcels by apparent occupants of the surveyed property without benefit of an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.
21. ☐ _____

Adopted by the American Land Title Association on October 8, 2025. More at: www.alta.org.

Adopted by the National Society of Professional Surveyors on October 17, 2025. More at:
www.nsps.us.com.

ASTM Practice E1527-21 User Questionnaire

To be completed by the User

Site: Site Name: _____
Site Address: _____
Site City, State: _____

User Name: _____ **Date:** _____

Company: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the “Brownfields Amendment”), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that “all appropriate inquiries” is not complete.

1. Environmental cleanup liens that are filed or recorded against the property.

The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the property under federal, tribal, state or local law? _____

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or recorded against the property.

The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? _____

3. Specialized knowledge or experience of the person seeking to qualify for the LLP.

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? _____



4. Relationship of the purchase price to the fair market value of the property if it were not contaminated.

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

5. Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the property? If so, please explain. _____

b. Do you know of specific chemicals that are present or once were present at the property? If so, please explain. _____

c. Do you know of spills or other chemical releases that have taken place at the property? If so, please explain. _____

d. Do you know of any environmental cleanups that have taken place at the property? If so, please explain. _____

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? If so, please explain.

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: _____

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.

☐ Buying property

☐ Refinancing

☐ Selling property

☐ Development

☐ Redevelopment

☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?

Date: _____

E. Do you wish to receive a verbal report before the written report is received?

☐ Yes ☐ No

F. Is confidentiality requested?

☐ Yes ☐ No

If so, to whom is it limited? _____



Site-Specific Information

A. Where is the Site located?

Address: _____

Legal Description, County ID Number, or attach Survey/Plat Map:

B. Is a current Site plan available? If yes, please provide.

☐ Yes ☐ No ☐ Unknown

C. How large is the property (total acreage)?

_____ Acres

D. What is the proposed use of the property?

E. Who is the current property owner?

Name: _____

Phone/Email: _____

F. Who will provide access to the property and/or who is the Site contact?

Name: _____

Phone/Email: _____

G. Has any previous environmental work been performed on the Site? Check all that apply.

☐ No previous environmental work has been performed

☐ Unknown

☐ Geotechnical/Soil borings

☐ Phase I Environmental Site Assessment

☐ Phase II Environmental Site Assessment

☐ Soil Vapor/Sub-slab Soil Vapor Investigation

☐ Radon Investigation

☐ Asbestos/Lead-based Paint Inspections

☐ Hazardous Materials Testing

☐ Other: _____

If previous environmental work has been performed...

When was it performed? _____

By whom?

Name: _____

Phone: _____

What were the results?

Are copies of the report(s) available?

☐ Yes ☐ No ☐ Unknown



H. How is the property currently used? Check all that apply.

- | | |
|---------------------------------------|---|
| ☐ Undeveloped | ☐ Light industrial |
| ☐ Agricultural | ☐ Retail |
| ☐ Residential | ☐ Office Building |
| ☐ Parking Lot | ☐ Warehouse |
| ☐ Commercial | ☐ Other: _____ |

I. Are there existing buildings on the property?

- ☐ Yes ☐ No ☐ Unknown

If yes:

How many buildings? _____

What year was each building originally built? _____

What year(s) was/were any subsequent addition(s) completed for each building?

What is the total square footage of each building and/or additions? _____

Are you aware of any asbestos-containing building materials in any building? _____

Provide a brief description and use of each building.

J. What was the property used for in the past?

K. Are there currently or previously any aboveground or underground storage tanks located on the property?

Aboveground storage tanks: ☐ Yes ☐ No ☐ UnknownUnderground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:

Where are they located?

What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?

When were the tanks installed?

Are there any maintenance records available for the tanks?

Are the tanks currently being used?

☐ Yes ☐ No ☐ Unknown

If no:

When were the tank(s) closed? _____

Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?

Hazardous chemicals: ☐ Yes ☐ No ☐ UnknownPetroleum products: ☐ Yes ☐ No ☐ Unknown

If yes, which ones? _____



M. Has the property ever been used or is the property currently used for dumping or landfilling?

N. Utilities:

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

Septic systems: ☐ Yes ☐ No ☐ Unknown

Is the Site connected to city sewer and water?

Sewer: ☐ Yes ☐ No ☐ Unknown

Water: ☐ Yes ☐ No ☐ Unknown

What types of utilities service the Site? Check all that apply.

☐ Unknown

☐ Gas

☐ Electric

☐ Propane

☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

P. How are the adjacent properties used?

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: _____

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown."

Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.

- ☐ Buying property
- ☐ Refinancing
- ☐ Selling property
- ☐ Development
- ☐ Redevelopment
- ☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?

Date: _____

E. Do you wish to receive a verbal report before the written report is received?

☐ Yes ☐ No

F. Is confidentiality requested?

☐ Yes ☐ No

If so, to whom is it limited? _____

Client Information Request Form
for Phase I Environmental Site Assessments**Site-Specific Information**

A. Where is the Site located?

Address: _____
_____Legal Description: _____

B. Who is the current property owner?

Name: _____

Phone: _____

C. Who will provide access to the property and/or who is the Site contact?

Name: _____

Phone: _____

D. Has any previous environmental work been performed on the Site? Check all that apply.

☐ No previous environmental work has been performed☐ Unknown☐ Geotechnical/Soil borings☐ Phase I Environmental Site Assessment☐ Phase II Environmental Site Assessment☐ Soil Vapor/Sub-slab Soil Vapor Investigation☐ Radon Investigation☐ Asbestos/Lead-based Paint Inspections☐ Hazardous Materials Testing☐ Other: _____

If previous environmental work has been performed...

When was it performed? _____

By whom?

Name: _____

Phone: _____

What were the results?

Are copies of the report(s) available?

☐ Yes ☐ No ☐ Unknown

E. Is a current Site plan available? If yes, please provide.

☐ Yes ☐ No ☐ Unknown

F. How large is the property (total acreage)?

_____ acres

G. How is the property currently used? Check all that apply.

☐ Undeveloped☐ Light industrial☐ Agricultural☐ Retail☐ Residential☐ Office Building☐ Parking Lot☐ Warehouse☐ Commercial☐ Other: _____

Client Information Request Form
for Phase I Environmental Site Assessments

H. What is the proposed use of the property?

I. Are there existing buildings on the property?

☐ Yes ☐ No ☐ Unknown

If yes:

How many buildings? _____

What year was each building originally built? _____

What year(s) was/were any subsequent addition(s) completed for each building?

What is the total square footage of each building and/or additions? _____

Are you aware of any asbestos-containing building materials in any building? _____

Give a brief description and use of each building.

J. What was the property used for in the past?

K. Are there currently or previously any aboveground or underground storage tanks located on the property?

Aboveground storage tanks: ☐ Yes ☐ No ☐ Unknown

Underground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:

Where are they located?

What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?

When were the tanks installed?

Are there any maintenance records available for the tanks?

Are the tanks currently being used?

☐ Yes ☐ No ☐ Unknown

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When were the tank(s) closed? _____

Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?

Hazardous chemicals: ☐ Yes ☐ No ☐ Unknown

Petroleum products: ☐ Yes ☐ No ☐ Unknown

If yes, which ones? _____

M. Has the property ever been used or is the property currently used for dumping or landfilling?

Client Information Request Form
for Phase I Environmental Site Assessments

N. Utilities

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

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Sewer: ☐ Yes ☐ No ☐ Unknown

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What types of utilities service the Site? Check all that apply.

☐ Unknown

☐ Gas

☐ Electric

☐ Propane

☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

P. How are the adjacent properties used?
