Fargo City Commission Agenda

Monday, June 22, 2026 **5:00 PM** **Commission Chambers**

Executive Session at 4:15 p.m.

Roll Call.

PLEASE NOTE: The Board of City Commissioners will convene in the City Commission Chambers at 4:15 p.m. and retire into Executive Session in the Red River Room for the purpose of (1) receiving its attorney's advice regarding and in anticipation of reasonable predictable civil litigation with James and Vicki Ingstad regarding their property located at 1102 32nd Avenue South and to receive its attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which if held in public, would have an adverse fiscal effect on the City and (2) for purposes of discussing negotiation strategy with its attorney or other negotiator regarding a pending annexation proceeding with Fercho Properties, LLP and to receive its attorney advice and guidance on the legal risks, strengths and weaknesses of an action of a public entity, which, to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining and/or litigation position of the city. Thus, an Executive Session for this matter is authorized pursuant to North Dakota Century Code 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at www.FargoND.gov/streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at www.FargoND.gov/citycommission.

A. Pledge of Allegiance.

B. Roll Call.

C. Approve Order of Agenda.

D. Minutes (Regular Meeting, June 8, 2026).

CONSENT AGENDA – APPROVE THE FOLLOWING:

1. Letter of Support for Synclaire Events Center to the ND Opportunity Fund Consortium.

2. Certificate of Completion with Great Plains Block 3 Holdings, LLC and Tax Increment Revenue Note of 2026 (Tax Increment District 2021-01 Project).

3. Authorize the Mayor to sign documents that allow property tax exemptions approved by the City Commission to be the community match for the Bank of ND Flex PACE Program.

4. Authorize City Administration to sign letters of support for the ND Opportunity Fund Program.

5. Waive requirement to receive and file an Ordinance one week prior to 1st reading and 1st reading of an Ordinance Amending Section 1-0305A of Article 1-03 of Chapter 1 of the Fargo Municipal Code Relating to Classification of Ordinance Violations.

6. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 21.1-0102 of Article 21.1-01 of Chapter 21.1 of the Fargo Municipal Code Relating to the International Residential Code; 1st reading, 6/8/26.

7. Agreement Concerning Annexation and Standstill Period with Fercho Properties, LLP and APLD FAR-01 LLC.

8. Renewal of the Alcoholic Beverage Licenses and Live Entertainment Licenses until 6/30/27, contingent upon all essential requirements for renewal are met by 6/30/26.

9. Gaming Site Authorizations.

10. Applications for Games of Chance.

11. Developer Agreement with Rising Investments, LLC for Horizon Addition.

12. Amendment No. 3 in the amount of $50,000.00 ($25,000.00 City of Fargo's share) for Project No. QN-23-B0.

13. Agreement Regarding Deferral of Special Assessments for Enclave Covey, LLC.

14. Contract and bond for Project No. NR-26-C3.

15. Contract and bond for Project No. NR-26-C4.

16. Contract and bond for Project No. UR-26-A1.

17. Amendment No. 6 in the amount of $27,892.00 for Improvement District No. BN-25-A0.

18. Memorandum of Offer to Landowner for Easement (Temporary Construction Easement) with Alexander J. Herz and Cassie D. Herz (Improvement District No. BR-26-G1).

19. Create Improvement District No. BR-26-D and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).

20. Receive and file the Amendment to the Limited Franchise Agreement with Cass County Electric Cooperative, Inc., adding the area annexed by the City of Fargo on 4/14/26.

21. Items from FAHR Meeting:
    a. Receive and file General Fund - Budget to Actual through 5/31/26.
    b. Acceptance of an anonymous donation of $1,500.00 and related budget adjustment.
    c. Request to overfill the 8/3/26 Fire Academy by one firefighter position.
    d. Downtown Parking Policy/Procedure and rate structure updates as presented.
    e. Amendment No. 2 to Consulting Agreement with czb, LLC (RFP22159).

22. Reallocation of approximately $1.5 million in unspent Series 2024G bond proceeds to facility-related projects, as presented.

23. Notice of Grant Award from the ND Department of Emergency Services for FY 2025 State Homeland Security Grant Program and related budget adjustments.

24. Notice of Grant Award from the ND Department of Environmental Quality for Water Pollution - EPA Block (CFDA #66.605).

25. Rural Health Transformation Program Grant Agreement from the ND Department of Health and Human Services and the Rural Health Transformation Project (CFDA #93.798).

26. Resolution approving Plat of Horizon Addition.

27. Resolution approving Plat of Timber Parkway Twelfth Addition.

28. Resolution approving Plat of Grafstrom Second Addition.

29. Resolution approving Plat of Lenthe's Second Addition.

30. Change Order No. 2 in the amount of $143,000.00 for Project No. WA2502.

31. Contract and bond for Project No. WA2506.

32. Contract and bond for Project No. WA2512.

33. Bill of Sale with Cass Rural Water Users District to transfer the ownership of the Effluent Reuse Facility to the City of Fargo.

34. Bills.

REGULAR AGENDA:

***Public Input Opportunity* - PUBLIC HEARINGS - 5:05 pm:**

35. PUBLIC HEARING - CONTINUED to 7/20/26 - Application for a Class "GH" Alcoholic Beverage License for Divine Taste of Africa Cuisine Catering Services LLC d/b/a Divine Taste of Africa to be located at 855 45th Street South, Suite A1.

36. PUBLIC HEARING - CONTINUED to 7/20/26 - Application for a Class "FA" Alcoholic Beverage License for La Terraza LLC d/b/a La Terraza Mexican Bar & Grill to be located at 5570 32nd Avenue South.

37. PUBLIC HEARING - Application for a Class "W" Alcoholic Beverage License for Polished Nail Spa, Inc. d/b/a Polished Nail Spa to be located at 4265 45th Street South #129; continued from the 5/26/26 Regular Meeting.

38. PUBLIC HEARING - Application for a Class "Y" Alcoholic Beverage License for BCKM Enterprises d/b/a North Brewing to be located at 3105 North Broadway #7; continued from the 5/26/26 Regular Meeting.

39. PUBLIC HEARING - Application for the transfer of a Class "ABH" Alcoholic Beverage License from SMC Fargo JV, LLC d/b/a Fargo Courtyard to Brandt Hospitality Group, Inc. d/b/a Fargo Courtyard located at 2249 55th Street South.

40. PUBLIC HEARING - Hearing on a dangerous building located at 111-113 32nd Avenue North.

41. PUBLIC HEARING - Lost Creek First Addition (6685 57th Street South and 5120 64th Avenue South); approval recommended by the Planning Commission on 5/5/26; continued from the 5/26/26 Regular Meeting:
    a. Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay and P/I, Public and Institutional.
    b. 1st reading of rezoning Ordinance.
    c. Plat of Lost Creek First Addition.

41b. 1st reading of an Ordinance Rezoning Certain Parcels of Land Lying in Lost Creek First Addition to the City of Fargo, Cass County, North Dakota.

42. Selection of the First-Ranked Proposal for the Convention Center.

43. Request for Spirit of Fargo Funds for use at the Resource and Recovery Center.

44. Recommendation to conclude the Human Rights Commission.

45. Recommendation for appointments to the following Boards and Commissions:
    a. Special Assessment Commission.
    b. Library Board.
    c. Liquor Control Board.
    d. Planning Commission.

46. Applications for Property Tax Exemptions for Improvements Made to Buildings:
    a. The Polansky Family Joint Revocable Trust (5 years).
    b. 7 Oak Homes LLC (5 years).
    c. Austin and Morgan Steichen (5 years).

47. Liaison Commissioner Assignment Updates.

48. Public Comments: (Fargo residents will be offered 2.5 minutes for comment with a maximum of 30 minutes total for all resident comments. Residents who would like to address the Commission, whether virtually or in person, must sign up at FargoND.gov/VirtualCommission).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310 at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo website at www.FargoND.gov/citycommission.