

Fargo City Commission Meeting Minutes

Monday, June 22, 2026

4:15 PM

Commission Chambers

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Chambers at City Hall at 4:15 o'clock p.m., Monday, June 22, 2026.

Present: Commissioner Denise Kolpack, Commissioner Dave Piepkorn, Commissioner John Strand, Commissioner Michelle Turnberg and Commissioner Timothy Mahoney

Mayor Mahoney announced that the Board of City Commissioners will 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's 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 Codes 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Commissioner Kolpack moved the Commissioners meet in Executive Session in the Red River Room as authorized by North Dakota Century Codes § 44-04-19.1 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1 to discuss said matters. Second by Piepkorn. All the Commissioners voted aye and the motion was declared carried.

At 4:17 o'clock p.m. the Board moved to the Red River Room to discuss the matters in Executive Session.

Members present were: Kolpack, Piepkorn, Strand, Turnberg, Mahoney.

The Executive Session closed at 4:45 p.m. and the meeting reconvened in public session at 5:00 o'clock p.m.

All Commissioners present.

Mayor Mahoney presiding.

A. Pledge of Allegiance.

The Mayor invited everyone to join him in reciting the Pledge of Allegiance.

B. Roll Call.

Present: Commissioner Denise Kolpack, Commissioner Dave Piepkorn, Commissioner John Strand, Commissioner Michelle Turnberg and Commissioner Timothy Mahoney

Plaques were presented to Director of Strategic Planning and Research Jim Gilmour, who is retiring after serving the City for more than 31 years, and to Executive Assistant Kember

Anderson, who is leaving the City after 17 years.

C. Approve Order of Agenda.

Commissioner Kolpack moved, second by Commissioner Turnberg to approve the Order of the Agenda . All the Commissioners voted aye and the motion was declared carried.

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

Commissioner Turnberg moved, second by Commissioner Kolpack to approve the Minutes of the Regular Meeting held on June 8, 2022. All the Commissioners voted aye and the motion was declared carried.

Consent Agenda:

Commissioner Turnberg moved, second by Commissioner Kolpack to approve the Consent Agenda. All the Commissioners voted aye and the motion was declared carried.

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

Attachments: [Synclaire Events Center](#)

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

Attachments: [River House Project - 419 3rd Street North](#)

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.

Attachments: [Flex PACE Program](#)

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

Attachments: [NDOF Program](#)

5. 2nd reading, waive reading and final adoption 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.

Attachments: [Amending Section 1-0305 re Class of Ord Violations.pdf](#)

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.

Attachments: [Ordinance Amending Table R301.2 of the IRC.pdf](#)

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

Attachments: [Annexation Standstill with Fercho and APLD](#)

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.

Attachments: [Qtr 4](#)

9. Gaming Site Authorizations.

Attachments: [Site Authorizations 6.22.26](#)

10. Applications for Games of Chance.

Attachments: [Games of Chance 6.22.26](#)

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

Attachments: [Developer Agreement - Horizon Addn](#)

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.

Attachments: [QN-23-B0 Amend #3](#)

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

Attachments: [Deferral Agreements for Enclave Covey, LLC](#)

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

Attachments: [NR-26-C3](#)

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

Attachments: [NR-26-C4](#)

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

Attachments: [UR-26-A1](#)

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

Attachments: [BN-25-A0 Amend #6](#)

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).

Attachments: [BR-26-G1 Memo Offer to Landowner - Alex & Cassie Herz](#)

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

Attachments: [BR-26-D2 Job Packet](#)

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.

Attachments: [DOC061226](#)

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).

Attachments: [CC FAHR Agenda](#)

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

Attachments: [Series 2024G](#)

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

Attachments: [Memorandum FY 25 SHSP Grant Acceptance FI055](#)
[FI055 DES Award-Document](#)

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

Attachments: [G25.052 EPA Water Pollution Memo](#)
[G25.052 Dept of Env Quality & FCPH 6.30.27](#)

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).

Attachments: [210-10121 Rural Health Transformation Program Grant Agreement 10.30.2026](#)
[RHTP - 210-10121](#)

26. Resolution approving Plat of Horizon Addition.

Attachments: [06-22-2026 Horizon Addition \(minor subdivision\)](#)

27. Resolution approving Plat of Timber Parkway Twelfth Addition.

Attachments: [06-22-2026 Timber Parkway Twelfth Addition \(minor subdivision\)](#)

28. Resolution approving Plat of Grafstrom Second Addition.

Attachments: [06-22-2026 Grasfstrom Second Addition \(Minor Subdivision\)](#)

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

Attachments: [06-22-2026 Lenthe's Second Addition \(minor subdivision\)](#)

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

Attachments: [Change Order No. 2 to BC Excavating in the amount of \\$143,000 for Project No. WA2502.](#)

31. Contract and bond for Project No. WA2506.

Attachments: [WA2506](#)

32. Contract and bond for Project No. WA2512.

Attachments: [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.

Attachments: [Bill of Sale between Cass Rural Water Users District and City of Fargo to CC](#)

34. Bills in the amount of \$14,479,337.27.

Regular Agenda:

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.

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the continuation. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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.

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the continuation. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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.

Attachments: [polished](#)

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the application. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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.

Attachments: [North Brewing](#)

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the application. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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.

Attachments: [Fargo Courtyard](#)

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the application. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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

Attachments: [111-113 32nd Avenue North \(2\)](#)

Commissioner Piepkorn moved, second by Commissioner Kolpack to direct the City Attorney's Office to prepare and serve the owner with the appropriate Findings of Fact and Order and the Inspections Department be authorized to solicit proposals for the removal of this structure if it is not removed within the time allowed by the Board's Order. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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.

Attachments: [05-26-2026 Lost Creek First Addition \(major subdivision and zone change\)](#)
[lost creek](#)

Commissioner Turnberg moved, second by Commissioner Kolpack to approve the rezoning and plat with conditions. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Strand, Turnberg and Mahoney

Nay: Piepkorn

- 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.

Attachments: [Lost Creek First Addition](#)

Commissioner Turnberg moved, second by Commissioner Kolpack to approve first reading. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Strand, Turnberg and Mahoney

Nay: Piepkorn

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

Attachments: [Convention Center](#)

Commissioner Strand moved, second by Commissioner Turnberg to approve the proposal of EAPC Kilbourne Group/Downtown Civic Center as the first-ranked proposal for the Convention Center Project and the City is to immediately begin negotiations with the first-ranked proposer for a development Agreement for the Convention Center and hotel project and the City Attorney's Office to prepare the appropriate amendments to the City's lodging tax Ordinances, including Article 3-14 of the Fargo Municipal Code and the use of Tax Increment Financing (TIF) funds for the Convention Center Project be approved and City staff be directed to identify the appropriate action to be taken by the City to authorize such use for the Convention Center Project and to report back to the City Commission with staff's recommendations. On call of the roll Commissioners voted as follows:

Aye: Piepkorn, Strand, Turnberg and Mahoney

Nay: Kolpack

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

Attachments: [Spirit of Fargo Funds \(2\)](#)

Commissioner Strand moved, second by Commissioner Kolpack to approve the request. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Strand and Mahoney

Nay: Piepkorn and Turnberg

44. Recommendation to conclude the Human Rights Commission.

Attachments: [26june22memotoccrehrc](#)

Commissioner Strand moved, second by Commissioner Turnberg to concluded the Human Rights Commission and the City Attorney be directed to amend any associated Ordinances and Resolutions for the Human Rights Commission, the Arts and Culture Commission and the Native American Commission. On call of the roll Commissioners voted as follows:

Aye: Strand, Turnberg and Mahoney

Nay: Kolpack and Piepkorn

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

Attachments: [SAC-LB-LCB Appointments](#)
 [Planning Commission appointments](#)

Commissioner Piepkorn moved, second by Commissioner Turnberg to approve the appointments. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

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).

Attachments: [Commission Meeting- Remodeling Exemption 6-22-2026 \(2\)](#)

Commissioner Piepkorn moved, second by Commissioner Kolpack to approve the applications. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

47. Liaison Commissioner Assignment Updates.

Commissioners gave reports on the Boards and Committees on which they serve.

A video was shown highlighting Mayor Mahoney's 21 years of service to the City of Fargo.

48. Public Comments:

Wess Philome and Austin Sletmoe spoke.

The time at adjournment was 7:03 o'clock p.m.