

Fargo City Commission Meeting Minutes

Tuesday, May 26, 2026

4:30 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 5:00 o'clock p.m., Tuesday, May 26, 2026..

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

Mayor Mahoney presiding.

Mayor Mahoney announced that the Board of City Commissioners will retire into Executive Session in the Red River Room to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding contracts with Interstate Parking, which are currently being negotiated and to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining position of the City. Thus, an Executive Session for this matter is authorized pursuant to North Dakota Century Code 44-04-19.1, subsection 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Commissioner Strand moved the Commissioners meet in Executive Session in the Red River Room as authorized by North Dakota Century Code § 44-04-19.1 subsections 2, 5 and 9 to discuss said matter.

Second by Piepkorn.

All the Commissioners voted aye and the motion was declared carried.

At 4:33 o'clock p.m. the Board moved to the Red River Room to discuss the matter in Executive Session.

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

The Executive Session closed at 4:46 p.m. and the meeting reconvened in public session at 5:00 o'clock p.m.

A video was shown featuring Fargo's Name a Garbage Truck Contest.

C. Approve Order of Agenda.

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

D. Minutes (Regular Meeting, May 11, 2026).

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

Consent Agenda:

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

1. Receive and file 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.

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

2. Waive requirement to receive and file an Ordinance one week prior to 1st reading and 1st reading of an Ordinance Amending Ordinance No. 5536 Pertaining to Zoning of EOLA Second Addition and J & O 45th Street Apartments Addition to the City of Fargo, Cass County, North Dakota.

Attachments: [Ordinance Amending No 5336 of EOLA Seond Add and J & O St Apartment Add.pdf](#)

3. Settlement Agreement with Dan Wahl concerning the Dangerous Building located at 1544 3rd Avenue South.

Attachments: [Ltr to CC encl Settlement Agreement.pdf](#)

4. Site Authorizations for Games of Chance.

Attachments: [Site Authorizations 5.26.26](#)

5. Applications for Games of Chance.

Attachments: [Games of Chance](#)

6. Documented CatEx and Section 4(f)/6(f) for the Red River Bridge Replacement at 12th Avenue (Project No. QR-25-B0).

Attachments: [QR-25-B0 CatEx](#)

7. Crossing Surface Installation Agreement with BNSF Railway Company (Project No. RR-26-A1).

Attachments: [RR-26-A1 BNSF Agreement](#)

8. Bridge Maintenance Agreement with the City of Moorhead, the Park District of the City of Fargo and Clay County for the Red River Bridge.

Attachments: [Red River Bridge Maintenance Agreement](#)

9. Power Occupancy Agreement with TKE Fraternity for the property located at 1131 14th Street North.

Attachments: [Power Occupancy Agreement - TKE Fraternity](#)

10. Bid award to Key Contracting, Inc. in the amount of \$390,845.00 for Project No.

UR-26-A1.

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

11. Bid awards for Project No. NR-26-C2:
 - a. Key Contracting, Inc. in the amount of \$571,947.00 (general construction contract).
 - b. JDP Electric, Inc. in the amount of \$38,919.00 (electrical construction contract).

Attachments: [NR-26-C Award Letter](#)

12. Memorandum of Offer to Landowner for Easement (Temporary Construction Easement) with Jean Pich, Trenton Pic-Armbrust and Vance Pic-Armbrust (Improvement District No. BR-26-G1).

Attachments: [BR-26-G1 Memo Offer to Landowner - Jean, Trenton & Vance](#)

13. Create Improvement District No. UR-26-G and adopt Resolution of Necessity (Sanitary Sewer Lining).

Attachments: [UR-26-G1 Job Packet](#)

14. Contract and bond for Improvement District No. PR-26-E.

Attachments: [PR-26-E1](#)

15. Items from FAHR Meeting:
 - a. Receive and file General Fund - Budget to Actual through 4/30/26.
 - b. Receive and file Sales Tax Revenue - Accrual Basis.
 - c. Amendment with Tyler Technologies, Inc. to provide DHD software until 12/31/26.
 - d. Bid award to HS GovTech in the amount of \$95,460.00 and related budget adjustment (RFP26033).
 - e. Purchase of Service Agreement with Northern Cass Public School District.
 - f. Sidewalk repair and replacement at the FARGODOME in the amount of \$82,000.00 and related budget adjustment (Project No. SR-26-A1).
 - g. Interfund Loan Agreement between Funds 226 and 227 and related budget adjustments for the purchase of land for the development of a Fire training facility (EX26186).

Attachments: [DOC052126](#)

16. Resolution approving Plat of Selkirk Place Fifth Addition.

Attachments: [05-26-2026 Selkirk Place Fifth Addition \(minor subdivision\)](#)

17. Resolution approving Plat of Bowers Second Addition.

Attachments: [05-26-2026 Bowers Second Addition \(minor subdivision\)](#)

18. Resolution approving Plat of Simonson Companies Fifth Addition.

Attachments: [05-26-2026 Simonson Companies Fifth Addition \(minor subdivision\)](#)

19. Bid award to Fargo Freightliner in the amount of \$233,000.00 for the purchase of one

rear load refuse truck (RFP26177).

Attachments: [Rear load refuse Truck RFP26177](#)

20. Services Agreement - Sidewalk Snow and Ice Removal Services City Owned Properties with Valley Green & Associates for the 2026/2027 snow season (RFP22139).

Attachments: [RFP22139 Packet](#)

21. Services Agreement - Sidewalk Snow and Ice Removal Services Code Enforcement with Turf Tamers LLC and Valley Green & Associates for the 2026/2027 snow season (RFP22129).

Attachments: [RFP22129 Packet](#)

22. Bid award to Precision Dirtworks, LLC in the amount of \$556,065.00 for Project No. WA2512.

Attachments: [Bid award to Precision Dirtworks, LLC in the amount of \\$556,065.00 for Project No. WA2512.](#)

23. Bills in the amount of \$11,452,313.

Regular Agenda:

24. PUBLIC HEARING - CONTINUE to 6/22/26 - 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.

Commissioner Piepkorn moved, second by Commissioner Turnberg to continue the Hearing to 5:05 p.m. on 6/22/2026. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

25. PUBLIC HEARING - CONTINUE to 6/22/26 - Application for a Class "Y" Alcoholic Beverage License for BCKM Enterprises d/b/a North Brewing to be located at 3105 North Broadway #7.

Commissioner Piepkorn moved, second by Commissioner Turnberg to continue the Hearing to 5:05 p.m. on 6/22/2026. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

26. PUBLIC HEARING - Application filed by Fargo HRA Low Income Housing for a payment in lieu of tax exemption (PILOT) for a project located at 1711 25th Avenue South which the applicant will use for a 65-unit low income, multi-family residential apartment building.

Attachments: [HRA](#)
 [HRA \(2\)](#)

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

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

27. PUBLIC HEARING - Application filed by Najaxa Software LLC for a property tax

exemption for a project located at 201 5th Street North which the applicant will use for a technology services and software development company.

Attachments: [Najaxa Software LLC](#)
[Najaxa Software LLC \(2\)](#)

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

Aye: Kolpack, Piepkorn, Turnberg and Mahoney

Nay: Strand

28. PUBLIC HEARING - Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs, 2026 HUD Action Plan and Budget, and Amendments to the 2025 Action Plan and Citizen Participation Plan.

Attachments: [2026.05.26 City Commission Public Hearing Packet - HUD CDBG & HOME](#)

Planning Director Nicole Crutchfield gave a presentation.

29. PUBLIC HEARING - Plat of Lake Agassiz Addition (417 and 501 Main Avenue); approval recommended by the Planning Commission on 5/5/26.

Attachments: [05-26-2026 Lake Agassiz Addition \(major subdivision\)](#)

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

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

30. 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:
- 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 \(major subdivision and zone change\)](#)

Commissioner Piepkorn moved, second by Commissioner Strand to continue the Hearing to 5:05 p.m. on 6/22/26. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

31. Receive Due Diligence Report for the top-two ranked finalists of the Convention Center Project, discussion on next steps, and selection and approval of the top-ranking Convention Center Project.

Attachments: [Due Diligence](#)

Commissioner Kolpack moved, second by Commissioner Piepkorn to continue the due diligence process and have Baker Tilly report back by 6/22/2026. On call of the roll Commissioners voted as follows:

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

32. Recommendation to allow City Staff and the City Attorney's Office to engage in conversations with North Dakota State University, Fargo-Moorhead Baseball, Inc. and any other related parties on the future operations of the Newman Outdoor Field.

Attachments: [Newman Outdoor Field](#)

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

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

33. Recommendation to allow City Staff and the City Attorney's Office to engage in conversations with the Fargo-Moorhead Science Museum on the potential use of the Mid America Steel Site at 92 and 106 NP Avenue North.

Attachments: [Mid America Steel Site](#)

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

Aye: Kolpack, Piepkorn, Strand, Turnberg and Mahoney

34. Liaison Commissioner Assignment Updates.

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

35. Public Comments:

Dylan Hanson and Scott Brekke spoke.

The time at adjournment was 6:59 o'clock p.m.