Fargo City Commission Meeting Minutes

Monday, August 3, 2026	**4:00 PM**	**Commission Chambers**

Mayor Boschee announced that the Board of City Commissioners will retire into Executive Session in the Red River Room for the purpose of attorney's advice and guidance on the legal risks, strengths and weaknesses of an action of the City in reasonably predictable litigation with Phoenix Fabricators and Erectors, LLC, and to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding the potential litigation, which to discuss these matters in an open meeting will have a negative fiscal effect on the bargaining position of the City; and (2) to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding the potential purchase of property involving Elizabeth Anda, which 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 subsections 2, 5 and 9 and North Dakota Century Code § 44-04-19.2, subsection 1.

Commissioner Turnberg 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 matters.
Second by Strand. All the Commissioners present voted aye and the motion was declared carried.

At 4:06 o'clock p.m. the Board moved to the Red River Room to discuss the matters in Executive Session.
Members present were: Strand, Turnberg, Boschee.
Members absent: Gullickson, Peterson.
(Commissioner Peterson joined the session at 4:20 o'clock p.m.)

The Executive Session closed at 4:52 o'clock p.m. and the meeting reconvened in public session at 5:00 o'clock p.m.
All Commissioners present.
Mayor Boschee presiding.

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., Monday, August 3, 2026.

Vision Zero presented challenge coins to the Fargo Police Department's Traffic Safety Team.

A. Pledge of Allegiance.

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

B. Roll Call.

Present: Commissioner Nikkie Gullickson, Commissioner Chad Peterson, Commissioner John Strand, Commissioner Michelle Turnberg and Commissioner Josh Boschee

C. Approve Order of Agenda.

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

D. Minutes (Regular Meeting,July 20, 2026).

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

Consent Agenda:

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

(Item Nos. "21b" & "21g" moved to the Regular Meeting on August 17, 2026.)

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

1. Receive and file amended Home Rule Charter of the City of Fargo.

   Attachments: Amended Home Rule Charter

2. 1st reading of an Ordinance Repealing Article 15-02 of Chapter 15 of the Fargo Municipal Code relating to the Human Rights Commission.

   Attachments: Repealing Article 15-02-Human Rights Commission.pdf

3. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 3-2011 of Article 3-20 of Chapter 3 of the Fargo Municipal Code Relating to a Sales and Use Tax for Infrastructure Capital Improvements; 1st reading, 7/20/26.

   Attachments: Extension of Infrastructure Sales Tax

4. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Selkirk Place Sixth Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 7/20/26.

   Attachments: Selkirk Place Sixth Addition.pdf

5. Applications for Games of Chance.

   Attachments: Games of Chance 8.3.26

6. Site Authorizations for Games of Chance.

   Attachments: Site Authorizations

7. Reimbursement to Cass County Electric Cooperative in the amount of $16,376.31 for Improvement District No. BN-25-C1.

   Attachments: BN-25-C1 Electric Service Extension

8. Memorandum of Offer to Landowner and Agreement for Permanent Easement (Sanitary Sewer) with David Phillips Jr. and Nadine Phillips (Improvement District No. BR-23-A).

Attachments: BR-23-A1 Sanitary Sewer Easement - David & Nadine Phillips

9. Final Balancing Change Order No. 2 in the amount of $23,932.77 for Improvement District No. NR-24-C1.

   Attachments: NR-24-C1 FBCO #2

10. Final Balancing Change Order No. 4 in the amount of $38,103.97 for Improvement District No. BN-25-E1.

    Attachments: BN-25-E1 FBCO #4

11. Change Order No. 1 in the amount of $152,201.30 for Improvement District No. PN-26-A1.

    Attachments: PN-26-A1 CO #1

12. Create Improvement District No. BR-23-A and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).

    Attachments: BR-23-A3 Job Packet

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

    Attachments: BR-26-G1 Job Packet

14. Bid award to Master Holdings LLC in the amount of $841,390.45 for Improvement District No. BR-26-D2.

    Attachments: BR-26-D2 Award Letter

15. Bid advertisement for Improvement District No. AN-26-D (Alley Paving).

    Attachments: AN-26-D1 ID Advertisement

16. Contract Amendment No. 1 in the amount of $2,200.00 for Project No. MS-25-A0.

    Attachments: MS-25-A0 Amend #1

17. Change Order No. 1 in the amount of $155,573.00 and 31-day time extension to Substantial and Final Completion dates for Project No. SR-26-A1.

    Attachments: SR-26-A1 CO #1 & Time Ext

18. Change Order No. 2 in the amount of $59,565.00 for Project No. UR-26-A1.

    Attachments: UR-26-A1 CO #2

19. Agreement for Professional Services with Moore Engineering, Inc. in the amount of $508,600.00 for Project No. NR-26-D0.

    Attachments: NR-26-D0 Consultant Selection ROA

20. Thirteenth Amended Lease Agreement between North Dakota State University and Fargo Dome Authority.

Attachments: City Commission - NDSU Lease Agreement Approval - 7-29-26

21. Items from FAHR meeting:

a. Receive and File Sales Tax Update - Accrual Basis.
b. Approve the use of existing 2026 Fire Department capital funds, account 475-4050-510.10, originally budgeted for the Mobile Ventilation Prop and Mobile Auto Extrication Prop, for the purchase of temporary live-burn training shipping containers and associated setup, and a utility terrain vehicle (UTV). All expenditures shall remain within the existing approved 2026 budget.
c. Approve the recommendation of this notice of grant award from ND Department of Health and Human Services. Funds are included with the 2027 preliminary budget.
d. Approve the recommendation of this notice of grant award from ND Department of Health and Human Services and related budget adjustment.
e. Approve the recommendation for a budget adjustment as presented.
f. Approve the donation of $12,000.00 from Curt Heiser along with the budget adjustment as presented.
g. Approve the donation of $20,000.00 from the Wrigley Family along with the budget adjustment as presented.
h. Approve leadership training in the additional amount of $7,200.00 and related budget adjustment.
i. Approve contract from the State of North Dakota in the amount of $16,000.00 to reimburse the remaining $16,000.00 of bus terminal repairs.
j. Approve the award in the amount of $9,600.00 for State Homeland Security Program, contract number 102, and related budget adjustment.

Attachments: FAHR 7.27.26

22. Notice of Grant Award from ND Department of Health and Human Services for PHEP - EPR Statewide Response Team (CFDA# 93.069).

Attachments: G25.643 PHEP EPR Statewide Team MEMO
G25.643 for 8.3.2026

23. Notice of Grant Award from ND Department of Health and Human Services for PHEP - EPR All Hazards Allocation (CFDA# 93.069).

Attachments: G25.604 PHEP EPR All Hazards Allocation MEMO
G25.604 August 3

24. Resolution approving Plat of Champions Gate at Prairie Farms Fourth Addition.

Attachments: 08-03-2026 Champions Gate at Prairie Farms Fourth Addition (minor subdivision)

25. Resolution approving Plat of Amber Valley Tenth Addition.

Attachments: 08-03-2026 Amber Valley Tenth Addition (minor subdivision)

26. Resolution approving Plat of Berg Addition.

Attachments: 08-03-2026 Berg Addition (minor subdivision)

27. Bid award to Kris Engineering, Inc. in the amount of $153,611.25 for the purchase of carbide cutting edges (RFP26231).

Attachments: Carbide Cutting Edges RFP26231

28. Change Order No. 4 in the amount of -$48,456.15 for the GTC Deck Overlay Project.

Attachments: Change Order No. 4 for GTC Deck Overlay Project ($48,456.15)

29. Change Order No. 1 with Johnson and Schock Excavating, LLC in the amount of $80,000.00 and a 14-day time extension for Project No. WA2507.

Attachments: Change Order No. 1 with Johnson and Schock Excavating, LLC in the amount of $80,000- and fourteen-day time extension for Project No. WA2507.

30. Task Order No. 26-04 with Houston Engineering, Inc. in the amount of $394,574.00 for Project No. WA2403.

Attachments: Task Order No. 26-04 with Houston Engineering, Inc. in the amount of $394,574 for Project No. WA2403.

31. Bills in the amount of $16,745,724.

Regular Agenda:

32. PUBLIC HEARING - Application filed by Valley Process Technologies, LLC for exemption from property and/or income tax for a project to be located at 342 42nd Street South, which the applicant will use in research and development and production of value-added ag and food processing biotech products.

Attachments: Valley Tech

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

Aye: Gullickson, Peterson, Strand and Boschee

Nay: Turnberg

33. Liquor compliance violation at Front Street Taproom.

Attachments: Front Street Taproom

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

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

34. Liquor compliance violation at Pounds.

Attachments: Pounds

Commissioner Gullickson moved, second by Commissioner Peterson to approve the violation. On call of the roll Commissioners voted as follows:

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

35. Liquor compliance violation at NoBull Smokehouse.

Attachments: NoBull Smokehouse

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

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

36. Liquor compliance violation at Wurst Bier Hall.

Attachments: Wurst Bier Hall

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

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

37. Resolution regarding Special Election Matters - Change of Form of Government.

Attachments: Special Election enclos Petition and Resolution.pdf

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

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

38. Recommendation to approve the 2027 Preliminary Budget and set the Public Hearing date for Monday, September 14, 2026 at 5:05 p.m.

Attachments: Preliminary budget memo

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

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

39. GTC relocation status update.

Attachments: GTC Relocation Status Update

Commissioner Peterson moved, second by Commissioner Gullickson to approve the relocation. On call of the roll Commissioners voted as follows:

Aye: Gullickson, Peterson, Strand, Turnberg and Boschee

40. Liaison Commissioner Assignment Updates.

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

41. Public Comments:

Sheri McMahon spoke.

The time at adjournment was 6:44 o’clock p.m.