

**CITY OF JAMESTOWN**  
**102 3<sup>rd</sup> Ave SE**  
**Jamestown, ND 58401**  
**701-252-5900**

**Minutes**  
**Planning Commission**  
**March 8, 2010 - 8:00 a.m.**

Present: Trefz, Johnson, Ritter, Purdy, Bergquist, Schmidt

Others Present: Mayor Liechty, Weight, Fuchs, Reuther, Kourajian, Donegan, Klundt, Harty

1. A motion was made by Purdy to approve the minutes from the December 14, 2009 meeting. Seconded by Bergquist. Unanimous aye vote. Motion Carried.
2. A presentation was given by Darin Peterka representing Interstate Engineering, Inc. relating to the proposed water main to be serving the Jamestown Regional Medical Center. Darin updated the members on the proposed water main, and stated that design changes were made and there are four alternatives for getting water to the new hospital site. Darin shared a handout showing probable project costs for off-site water explaining the four alternatives. Darin also stated that the permit needed is developed around the fourth alternative, which the hospital is committed to funding.

Commission member Ritter asked if alternate # 4 was considered due to the cost or if there were other reasons. Darin explained the fourth alternative.

Chairman Trefz related the major difference in cost would be the construction along pavement areas that would need to be taken out and replaced.

Commission member Johnson asked what is involved with easements that were addressed earlier, the land south and east of the new hospital property. Darin explained that property owners are interested in consideration of the easements. Commission member Johnson also asked if there are two water accesses for the new hospital to in case of emergency. Darin explained that due to the loop design there will be two sources of water, and the new hospital is considering a storage tank for emergency water as well. Commission member Johnson also asked if there is adequacy of fire protection in the area. Darin replied there is fire flow protection that would be met with the city system and the hospital is looking at alternatives.

Commission member Ritter looking at alternate #4 asked what are we losing if we could choose alternate # 1 or alternate # 2. Darin explained that immediate hook up to others would be lost and a bit of convenience would be lost with alternative # 4.

Commission member Schmidt asked if additions were made later, would the cost end up to be the same cost as alternative #1. Darin explained that since tearing up the road makes it very costly, it is unlikely that additions would cost as much as alternate # 1.

Commission member Johnson asked for copies of the map w/alternate routes. Darin supplied the Commission members with a map of the four (4) alternatives.

Commission member Bergquist asked about future costs, would the dollar costs remain the same? Darin explained that it would depend on supply and demand, and the economy at the time, there probably would be somewhat of an increase of cost in the future.

Chairman Trefz asked City Administrator Fuchs if the City would need to pay the difference in cost, and if so, could the City recover these costs as other developments occur over time? Fuchs replied that the only manner would be to apply hook-up fees; the difficulty is fronting the money. The city's major concern is treated water mains located within the city which are on hold because of the Water Treatment Plant improvements.

Trefz related that if alt # 1 were to be constructed we are gaining a very large benefit for a relatively small amount of money. He stated that it would be his preference to recommend to the City Council alternative # 1 due to possible future development. Darin stated that a new permit can be developed should anyone else come forth with additional funding since it will be 3-4 months before water line construction begins.

Commission member Schmidt asked if another water tower could be built in the new hospital area. Darin stated that the benefits would be great, and would be an addition to city water system. There was discussion around the continued need for the project being discussed whether a water tower is built or not and that a tower in close proximity to the Medical Center would provide additional benefits not just to this project but also to any other development in the SW.

Trefz suggested that there will very likely be other developers identified over the next number of months and with the window of time available for completion of the water line there very likely could be additional partners identified.

Darin related that there are indeed interested parties but that confidentiality is still requested. He also stated that he had heard that JSDC was in conversations with potential developers.

Secretary Weight suggested that the JSDC, Interstate Engineering and city staff should meet and discuss any proposals from other future developers.

Trefz thanked Darin Peterka for the presentation and the Commission Members for their input.

Mayor Liechty spoke of several concerns relating to location of sewer lines, communication with property owners, and easements that are needed.

Chairman Trefz stated that issues around acquisition of easements do not require Planning Commission approval and that our Commission has no roll in negotiations between two private entities. He further stated that the Hospital has hired professionals to obtain easements and that he has no doubt that it will be accomplished.

Chairman Trefz would like to recommend to the City Council that they work together with all possible parties involved to try to find funding for Alternative # 1 without tapping city water department funds.

A motion was made by Johnson to table the recommendation until the next meeting. Ritter seconded. Motion carried.

3. Public Hearing - Zone change. Request withdrawn February 11, 2010.

- N 133' of Lots 11 & 12, Block 2, Riverside Addition from R-2-A (One to Twelve Family Residential District) to C-1 (Local Commercial District).

Secretary Weight stated the property owner officially withdrew the zone change request.

4. Informational:

- Public meeting set for March 11, 2010 - 5:30 p.m. at City Hall Lower Level Conference Room relating to zoning and possible uses within the City of Jamestown's one mile extraterritorial area. This meeting will include area township supervisors.

5. Other business.

Chairman Trefz reminded members of the Land Use & Transportation plan now in existence; that it needs to be studied and he recommends that attention be given to development of infrastructure into annexed areas. Discussion was held relating to a large area in the NE where now there is an issue with the depth of the sewer due to gravity flow. Trefz stated that we have addressed these issues some years back and they may need to be looked at again in order to make a recommendation to the City Council.

Chairman Trefz distributed a magazine from the National Association of Realtors, and noted that some of the articles relate to development in the Jamestown area.

6. Adjournment - Motion made by Ritter to adjourn. Seconded by Bergquist. Motion Carried.