

CITY OF OXBOW

Council Meeting Minutes 4-15-2026 Oxbow Country Club

Present: Mayor Nyhof, Mark Sanders, Bryan Triebold, Mike Bindas (phone)

Absent: Cody Furstenau

Meeting called to order by Mayor Nyhof at 6:01 pm.

Motion by Sanders, second by Triebold, to approve the minutes from March 24, 2026. Motion carried.

Second Reading of the proposed rezoning of Part of Lot 1, Oxbow Sixth Addition and Part of Lot 3, Block 1, Oxbow Third Addition to SFR-3 and approval of the proposed Oxbow Twelfth Addition Plat. Motion by Bindas, second by Sanders, to approve the rezoning to SFR-3. Motion carried. Motion by Sanders, second by Triebold, to approve the plat as proposed. Motion carried.

Tax Equalization meeting – 7 sales in the year. Ratio from last year to this year is sitting at 97% sales vs tax value. Average increase in taxable value is 3.4%. Motion by Sanders, second by Triebold, to approve the recommended values as presented by City Assessor Rolczynski. Motion carried.

Building plans - none

Landscaping plans – none

P&Z Report – none

Sheriff's report – 1 call for service – public assist, 8 business checks

Southern Valley Fire & Rescue – no report

City Engineer update:

- No progress with the water treatment and supply study.
- No update to report on the Hwy 81 bike path. Request for assistance was received.
- Motion by Bindas, second by Sanders, to approve the Street Name Change resolution for Birdie Boulevard. Motion carried.

Water treatment plant:

- Curb stop at the Trent Jones Dr cul de sac to be fixed by Northern Improvement
- Planning to create a video with Sanders – a 'To do after flushing hydrants'
- Well #3 to be installed in the next week or so.

Motion by Triebold, second by Sanders, to approve the bills. Motion carried.

Motion by Triebold, second by Sanders, to approve the Funds Summary. Motion carried. Council requested the Sewer/Water fund be split up as of 1-1-2026.

Motion by Bindas, second by Triebold, to approve the Budget vs Actual. Motion carried.

City of Fargo sewer line purchase information – discussed email information; City of Fargo would charge \$6k for each hook-up which would cover the cost of the sewer line. Council believes that this would save residents money down the road and that the biggest benefit would be the monthly costs would go down. Also mentioned was the council thinking the city could build up enough of a maintenance fund to

cover the costs. Since most of the potentially requested sewer hook-ups would be for the potential development between Hwy 81 and the Bakke Addition, the developer requested to use septic systems instead and was given a firm No. More discussion to be had on this topic.

S Schnell Lot – City Realtor Kuznia presented an offer for the lot from Buyer #1 in the amount of \$230k. Potential Buyer #2’s realtor Jamie Swenson presented an offer for the lot in the amount of \$240k. Kuznia was approved by Buyer #1 to go up to \$240k if needed. After discussion, a motion was made by Sanders, second by Triebold, to accept the offer from Buyer #2 in the amount of \$240k. Motion carried. Closing to potentially occur on May 6th, 2026.

Elevator land – land purchases fell through; the DA is currently sitting on the land; the moving of Main Ave has also been scratched.

Dabbert land – Dabbert to be meeting with the clubhouse tomorrow.

Western Excavation snow removal – outside of their contract to help with April with no cost. The City covered all fuel. Western will be providing a proposal for the 2026-2027 season.

OnSite Landscaping – proposed \$28k for the mowing season. Is willing to purchase a deck for his machine so he doesn’t have to use our equipment.

Motion by Triebold, second by Sanders, to adjourn the meeting. Motion carried. Meeting adjourned at 7:32 pm.

Mayor Jim Nyhof

Stacey Fett – City Auditor