CITY OF OXBOW
Council Meeting Minutes 6-16-2026 Oxbow Country Club
Present: Mayor Nyhof, Bryan Triebold, Mike Bindas, Cody Furstenau
Absent: Mark Sanders

Meeting called to order by Mayor Nyhof at 6:00 pm.

Potential development presentation – Jace Hellman and Don Dabbert, of Dabbert Homes, in attendance.

- The City would like to see a drawing without the golf holes.
- The City requests that curb and gutters are installed; there will be no sheds allowed.
- There will be no septic systems allowed.
- Dabbert stated working with the economics, timing, and absorption that maybe it would be better to not be a part of Oxbow. In return, he asked the council what they wanted the development to look like, which was overwhelmingly 'less dense'. He mentioned that 100 acres is a lot to work with. The project will probably be done in 3 phases, with the plan to take about 10-15 years to complete. He thinks there aren't enough amenities to support the higher priced homes. Demographics on the Matthys land will be different than the land on the west side of 81.
- Old Matthys land has an issue with where will the storm sewer water go?
- Dabbert wants assurance that the number of sewer hook-ups will be available. Is there an MOU needed for Oxbow/Fargo/Dabbert or an on-going contract? Aakre to set up meeting with the City of Fargo.
- Dabbert is wondering if the golf course is still interested in any land which would have to be a shareholder vote of the country club members.
- Dabbert requests once the first phase of the project is underway that there be a pedestrian crosswalk on 81 near the entrance by Clubhouse Dr, just a little north. It could be a tabletop crosswalk with rapid flash signs. Deputy Hanson did not see an issue with this as the speed limit is 45 in that area. Who pays for it, developer or city?

Motion by Furstenau, second by Bindas, to approve the minutes from May 19, 2026. Motion carried.

Building plans - none
Landscaping plans – none

P&Z Report - none

Sheriff's report – 9 calls for service, 21 COPs, and 7 business checks

Southern Valley Fire & Rescue – 4 calls for service – 1 fall, 1 vehicle accident, and 2 grass fires

City Engineer update:

- Water treatment and supply study – currently 3 alternatives
    - Alternative 1 – New well and pump house rehabilitation
        - Potential project cost of $700,000

        - Includes a new well for redundancy to the water supply, rehabilitation in the pump house including pipes, valves, flow meter, feed pumps and scales, and an additional room for chemicals. This alternative does not include meters.
        - The City would still be in control but a financial commitment.
    - Alternative 2 – New well and New pump house
        - Potential project cost of $3,290,000
        - Includes a new well for redundancy to the water supply and entire new water treatment filtration plant. This alternative does not include meters.
        - The City would still be in control but a significant financial commitment.
    - Alternative 3 – Hook-up to Cass Rural Water (CRW)
        - Potential project cost of $460,000
        - Includes meters for each account, rehabilitation in the pump house including piping, valves, flow meter, feed pump and scale and would not require an additional chemical room.
        - Water is filtered by CRW
        - CRW indicated they would provide 75 gpm which is enough water for the non-irrigation months. For the irrigation months, the existing wells would cover the additional demand.
        - Already hooked-up so the timing would be as close as this fall.
        - A public meeting and a vote would have to take place for this alternative to be chosen. There is no protest period since water is a necessity.
        - The council requested that Aakre add what the cost would be to residents for 20k and 25k usage.
- No update to report on the Hwy 81 bike path.

Water treatment plant:

- The city needs to order a locator – Dalager to order one, will possibly use the maintenance budget. Dalager also will need a map of all of the curb stops.
- Hydrant on Oxbow Dr was repaired
- Dalager will be done at the end of July, Jacob Irwin from PeopleService will be replacing him

Motion by Bindas, second by Furstenau, to approve the bills. Motion carried.
Motion by Furstenau, second by Bindas, to approve the financials. Motion carried.

Fireworks permit – Starr Fireworks will be working with SVFR to obtain a permit.

Construction of tree houses needs a permit.

Public comments:
Aja Nyquist present and requests the city to put up speed bumps around the curve of Clubhouse Dr and Main Ave.

Motion by Bindas, second by Triebold, to adjourn the meeting. Motion carried. Meeting adjourned at 7:58 pm.

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Mayor Jim Nyhof	Stacey Fett – City Auditor