

CITY OF OXBOW

Council Meeting Minutes 9-17-2025 Oxbow Country Club

Present: Jim Nyhof, Mark Sanders, Mike Bindas, Cody Furstenau, Bryan Triebold, Stacey Fett

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

Motion by Furstenau, second by Triebold, to approve the minutes from August 20, 2025. Motion carried.

Public hearing for the proposed Eleventh Addition to the City of Oxbow, a replat of Lot 1, Block 1, Oxbow Eighth Addition to the City of Oxbow –

- P&Z Chairman Josh Benson recommends the city to move forward with approving the plat as presented.
- Motion by Bindas, second by Sanders, to approve the plat as presented.
- Residents' comments:
 - Set-backs do not meet the requirements.
 - Mayor Nyhof stated that the land development code for Multi-family set-backs is currently set at 40 feet. He stated that he would request the P&Z to update this to match the rest of the land codes for the SFRs which is 15 feet. He also stated that if this plan was submitted to the city as is, it would not be approved. This hearing is only to approve the plat. There is a lot of interest in twin homes.
 - Target audience are the residents that are snowbirds. Mayor Nyhof stated that there are many residents that built with the buyout money and sold their house to move into Fargo and live in a twinhome/condo.
 - No buildings could be constructed until the building permit was approved, this is just the hearing to approve the plat.
 - Snow removal on the street in the proposed development would be maintained by the city. The driveways would not be maintained by the city. The street would be kept open for emergency vehicles just like the rest of the city streets.
 - Covenants will be enforced in this development as they are throughout the city.
 - Will these residents be required to become members at the clubhouse? If they aren't required, then why are the other residents required? Council unsure if the Country Club can support more memberships, specifically social members. This is a discussion that needs to take place with the Club.
 - Would the city allow a barrier to be constructed, such as a fence, for safety reasons of the kids playing in the backyard? There won't be a through street constructed, the backyards will abut to the twinhomes backyards. Council noted that the street in front of the houses on Westview are closer to the current houses than the street would be in the new development.
 - A resident questioned who the builder will be for the development, which was not disclosed as this time being this is the hearing to approve the plat, not building plans.
 - If the driveways are not being plowed, how will the fire department get to the house for an emergency? The city currently does not maintain driveways, so it would be the same as it is now. They would have to do what is necessary to get into the house. There are multiple residents that are gone for the winter for warmer climates that do not have their driveways cleared.
- After discussion, Motion carried.

Building plans – none to approve.

Motion by Triebold, second by Furstenau, to approve the landscaping plans for 114 Westview Lane.
Motion carried.

P&Z report – land sold to the country club by Hole 17 needs to be re-zoned.

Sheriff's report – no report

Southern Valley Fire & Rescue – report provided, no representative present.

City Engineer update –

- Drinking Water State Revolving Fund Questionnaire presented for potential funding for a future project. Filling out the questionnaire does not obligate the city to do the project, it just makes the city eligible for the funding.
- Reached out to Cass Rural Water to discuss their capacity and how it compares to Oxbow's water demand. No update at this time.

Water treatment plant:

- Scheduled to have the tanks cleaned in November and need to schedule to flush hydrants.
- Had issues with the lift station in August, the pumps were running too long during the day, ND Sewage and Pump came out, made an adjustment to the pumps and now they are running regularly at 1 hour per pump per day.
- Dalager is now receiving the locate requests.
- Redness in the water is caused from iron. Tanks need to be cleaned out as well as flushing hydrants to help with this.

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

Motion by Triebold, second by Furstenau, to approve financials. Motion carried.

2026 Budget hearing – motion by Triebold, second by Furstenau to approve the 2026 city budget as presented. Motion carried.

Lot for sale on S Schnell by Hwy 81 – Realtor Kuznia present. There hasn't been much action on the interest of the lot. Kuznia suggested to lower the price before the parade of homes. Motion by Sanders, second by Triebold, to lower the price to \$249,900 for 60 days. If there is no sale after the 60 days, the lot will be pulled from the market. Motion carried.

Land adjacent to Hwy 81 plan/drainage and developer agreement – will be done once the plat is approved.

City sidewalks –

- The area the residents are requesting sidewalks or a path would be at the curve at Main Ave and Clubhouse Dr, where there is a blind spot, going to the city park across from the clubhouse.
- Furstenau is a big supporter of this.
- This is a huge safety issue.
- Residents commented that this doesn't necessarily need to be concrete sidewalks, could be constructed as a path.
- A quick fix would be to put in speed bumps at the curve.

- Others suggested a bike lane or a three way stop at Main Ave/Clubhouse/Riverbend Rd.
- Engineer Aakre to reach out for estimates on potential sidewalks. He also suggested that if there was to be a special assessment district set up, to contact Onstad Twitchell for help with setting it up.

Public comments:

- Kenny Bartholomew – the city website says that the agenda will be posted 2 days prior to the meeting but it wasn't for this meeting. Mayor Nyhof stated that there were late additions to the agenda that made it not possible to get the agenda posted within the 2 days. There is nothing in the ND Century Code that states how long prior to the meeting that the agenda needs to be made public.
- Questions on reports back on the break-ins. Council is not aware of any feedback. Representative not present from the Sheriff's department to answer these questions.

Motion by Triebold, second by Sanders, to adjourn the meeting. Motion carried. Meeting adjourned at 7:17 pm.

Mayor Jim Nyhof

Stacey Fett – City Auditor