

CITY OF HILLSBORO

Commission Members:
Terry Sando, President
Levi Reese, Vice President
Dave Sather & Mike Kress

19 S Main, PO Box 400
Hillsboro, ND 58045
Phone: (701) 636-4620 Fax (701) 636-4621

Auditor: Ashley Frederick
Public Works Director: Jim Anderson
City Attorney: John Juelson

REGULAR CITY COMMISSION MEETING

April 18, 2022, 6:30PM at MSCC

A G E N D A

1. **Open with Pledge of Allegiance**
2. **Tax Equalization Meeting**
3. **Reading of Minutes** – April 4, 2022, Regular Meeting Minutes.
4. **Presentation of Bills**
5. **Disconnects – April 2022**
6. **City Commissioners Reports**
7. **Report of City Officers**
 - 7.1 Superintendent
 - 7.2 Attorney
 - 7.3 Auditor
 - 7.4 Sheriff's Office
 - 7.5 City Engineer
8. **Old Business**
 - 8.1 City Wide Street Paving Project - update if any
 - 8.2 Building Permit Process - update
 - 8.3 HBC Ticket #2021002 – 206 4th Ave SE – Update if any
 - 8.4 HBC Ticket #2021004 – 105 4th St NE – Progress Report
 - 8.5 HBC Ticket # 2021007 – 322 1st Ave NW – Has a buyer - Home Inspection 04/07/22
 - 8.6 HBC Ticket # 2021005 – 13 S Main St. – New deadline June 30th
 - 8.7 ND Community Foundation - updates
 - 8.8 Railroad Park - update
 - 8.9 Mural on MSCC – Contest Update if any
 - 8.10 1881 Extraction Document – update
9. **New Business**
 - 9.1 2022 City Wide Clean Up - Date
 - 9.2 Combat Veterans Motorcycle Association 42-2 – App for Local permit for Raffle
 - 9.3 2022 Summer Library Request - \$3997.70
 - 9.4 Petition to Rezone RW Block 1 Lots 3 & 4
 - 9.5 HBA Tent Contribution request
10. **Citizens Addressing the Commission**
11. **Adjournment**

**NEXT REGULAR MEETING:
Monday, May 2, 2022, 6:30 PM
MAIN STREET COMMUNITY CENTER**

Hillsboro City Equalization

April 18, 2022

- I. Sales Ratio
- II. 155 structures reassessed
 - a. Basically starting from scratch, do not look at percentages, just look at the bottom line.
 - b. Will not go into individual assessments at this meeting – visit, call, or email so we have time for discussion and have all materials at hand.
- III. 166 notices of increase were sent out for commercial, residential, and ag structures. These are for parcels that have a 10% AND \$3,000 increase.
- IV. Homestead credit and disabled veteran credits are submitted to the county office, we apply these after values have been added for the year.
- V. Exemptions for wheelchair confined (or surviving spouses of those), legally blind, or non profits:
 - a. Russell Hansen, 26-0038-00001-000 (*\$100,000 off T&F Value*)
 - b. Mel & Judy Erdmann, 26-0002-05706-000 (*\$100,000 off T&F Value*)
 - c. Luverne Paulsrud, 26-0004-06444-000 (*\$120,000 off T&F Value*)
 - d. Peggy Gilbertson, 26-0007-06602-000 (*\$120,000 off T&F Value*)
 - e. Sanford, 26-0007-06612-000 & 26-0007-06618-000
 - f. Traill Cty Historical Society, 26-0004-06367-000, 26-0004-06363-000, 26-0023-00004-020, 26-0004-06345-000, 26-0023-00004-050
 - g. Hillsboro Senior Center, 26-0002-05887-000, 26-0002-05890-000, 26-0002-05892-000
 - h. The Learning Circle, 26-0002-05979-001 (*Exempt on building only*)
- VI. There are properties that do not need to apply for exemptions annually, these are automatically marked exempt. These include city & county owned, park districts, schools, fire districts, churches, public libraries, etc.
- VII. Need a motion to approve these applications for exemptions.
 - a. Any others we should look into?
- VIII. Any Discussion?
- IX. Need a motion to approve changes to assessment rolls as presented.
 - a. Keep in mind some can be singled out and not approved (*if needed!*) – these can be approved at county.

DATE: 04/04/2022

TIME: 6:30 PM

THE HILLSBORO BOARD OF CITY COMMISSIONERS HELD A REGULAR MEETING AT MAIN COMMUNITY CENTER AT THE ABOVE DATE AND TIME.

Commissioners present: Sando, Reese, Kress, Sather, and Geray

Commissioners absent none

Commissioner Sando opened the meeting with the Pledge of Allegiance at 6:30 PM.

Reading of the Minutes:

Commissioner Sather moved to approve the March 21, 2022, Regular City Commission Meeting Minutes. Commissioner Geray seconded. Motion carried.

Presentation of Bills

<u>AP to be approved on</u> <u>04/04/2022</u>	<u>4/4/2022</u>	<u>Amount</u>	<u>Check #</u>
<u>Aramark</u>	<u>Rug & mops</u>	<u>\$93.74</u>	<u>25474</u>
<u>Cardmember Service</u>	<u>March Statement</u>	<u>\$3,364.69</u>	<u>25475</u>
<u>Krista & Darlene Dahl</u>	<u>Refund of Credit</u> <u>Balance</u>	<u>\$376.72</u>	<u>25476</u>
<u>ECRW District</u>	<u>Water raw</u>	<u>\$8,844.53</u>	<u>25477</u>
<u>Electric Pump</u>	<u>Service call</u>	<u>\$596.00</u>	<u>25478</u>
<u>Halstad Telephone Co</u>	<u>Phones & Inernet</u>	<u>\$933.44</u>	<u>25479</u>
<u>Hawkins</u>	<u>Chemicals & parts</u>	<u>\$7,496.98</u>	<u>25480</u>
<u>Lowry</u>	<u>Construction</u> <u>Documents</u>	<u>\$561.25</u>	<u>25481</u>
<u>MEI Engineering</u>	<u>System Electrical Map</u>	<u>\$1,077.76</u>	<u>25482</u>
<u>MFOA</u>	<u>Membership</u>	<u>\$30.00</u>	<u>25483</u>
<u>Millers Fresh Foods</u>	<u>Supplies shop</u>	<u>\$7.18</u>	<u>25484</u>
<u>Missouri River Energy</u>	<u>Meter count fee</u>	<u>\$474.40</u>	<u>25485</u>
<u>Naastad Brothers</u>	<u>Water leak - curb stop</u>	<u>\$1,202.50</u>	<u>25486</u>
<u>O'Day Equipment</u>	<u>Tank Monitor Alarms</u> <u>Call</u>	<u>\$459.00</u>	<u>25487</u>
<u>Olsen Hardware</u>	<u>Supplies</u>	<u>\$290.56</u>	<u>25488</u>
<u>Payment Services Network</u>	<u>March Service</u>	<u>\$397.34</u>	<u>757e</u>
<u>PowerPlan</u>	<u>Parts</u>	<u>\$393.73</u>	<u>25489</u>
<u>Linda Rapisarda</u>	<u>Refund of Credit</u> <u>Balance</u>	<u>\$12.30</u>	<u>25490</u>
<u>RMB Environmental Lab</u>	<u>Water testing</u>	<u>\$160.00</u>	<u>25491</u>
<u>Team Lab</u>	<u>Fine Road Patch</u>	<u>\$847.50</u>	<u>25492</u>
<u>The Printers</u>	<u>Advertising</u>	<u>\$85.00</u>	<u>25493</u>
<u>Trall County Treasurer</u>	<u>Sheriff contract - April</u>	<u>\$17,254.08</u>	<u>25494</u>
<u>Sonia Trinidad</u>	<u>Armory Cleaning March</u>	<u>\$266.00</u>	<u>25495</u>
<u>USA Bluebook</u>	<u>Water testing supplies</u>	<u>\$612.44</u>	<u>25496</u>
<u>Valley Plains Equipment</u>	<u>Parts</u>	<u>\$135.44</u>	<u>25497</u>
<u>Total</u>		<u>\$45,972.58</u>	

Commissioner Kress moved to pay bills as presented. Commissioner Reese seconded. None voted no. Motion carried

City Commissioners Reports:

Commissioner Sather: Nothing to report

Commissioner Geray- HEDC- Giving full support to the Grow Hillsboro. Employee evaluations are done.

Commissioner Kress – Nothing to report

Commissioner Reese – Kathy has agreed to come back one more year. We are looking for someone to train under Kathy this year and take over next year.

- Looking to hire lifeguards
- Reach out to Jack to get the Kiddy pool Finished.
- Rec Director is hired and looking for coaching and staffing
- Grow Hillsboro is going through Levi as a Community Member NOT as a commissioner.

Commissioner Sando- Nothing to report

City Officers Reports:

Public Works Superintendent Anderson – Fencing Quote with slats

- Three-sided fence 20x50x20 without Slats \$4206

Commissioner Reese makes the motion to move the Caboose fence over to the Armory. Commissioner Sather seconded.

In a Roll call vote

Yes- Geray, Kress, Sather, Reese, Sando.

Motion Carried.

City Attorney Juelson- Nothing to report

Auditor Frederick- Administrative Assistant Myers and City Auditor Frederick went to Bismarck for ND League of City's Conference. A lot of good networking and learning.

Sheriff Hunt – Watching the rivers with the spring melt and it's been a nice melt this year.

City Engineer Swanson:

6.1 Paving:

- Will get the maps and items to be sent out to the Citizens to City Hall.

6.2: USDA:

- Had bid opening last week and it went well.
- Need approval for the following items. (We will be using a rate increase to offset project cost)
 - Breidenbach Construction was the lowest.

Commissioner Reese made the motion to accept Breidenbach Construction for the water main project.

Commissioner Kress Seconded.

In a roll call vote

Yes- Reese, Sather, Kress. Geray and Sando

Motion Carried.

ARPA:

Commissioner Reese makes the motion to approve the use of the ARPA Funds towards the Cost of the Water and Sewer Main project. Commissioner Sather seconded.

In a roll call vote

Yes- Kress, Geray, Sather, Reese, and Sando

Motion Carried

Finalize Interim Financing \$585K:

Commissioner Reese makes a motion to finalize the interim financing of \$585K for the Water/Sewer Main Project. Commissioner Sather seconded.

In a roll call vote

Yes- Kress, Geray, Reese, Sather, and Sando

Motion Carried.

Old Business:

Public Works FT Employee Candidate Recommendation.

- Bryan Hall
- Starting at \$19 and in 6 Months a .75 increase.

Commissioner Reese made the motion to hire Bryan Hall at the starting wage of \$19 with a probationary period of 6 months with a .75 Cent raise after the probationary period. Commissioner Kress seconded.

In a roll call vote

Yes- Sather, Reese, Kress, Geray, and Sando

Motion Carried.

Building Permit Process- Tabled.

HBC Ticket # 2021002- J.R., working on this

HBC Ticket # 2021004: started the process of cleaning the property last Tuesday March 29.

- Owner of property was present to plead her case. Stated that she has been working on it.
- Commissioner Reese's recommendation is to not get an extension.
- Recommended extension to Monday April 11, 2022. Then it comes to the Beautification Committee. There needs to be noticeable difference.
- Then it comes to Commission Meeting on Monday April 18, 2022. If it is not completely cleaned up, we will move forward with Roe and Joe.

Commissioner Reese makes the motion to approve the extension to April 18th, with the understanding from the citizen that if it is not complete to the city ordinance we will have a contractor come in and clean up the property with all expenses assessed to the property owner. Commissioner Kress seconded.

In a roll call vote

Yes- Geray, Reese, Sather, Kress, and Sando

Motion Carried.

HBC Ticket #2021007: Working with a buyer. They are in the process. Inspection is happening this week.

HBC Ticket # 2021005: Tabled

ND Community Foundation: Tabled

Railroad Park:

- 50 or 60 years ago there was a verbal agreement that the city could use this as a city park. Now they want \$4500 a year.
- We already mow this property, so if there is a charge to lease this then we will be charging to mow and take care of this.

Property Tax Exemption:

- According to NDCC this item does not qualify
- Not approved

Mural on MSCC: Still a work in progress. Bringing this to the HBA meeting on Tuesday April 12, 2022

Load Control (Electrical):

- Already in the budget.
- Need 700 receivers
 - \$94/each to install
 - Total cost less than \$100k
 - Purchased 300 and need another 400.

- All the receivers are inside each resident's home.

Commissioner Reese made the motion to move forward with the AMR Project. Commissioner Geray seconded.

In a roll call vote

Yes- Kress, Reese, Geray, Sather, and Sando

Motion Carried.

1881 Extraction Document: Tabled and work in progress

Brew Pub:

- After much discussion, a motion was made.

Commissioner Geray made a motion to approve the Goose River Brewing Liquor license and authorize Auditor Frederick to submit the City of Hillsboro liquor license to the State Office. Commissioner Sather seconded.

In a roll call vote

Yes- Geray, Kress, Sather

No- Reese

Abstain- Sando

Motion carried.

New Business: No new business

Citizens/Businesses Addressing the Commission – None

Adjournment:

Commissioner Sather moved to adjourn the meeting at 8:23pm. Commissioner Kress seconded. Motion carried.

Ashley Frederick
City Auditor

Terry Sando
Commission President

**The next regular meeting of the Hillsboro Board of City Commissioners
will be at 6:30 PM on Monday April 18, 2022, at Main Street Community Center.**

AP to be approved on 04/18/2022	4/18/2022	Amount	Check #
AE2S	Study and Report	\$1,980.00	
Aramark	Rugs & mops	\$93.74	
BNSF Railway	Rent	\$600.00	
Border States	Utility post	\$4,482.70	
Business Essentials	Certificates	\$20.17	
Dakota Natural Gas	Gas	\$224.42	
Ewing Oil	Fuel	\$305.38	
Ferguson	Hydrant parts, parts	\$11,191.08	
Hillsboro Airport Authority	March Contribution	\$778.53	
Hillsboro Banner	Legals, Ads	\$1,299.85	
Hillsboro Stars & Stripes	Flags(10)	\$350.00	
Job Service North Dakota	1st Qtr Contribution	\$95.89	
KRJB-FM	Power Ads	\$2,383.90	
Lawson Products	Parts	\$105.77	
Loffler	Copies	\$76.90	
Lovro Electric LLC	Ripple control WH/Kitchen lights armory	\$1,875.00	
Midwest Pest Control	Pest Control	\$156.00	
MRES	March Fees	\$162,300.43	
NAPA Central	oil filter, grease, mech hammer kit	\$237.84	
One Call	Locates March	\$4.65	
Premium Waters	Water	\$109.61	
RMB	Water testing	\$175.00	
RoenJo Haul and Removal	102 4th St NE	\$300.00	
Sandbo Plumbing	Sewer machine chg	\$230.00	
State Tax Commissioner	1st Qtr Income Tax	\$1,459.47	
T&R Electric	Transformers	\$2,148.00	
Waste Management	Roll offs & Trash accts	<u>\$24,988.57</u>	
		\$217,972.90	

LEASE TENANT QUESTIONNAIRE

The BNSF Real Estate Department is updating its files to have the most current information available to better serve our customers and those we do business with.

The following Lessee Questionnaire will help us better understand our lessee's and the current condition of the railroad's property.

The Questionnaire should be completed by someone with knowledge of the current and historical operations on BNSF property. Please enter below the name and title of the person completing the questionnaire.

Lessee Name: _____ Lease Location _____

Name of Lease Contact: _____ Title: _____

Email/Phone: _____ Project ID: _____

Is Lessee a BNSF Shipper at this location? _____ Another Location? _____

Form Completed By: _____ Title: _____

PREVIOUS PROPERTY USE

1. What were the previous property uses? Choose from the following categories that BEST describe the activities that have occurred on this lease site. Check all activities that apply with an "X" in the space to the left of each activity.

- Agriculture
- Manufacturing
- Wood Product Manufacturing / Storage
- Petroleum & Coal Products
- Chemical Manufacturing / Storage / Blending
- Metal Recycling
- Transportation Equipment Storage / Repair
- Storage or Transloading of Whole Grains and Legumes (potential use of chemical fumigants)
- Storage or Transloading of Bulk Meals and Flours (processed grains and legumes)
- Crude Oil, Gasoline, Diesel, Lube/Grease, Solvents & Mixtures, Monomers, Vegetable or Mineral Oils, Chemically Based Liquids (Asphalt, Paint, Resins, etc.) Hazardous Wastes, Ethanol, Condensates.
- Acids (Hydrochloric, Sulfuric, Nitric, etc.) and Caustics/Bases (Fly Ash)
- Herbicides, Insecticides (Liquid/Granular/Powder) Fertilizers, Urea, Agricultural Chemicals (Liquid/Granular/Powder)
- LPG, LNG, Argon, Carbon Dioxide, Nitrogen, etc.
- Granular and Powdered Products (including salt, sand, cement, bentonite, plastic pellets, etc.)
- Hazardous Materials and Wastes (as defined by state or federal law)
- Operations Related to Ore and Metal Processing, Slag, Metal Scrapping and Recycling Activities
- Chemically Based Material Treatment Operations
- Equipment Maintenance, Washing (or similar operations)
- Other Products: _____

- Other Activities: _____

CURRENT PROPERTY USE

2. What is the property use? Choose from the following categories that BEST describe the activities that are occurring on this lease site. Check all activities that apply with an "X" in the space to the left of each activity.

- Agriculture
- Manufacturing
- Wood Product Manufacturing / Storage
- Petroleum & Coal Products
- Chemical Manufacturing / Storage / Blending
- Metal Recycling
- Transportation Equipment Storage / Repair
- Storage or Transloading of Whole Grains and Legumes (potential use of chemical fumigants)
- Storage or Transloading of Bulk Meals and Flours (processed grains and legumes)
- Crude Oil, Gasoline, Diesel, Lube/Grease, Solvents & Mixtures, Monomers, Vegetable or Mineral Oils, Chemically Based Liquids (Asphalt, Paint, Resins, etc.) Hazardous Wastes, Ethanol, Condensates.
- Acids (Hydrochloric, Sulfuric, Nitric, etc.) and Caustics/Bases (Fly Ash)
- Herbicides, Insecticides (Liquid/Granular/Powder) Fertilizers, Urea, Agricultural Chemicals (Liquid/Granular/Powder)
- LPG, LNG, Argon, Carbon Dioxide, Nitrogen, etc.
- Granular and Powdered Products (including salt, sand, cement, bentonite, plastic pellets, etc.)
- Hazardous Materials and Wastes (as defined by state or federal law)
- Operations Related to Ore and Metal Processing, Slag, Metal Scrapping and Recycling Activities
- Chemically Based Material Treatment Operations
- Equipment Maintenance, Washing (or similar operations)
- Other Products: _____

- Other Activities: _____

(Continued on next page)

STRUCTURES AND FACILITIES

3. Describe all BUILDING, OFFICE, WAREHOUSE & STRUCTURES that exist on the BNSF leased property. Those on private property are not needed at this step.

TYPE: B-Building; O-Office; W-Warehouse; S-Structure
NUMBER OF BUILDINGS: 1-10; More than 10
OWNER: T-Tenant; R-Railroad; O-Other; U-Unknown

Building/Structure	Number of Buildings		
	Type	Offices, Etc.	Owner
Building/Structure	_____	_____	_____
Building/Structure	_____	_____	_____
Building/Structure	_____	_____	_____
Building/Structure	_____	_____	_____
Building/Structure	_____	_____	_____

4. Describe all STORAGE TANKS that exist on the BNSF leased property. Tanks on private property are not needed at this step.

TYPE: D-Diesel; G-Gasoline; F-Fuel Oil; K-Kerosene; P-Propane; O-Other
NUMBER OF TANKS: 1, 2, 3 etc.
OWNER: T-Tenant; R-Railroad; O-Other; U-Unknown

Aboveground Tank	Type	Number of Tanks	Owner
Aboveground Tank	_____	_____	_____
Aboveground Tank	_____	_____	_____
Aboveground Tank	_____	_____	_____
Underground Tank	_____	_____	_____
Underground Tank	_____	_____	_____

5. Describe OTHER FACILITIES that exist on the BNSF leased property. Facilities on private property are not needed at this step.

EXIST: Y-Yes; N-No
OWNER: T-Tenant; R-Railroad; O-Other; U-Unknown

	Exist?	Owner
Water Wells	_____	_____
Transformers	_____	_____
Storm Sewer	_____	_____
Sanitary Sewer	_____	_____
Industrial Sewer	_____	_____
Unloading Dock	_____	_____
Fuel Dispenser	_____	_____
Underground Piping	_____	_____
Pits & Sumps	_____	_____
Evaporation Ponds	_____	_____
Warehouse	_____	_____
Cesspools & Septic Tanks	_____	_____
Storage Silos & Bins	_____	_____
Hydraulic Equipment	_____	_____
Monitoring Wells	_____	_____
Oil/Water Separator	_____	_____
Other (please specify)	_____	_____

MATERIALS & STORAGE

6. What type of MATERIALS are used or stored on the BNSF leased property? Materials on private property are not needed at this step.

- | | |
|-------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Diesel | <input type="checkbox"/> Pesticides & Herbicides |
| <input type="checkbox"/> Gasoline | <input type="checkbox"/> Sand & Gravel |
| <input type="checkbox"/> Fuel Oil | <input type="checkbox"/> Ready Mix Concrete & Gravel |
| <input type="checkbox"/> Kerosene | <input type="checkbox"/> Wood Preservatives |
| <input type="checkbox"/> Anhydrous Ammonia | <input type="checkbox"/> Wood, Lumber timber |
| <input type="checkbox"/> Acid | <input type="checkbox"/> Impoundments |
| <input type="checkbox"/> Chlorine Gas | <input type="checkbox"/> Ponds |
| <input type="checkbox"/> Coal | <input type="checkbox"/> Hydraulic Oil |
| <input type="checkbox"/> Cyanide Gas | <input type="checkbox"/> Waste Oil |
| <input type="checkbox"/> Grain | <input type="checkbox"/> Office Trash |
| <input type="checkbox"/> Lime | <input type="checkbox"/> Wood Waste |
| <input type="checkbox"/> Scrap Metal | <input type="checkbox"/> Sanitary Waste |
| <input type="checkbox"/> Batteries | <input type="checkbox"/> Industrial Wastewater |
| <input type="checkbox"/> Slag | <input type="checkbox"/> Petroleum Contaminated Soil |
| <input type="checkbox"/> PCB | <input type="checkbox"/> Paint |
| <input type="checkbox"/> Solvents | <input type="checkbox"/> Lube Oil |
| <input type="checkbox"/> Transformers | <input type="checkbox"/> Drums |
| <input type="checkbox"/> Tanks | <input type="checkbox"/> Fertilizers other than Anhydrous Ammonia |
| <input type="checkbox"/> Other (please specify) _____ | |

COMMENTS

7. Please provide any additional environmental information for the property, if known.

LEASE AGREEMENT - PROCESS INSTRUCTIONS

How to apply for a lease agreement:

To effectively facilitate the lease process, BNSF has partnered with Jones Lang LaSalle who is committed to provide professional Real Estate Services. Regarding your interest in leasing BNSF property, I have enclosed an application that will need to be completed, signed and returned to my attention. If acceptable, I will begin to process a new lease when the application is returned.

Complete the application, print and mail with the following:

- The **\$600.00** (non-refundable) **one-time new lease application fee (plus GST for Canada applications)**, check made payable to BNSF Railway Company. This fee is not applicable to rent. BNSF requires the application fee be sent with the application, or it will be *returned*. The acceptance and deposit of this check does not constitute an agreement between you and BNSF for the requested lease.
- Please return the application, map and application fee to the following address

**TO: Jones Lang LaSalle
Lease Department – Isis Vidal
4200 Buckingham Rd., Suite 110
Fort Worth, TX 76155**

Insurance Requirements:

No lease with BNSF will be executed without an approved Certificate of Liability Insurance (COI). **BNSF Railway Company must be listed as a certificate holder on this document with the following address:**

*BNSF Railway Company
c/o CertFocus
P.O. Box 140528
Kansas City, MO 64114*

Please DONOT send the Insurance Certificate to the address above. Please send your certificate of insurance via email to: Isis.Vidal@am.jll.com

The following limits are required to be listed on the Certificate of Liability Insurance (COI):

- **Commercial General Liability Insurance.** This insurance shall contain broad form contractual liabilities with a combined single limit of a minimum of \$1,000,000 each occurrence and an aggregate limit of at least \$2,000,000.
- **Business Automobile Insurance.** This insurance shall contain a combined single limit of at least \$1,000,000 per occurrence.
- **Workers Compensation and Employers Liability insurance** including coverage for Employers' Liability (Part B) with limits of at least \$500,000 each accident, \$500,000 by disease policy limit, \$500,000 by disease each employee.

Please note: The BNSF Railway Company and Jones Lang LaSalle shall be named as additional insured/certificate holder. These limits are subject to change at any time without notice. Also, additional coverage may be required depending on the use of the premises. A lease agreement will be provided to you that will contain details concerning insurance requirements. A lease agreement cannot be executed without an approved insurance certificate.

BNSF RAILWAY COMPANY

APPLICATION FOR LEASE OF LAND

Complete - Land Information, Part III - Material Addendum, and Part IV - Credit Information

1. Community or station where site located:

City _____ County _____ State _____

2. Exact legal name of Applicant: _____

If corporation, state in which incorporated: _____

If subsidiary, name parent company: _____

If individual, names in which business is conducted: _____

If partnership, list names of all partners: _____

3. Is Applicant a BNSF Shipper? Yes _____ No _____

If "Yes", please include the name of Applicant's BNSF Marketing Representative: _____

4. Applicant's Street Address:	Applicant's Billing Address (Notice Address):
_____	_____
_____	_____
_____	_____
_____	_____

5. Contact Information (including area code):	Name (Printed): _____
Home: _____	Office: _____
Fax: _____	Email: _____

6. Comprehensive General Liability, Automotive Liability and Worker's Compensation/Employer's Liability coverages are all required for land and track leases/licenses. Do you currently carry these coverages: Amounts per Occurrence/Aggregate:

Insurance Carrier: _____	Email: _____
Contact Name: _____	Phone: _____

\$ _____	/	\$ _____	Comprehensive General Liability
\$ _____	/	\$ _____	Automotive Liability
\$ _____	/	\$ _____	Worker's Compensation/Employer's Liability

7. Date Applicant requests occupancy: _____

The information in this completed application is correct and true to the best of my knowledge.

Signature / Title

Date

LAND LEASE INFORMATION

1. Are you represented in this transaction by a broker? _____
If yes, broker's name: _____
Broker phone No. _____
 2. Will entity other than Applicant occupy any of the premises you propose to lease? _____
If yes, occupant must also complete application.
 3. Describe total area to be included and attach sketch or print outlining total *property* to be leased including dimensions: _____

 4. What use will be made of site? - Applicant's business operations/commodities handled

 5. Number of years established in business: _____
 6. List all buildings or structures existing on the property indicating dimensions and construction material (steel, frame). Include wells, septic tanks, drain fields. If buildings or structures are privately-owned include bill of sale. _____

- Check if existing on site: Concrete Slab ___ Asphalt ___ Paved ___ Gravel ___ Fencing___ Signboard ___ Lighting/Poles ___
Roadway ___ Storage Tanks underground/above Ground ___ Electric Transformers ___ HVAC Units ___
7. List and describe any future buildings or structures to be erected on site and estimated cost (attach building plans including dimensions): _____

 8. List and describe any wastes (oils, hazardous wastes, solid wastes, water discharges, etc.) generated, stored, disposed: _____

- Will your use include changing oil, washing cars or changing tires? _____
9. Does applicant have other property under lease? _____
If yes, specify Lease No.(s): _____
 10. If this application is to cover lease of additional property or deletion of property currently held by Applicant under lease, list lease number and date of lease: _____

 11. If this application is to cover transfer or assignment of an existing lease or leases from another party, list name of current lessee, lease number(s), date of lease(s). (Applicant must attach letter from current lessee authorizing transfer / assignment, or copy of bill of sale for all improvements): _____

- List current utilities: _____
- Name utilities are under: _____
- List utilities account numbers: _____
- List times that business is operating and when it is expected to be closed: _____

MATERIAL ADDENDUM
(If None - Write 'NONE' and sign below)

1. List all chemicals, hazardous materials, and/or petroleum products you anticipate using or handling on the premises:

2. Name/address of disposal company, if applicable

3. Type of Storage:	<u>Above Ground</u>	<u>Below Ground</u>	<u>Existing</u>	<u>Future Need</u>
a) Number of Tank(s)	_____	_____	_____	_____
b) Capacity of Each Tank	_____	_____	_____	_____
c) Type of Tank(s)	_____	_____	_____	_____
d) Age of Tank(s)	_____	_____	_____	_____
e) Location of Tank(s). Show exact location on drawing (note if above or below ground, existing or future need).				

4. If any tanks or pipes are underground, you must complete the following:

- a) Type of corrosion resistant coating: _____
- b) Type of Cathodic protection used: _____
- c) Type of material of piping and sealant: _____
- d) Type of leak detection test performed: _____
Date performed: _____
Certification of Testing Contractor: _____
- e) Type monitoring devices for tank(s): _____
- f) Attach a copy of a completed Registration Underground Storage tanks form.

5. If completely above ground, you must complete the following:

- a) Containment Berm: Yes / No
- b) Securing Fence: Yes / No
- c) Night Lighting: Yes / No

6. Distance from nearest storage tank to nearest railroad track: _____

7. Has local Fire Department or other regulatory agency approved installation: Yes / No

8. Have necessary permits been obtained from local, county, state and/or Federal authorities (including fire marshals)?
Yes / No If yes, attach copy. If no, give explanation as to why: _____

9. Provide any MSDS sheets for all commodities and hazardous products on site and safety containment plans/documents

Signature of Applicant: _____

Title: _____

CREDIT INFORMATION
(Attach Financial Statements)

APPLICANT INFORMATION:

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
SS# or Tax ID: _____
Date of Birth: _____
Duns #: _____

TRADE REFERENCES: Name/Address/Phone

1) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Contact: _____	2) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Contact: _____
3) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Contact: _____	4) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Contact: _____

BANK REFERENCES: Name/Address/Phone

1) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Type of Account: _____ Account #: _____ Contact: _____	2) Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Type of Account: _____ Account #: _____ Contact: _____
-------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

I HEREBY GIVE THE ABOVE REFERENCES AND OTHER CREDIT BUREAUS PERMISSION TO PROVIDE FINANCIAL AND CREDIT INFORMATION TO THE OWNER OF THE PROPERTY WHICH I AM NOW NEGOTIATING TO LEASE. THE UNDERSIGNED HEREBY WAIVES ANY PRIVACY OF CREDIT INFORMATION RIGHTS OR REGULATIONS.

(NOTE: If Applicant is an individual and married, both husband and wife must sign.)

Print Name: _____ (Husband)	Print Name: _____ (Wife)
Date of Birth: _____	Date of Birth: _____

Signature of Applicant: _____ (Print Name)	Title: _____ Date: _____
-----------------------------------------------	-----------------------------

Signature of Applicant: _____ (Print Name)	Title: _____ Date: _____
-----------------------------------------------	-----------------------------



APPLICATION FOR A LOCAL PERMIT OR RESTRICTED EVENT PERMIT
 NORTH DAKOTA OFFICE OF ATTORNEY GENERAL
 LICENSING SECTION
 SFN 9338 (09-2021)

Applying for (check one)
 Local Permit Restricted Event Permit*

Games to be Conducted Raffle by a Political or Legislative District Party

Bingo Raffle Raffle Board Calendar Raffle Sports Pool Poker* Twenty-One* Paddlewheels*

Poker, Twenty-One, and Paddlewheels may be conducted Only with a Restricted Event Permit. Only one permit allowed per year.
LOCAL PERMIT RAFFLES MAY NOT BE CONDUCTED ONLINE AND CREDIT CARDS MAY NOT BE USED FOR WAGERS.

Name of Organization or Group of People permit is issued to Combat Veterans Motorcycle Association 42-2	Dates of Activity 04JUN22	If raffle, provide drawing date 04JUN22	
Organization or Group Contact Person John T. Waters	Title or Position Commander	Telephone Number 218.779.6022	
Business Address 1631 27th St. NE	City EmeradoGrand Forks	State ND	ZIP Code 58228
Mailing Address (if different) P.O. Box 12511	City Grand Forks	State ND	ZIP Code 58208
Site Name (where gaming will be conducted) Vets Club			
Site Address 121 E Caledonis Ave	City Hillsboro	ZIP Code ND	County 58045

Description and Retail Value of Prizes to be Awarded

Game Type	Description of Prize	Retail Value of Prize
Raffle Board	Devels Lake guided fishing trip	\$600
50/50	what is brought in per stop	depends on turn out

Total (limit \$40,000 per year)	
---------------------------------	--

Intended Uses of Gaming Proceeds
We are a 501 (c)(3) all monies go to help Veterans in our area

Does the organization presently have a state gaming license? (If yes, the organization is not eligible for a local permit or restricted event permit and should call the Office of Attorney General at 1-800-326-9240)
 Yes No

Has the organization or group received a restricted event permit from any city or county for the fiscal year July 1-June 30? (If yes, the organization or group does not qualify for a local permit or restricted event permit)
 Yes No

Has the organization or group received a local permit from any city or county for the fiscal year July 1-June 30? (If yes, indicate the total retail value of all prizes previously awarded)
 No Yes - Total Retail Value: **\$4,100** (This amount is part of the total prize limit of \$40,000 per year)

Is the organization or group a state political party or legislative district party? (If yes, the organization or group may only conduct a raffle and must complete SFN 52880 "Report on a Restricted Event Permit" within 30 days of the event. Net proceeds may be used for political purposes.)
 Yes No

Organization or Group Contact Person

Name John T. Waters	Title Commander	Telephone Number 218.779.6022	E-mail Address chapter422cdr@gmail.com
Signature of Organization or Group's Top Official 		Title Commander	Date 08APR

Information required to be preprinted on a standard raffle ticket:

1. Name of organization;
2. Ticket number;
3. Price of the ticket, including any discounted price;
4. Prize, description of an optional prize selectable by a winning player, or option to convert a merchandise prize to a cash prize that is limited to the lesser of the value of the merchandise prize or eight thousand dollars. However, if there is insufficient space on a ticket to list each minor prize that has a retail price not exceeding twenty-five dollars, an organization may state the total number of minor prizes and their total retail price;
5. For an organization that has a permit, print the authorizing city or county and permit number;
6. A statement that a person is or is not required to be present at a drawing to win;
7. Date and time of the drawing or drawings and, if the winning player is to be announced later, date and time of that announcement. For a calendar raffle, if the drawings are on the same day of the week or month, print the day and time of the drawing;
8. Location and street address of the drawing;
9. If a merchandise prize requires a title transfer involving the Department of Transportation, a statement that a winning player is or is not liable for sales or use tax;
10. If a purchase of a ticket or winning prize is restricted to a person of a minimum age, a statement that a person must be at least "-" years of age to buy a ticket or win a prize;
11. A statement that a purchase of the ticket is not a charitable donation;
12. If a secondary prize is an unguaranteed cash or merchandise prize, a statement that the prize is not guaranteed to be won and odds of winning the prize based on numbers of chances; and
13. If a prize is live beef or dairy cattle, horse, bison, sheep or pig, a statement that the winning player may convert the prize to a cash prize that is limited to the lesser of the market value of the animal or six thousand dollars.

PRIZE RESTRICTIONS:

A single cash prize cannot exceed \$8,000

The retail value of a merchandise prize cannot exceed \$8,000.

The total of all cash prizes and retail value of all merchandise prizes for all games cannot exceed \$40,000 per year.

If the value of the planned cash and merchandise prizes exceed \$40,000, the organization or group must reduce the prizes to this limit or a nonprofit corporation may apply for a state gaming license with the Office of Attorney General.

LOCAL PERMIT AND RESTRICTED EVENT PERMIT DIFFERENCES:

	<u>Local Permit</u>	<u>Restricted Event Permit</u>
Number of events per year	Limited by prizes	One
Must file an information report	Yes if political party	Yes
May pay employees compensation	Yes	No
Must use chips as wagers	No	Yes
Use of net income	Unrestricted	Restricted
Games allowed	Bingo Raffles Sports Pools	Bingo Raffles Sports Pools Poker Twenty-One Paddlewheels

Compared to a "Local Permit", an organization or group with a "Restricted Event Permit" may conduct three more game types, but is restricted to one event per year, must file a "Report on a Restricted Event Permit" with the city or county and Office of Attorney General, and disburse net income to eligible uses. These uses are described by North Dakota Century Code 53-06.1-11.1(2) and North Dakota Administrative Code 99-01.3-14-02. Refer to the backside of the "Report on a Restricted Event Permit" form for a general list of eligible uses.

For a Restricted Event Permit, one method to ensure that the total of all cash prizes and retail value of all merchandise prizes do not exceed \$40,000 is to charge each player a standard amount at the start of the event for a certain number or value of chips. If a player loses all of the player's chips, the player may re-buy chips. The player would play games and, at the end of the event, the organization would auction merchandise prizes to the players. The player who bid the highest number or value of chips for a prize would win that prize. For those players who have chips but did not successfully bid on a prize, the organization may redeem the chips for a predetermined cash value per chip. For this method, the value of the players' chips redeemed for cash is not a prize.

Ashley Frederick

From: Jonathan Lowry <jlowry@lowryeng.com>
Sent: Thursday, April 14, 2022 12:17 PM
To: Ashley Frederick; John Juelson
Cc: Rhet Fiskness; zoe@dwyerlawnd.com; Jack Dwyer
Subject: (EXTERNAL) Rezone

***** **CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

Ashley/John – We would request that Lots 3 and 4, Block 1 of Riverwalk Addition be rezoned to R-3 from the existing C-2 zoning in order to allow for two 24 plex apartment buildings. We have a purchase agreement with Rob Jordahl for the construction of units similar to what he has done previously in Hillsboro. Rhet Fiskness is the architect who has been hired to work on the project and is cc'd here.

Please let us know what further information you require to be submitted if any in order to move forward with this request.

Also, if a variance or conditional use would be preferred by the city we would be open to that in place of the rezone. Thank you,
-Jon

Jonathan Lowry, PE (MN & ND)*
Owner, Civil Engineer



5306 51st Ave S Suite A
Fargo, ND 58104
Office: 701.235.0199
Cell: 701.793.3755
jlowry@lowryeng.com
www.lowryeng.com

*Licensed in multiple states. A complete list available by request.

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CHAPTER 6.04

DISTRICT REGULATIONS

SECTIONS:

- 6.0401 Classes of Districts
 - 6.0402 Official Zoning Map
 - 6.0403 A – Agricultural District
 - 6.0404 R1 – One and Two-Family Residential Districts
 - 6.0405 R2 – General Residential District
 - 6.0406 R3 – Medium Density Residential District
 - 6.0407 MH – Mobile Home Park District
 - 6.0408 C1 – Commercial District
 - 6.0409 C2 – Highway Commercial District
 - 6.0410 I – Industrial
 - 6.0411 W – Conservation District
-

6.0401 Classes of Districts

1. For the purpose of this ordinance, the City is hereby divided into the following classes of districts:

- a. A – Agricultural
- b. R1 – One and Two-Family Residential
- c. R2 – General Residential
- d. R3 – Medium Density Residential District
- e. MH – Mobile Home
- f. C1 – Commercial
- g. C2 – Highway Commercial
- h. I – Industrial
- i. W - Conservation

6.0402 Official Zoning Map

1. The boundaries of these districts are established as shown on the map entitled the “Official Zoning Map of Hillsboro.” This map is made part of this ordinance, and it shall be on file with the City Auditor.

- a. The zoning district boundary lines are intended to follow lot lines, the centerlines of streets or alleys, railroad rights-of-way, and the corporate limit lines as they existed at the time of the adoption of this ordinance.
- b. Where uncertainty may exist as to the exact boundary line of a district, the City Commission shall make the final judgment.

6.0403 A – Agricultural District

1. Purpose: to establish and preserve areas of agriculture and lot intensity development which do not significantly change the existing character of the area.
2. Permitted Uses:
 - a. Agriculture and agricultural-related buildings
 - b. Farm dwellings
 - c. Park and outdoor recreational facilities and related buildings for outdoor recreation
3. Conditional Uses:
 - a. Sanitary disposal facilities including landfills, mining, or gravel removal
 - b. Junk yards or salvage and scrap yards provided all operations are conducted within an area enclosed on all sides with a solid fence or wall no less than eight (8) feet in height
4. Dimensional Standards:
 - a. Front yard – one hundred fifty (150) feet measured from the centerline of any public road
 - b. Building height – residential buildings shall not exceed thirty five (35) feet
5. District restrictions: any activity, except grain or row crop farming, within three hundred (300) feet of a non-farm residential building that is noxious or offensive by reason of dust, odor, chemical spray, or noise, shall not be permitted

6.0404 R1 – One and Two-Family Residential Districts

1. Purpose: to establish and preserve quiet, uncongested one and two-family residential neighborhoods, protected from excess traffic hazards and the intrusion of incompatible land uses.
2. Permitted Uses:
 - a. One and two-family residences
 - b. Churches
 - c. Schools
 - d. Hospitals, clinics, and customary accessory uses
 - e. Home occupations
3. Minimum Lot Dimensions:
 - a. Yards:
 - i. Front Yard – twenty-five (25) feet
 - ii. Rear Yard – twenty-five (25) feet
 - iii. Side Yard – ten (10) feet

- b. Lot:
 - i. Lot Width – seventy-five (75) feet
 - ii. Lot Depth – one hundred (100) feet
 - iii. Area of Lot – seven thousand five hundred (7,500) square feet for one and two-family residences
 - iv. Lot Coverage – maximum fifty percent (50%)
- 4. Parking Requirements: two (2) parking spots for each dwelling unit
- 5. Additional Structure: on any lot that is utilized for a one or two-family residence, any additional structure on the lot must be equal or lesser in square footage than the residence
- 6.0405 R2 – General Residential District
 - 1. Purpose: to establish and preserve general residential neighborhoods which allow for varied types of residential development
 - 2. Permitted Uses:
 - a. All R1 permitted uses
 - b. Multi-family residences
 - c. Boarding and rooming houses
 - 3. Conditional Uses:
 - a. Public buildings
 - 4. Minimum Lot Dimensions:
 - a. Yards: Same as R1 District
 - b. Lot: Same as R1 District. For each additional multi-family unit after two (2), the following additional lot area shall be required:
 - i. One thousand (1,000) square feet – one bedroom apartment
 - ii. One thousand three hundred (1,300) square feet – two bedroom apartment
 - iii. One thousand five hundred (1,500) square feet – three bedroom apartment
 - 5. Parking Requirements: two (2) parking spots for each dwelling unit
 - 6. Additional Structure: on any lot that is utilized for a one or two-family residence, multi-family residence, or boarding or rooming house, any additional structure on the lot must be equal or lesser in square footage than such residence or house

6.406 R3 – Medium Density Residential District

1. Purpose: To establish and preserve general residential neighborhoods which allow for varies types of residential development.
2. Permitted Uses:
 - a. All R2 permitted uses and apartments.
3. Conditional Use:
 - b. Public buildings.
4. Minimum Lot Dimensions:
 - a. Yards: Same as R2 District.
 - b. Lot:
 - i. Lot width – fifty (50) feet for one-family residences; same as R2 District for all other users
 - ii. Lot depth – same as R2 District
 - iii. Area of Lot –same as R2 District
 - iv. Lot coverage – same as R2 district
5. Parking Requirements: two (2) parking spaces for each dwelling unit.

6.0407 MH – Mobile Home Park District

1. Purpose: to establish and preserve an individual area or areas within the City for mobile homes and mobile home park development which will have least impact on the rest of the community and, at the same time, provide ample room and compatible utilities for each development
2. Permitted Uses:
 - a. Mobile home parks (not to include recreational vehicles)
 - b. Parks and outdoor recreational uses
 - c. Compatible accessory uses
3. Minimum Park Dimension: all mobile home parks must be at least two (2) acres in size

6.0408 C1 – Commercial District

1. Purpose: it is the intent of this district to reserve an area for the grouping of businesses and personal services into a concentrated area serving the shopping needs of the City and surrounding trade area
2. Permitted Uses:
 - a. Any commercial business or service including grocery, drugs, hardware, clothing, bakeries, eating and drinking places, and professional offices, hotels, public utilities, and transportation and commercial facilities

3. Conditional Uses:
 - a. Storage facilities for building materials such as lumber, steel, concrete blocks, or pipe provided that these materials are either:
 - i. Enclosed by a wall or fence equal in height to the highest pile of materials stored but not less than five (5) feet high; or
 - ii. Stored in an enclosed structure.
 - b. Sleeping rooms, apartments, or owner-occupied residences housed with commercial businesses or service establishments provided that these uses are secondary to the main commercial use of the building and occupy less than fifty percent (50%) of the total floor area.
4. Minimum Lot Dimensions:
 - a. Yards:
 - i. Front – none
 - ii. Rear – ten (10) feet except where adjoining an R1, R2, or MH District, then the same as R1, R2, or MH District
 - iii. Side – none except where adjoining an R1, R2, or MH District, then the same as R1, R2, or MH District
 - b. Lot Size: no minimum

6.0409 C2 – Highway Commercial District

1. Purpose: it is the intent of this district to establish areas having good access to and located directly adjacent to highways for highway-oriented commercial activity or commercial activities which require a considerable amount of on-site storage or parking and would otherwise cause conflicts if located in the downtown central business district (C1 Districts).
2. Permitted Uses:
 - a. Eating establishments
 - b. Hotels and motels
 - c. Trailer camps
 - d. Automobile and farm machinery dealerships
 - e. Light industrial, manufacturing, or construction, which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof or to the public welfare; and will not impair the use, enjoyment, or value of any property
3. Conditional Uses:
 - a. Automobile service stations and auto repair centers
 - b. Car washes and gas stations provided all gas pumps are located not less than thirty (30) feet from any existing rights-of-way

- c. Other uses not listed but similar to the permitted uses above and consistent with the stated purpose of this district
4. Minimum Lot Dimensions:
- a. Yards:
 - i. Front Yard – thirty (30) feet
 - ii. Rear Yard – thirty (30) feet
 - iii. Side Yard – ten (10) feet
 - b. Lot Size: no minimum
5. Parking Requirements
- a. Hotels, motels, and similar uses – one (1) parking space per bedroom unit
 - b. Night clubs, restaurants, and similar eating and drinking establishments – one (1) parking space per four (4) chairs or seating places

6.0410 I – Industrial

- 1. Purpose: it is the intent of this district to establish and preserve areas with good public transportation facilities, such as highway and rail for industrial development in locations not incompatible with other zoning districts
- 2. Permitted Uses:
 - a. Agricultural
 - b. Fertilizer plants
 - c. Grain elevators
 - d. Feed mills
 - e. Lumber yards
 - f. Truck terminals
 - g. Warehouses
 - h. Industries provided that they do not cause injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to present industrial development or to residential districts in the vicinity
- 3. Conditional Uses:
 - a. Automobile salvage and wrecking operations, industrial and waste salvage operations, and junk yards provided a wall or fence encloses these operations from public view
 - b. Storage facilities for building materials such as lumber, steel, concrete blocks, or pipe provided that these materials are either:

- i. Enclosed by a wall or fence equal in height to the highest pile of materials stored but not less than five (5) feet high
- ii. Stored in an enclosed structure

4. Minimum Lot Dimensions:

- a. Yard: all industrial uses must be situated at a minimum of one hundred (100) feet from any residential property line
- b. Front: forty five (45) feet

6.0411 W – Conservation District

- 1. Purpose: to preserve the natural state of scenic areas, to provide open space for community recreation, create buffer strips, and to discourage development of marginal lands or lands within flood-prone areas
- 2. Permitted Uses:
 - a. Parks and outdoor recreational activities such as golf courses, ball diamonds, tennis courts, picnic areas, bike trails, and structures compatible to and associated with outdoor recreational activities. Such developments will be permitted provided the following standards are met:
 - i. All new construction and substantial improvements will be anchored to prevent flotation or movement
 - ii. Construction materials and methods shall be resistant to and/or minimize flood damage
 - iii. All utility systems shall be designed to resist or minimize flood damage
 - iv. Where base flood elevation data is available, nonresidential structures shall either be elevated or flood-proofed to the base flood elevation
 - v. The cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one (1) foot at any point
- 3. District Boundary Limitations: This district shall be defined as all lands found within or one-half mile beyond the corporate limits of the City which are located within the 100-year floodplain as identified as areas of special flood hazard by the Federal Emergency Management Agency in its Flood Hazard Boundary Map (FHBM) #H-01 dated November 16, 1973 and revised January 16, 1976. This map is hereby adopted by reference and declared to be a part of this ordinance. The FHBM is on file at the Office of the City Auditor.