



COMMITTEE OF THE WHOLE AGENDA
January 20, 2015 - 5:30 PM
City Hall Council Chambers

Committee of the Whole Meeting

1. River Corridor Property Sales Policy _____
2. Required Revisions to City Code: Stormwater Management (Title 3, Chapter 8) and General Provisions (Title 8, Chapter 1) _____
3. City Manager Reports _____

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Mayor and Council Communication

January 20, 2015

Page 1 of 3

SUBJECT: River Corridor Property Sales Policy

RECOMMENDATION: The Mayor and City Council are asked to review a draft policy for the sale of remnant City-owned property along the River corridor.

BACKGROUND / KEY POINTS: Following construction of flood mitigation infrastructure along the River, a few property owners expressed interest in leasing or purchasing City-owned property abutting their property. As part of the Moorhead River Corridor Master Plan, draft sales criteria were presented to the Red River Advisory Committee and presented at the public open houses (please see attached). There were mixed public comments regarding possible lease or sale of property acquired for flood mitigation. Comments on the proposed criteria were generally positive, although there were comments that the criteria should be more flexible.

The goals for the sales criteria as noted in the River Corridor Master Plan included the following:

- Maintain the integrity of the City's flood mitigation infrastructure.
- Maintain unrestricted access to deploy temporary measures needed to implement the City's emergency flood plan.
- Maintain neighborhood character and discourage absentee ownership of remnant parcels.
- Discourage additional private development and/or construction in areas not protected to the City's flood mitigation goals.
- Maintain public ownership of properties identified as part of a master plan for public use of the river corridor.

The sales criteria included within the River Corridor Master Plan included the following:

- Land must be protected by natural ground, fill, or flood mitigation infrastructure to an elevation equivalent to the City's flood mitigation goal of 44 feet river stage for the area.
- Land must not be needed for temporary emergency measures and/or access to flood mitigation infrastructure.
- Land encumbered with easements relating to flood mitigation (i.e.: storm sewer, sanitary sewer, access, etc.) will not be sold.
- Land must not be identified in the Moorhead River Corridor Master Plan as a candidate area for future public project/s.

Following the receipt of the final installment of requested flood mitigation grant funds, and the City Council's acceptance of the Moorhead River Corridor Master Plan in May of 2014, staff was able to secure direction from the MN Department of Natural Resources and MN Management and Budget Office on whether properties acquired with State of Minnesota grant funding could be leased/sold and, if so, the procedures for doing so (note: with a few specific exceptions, all acquisitions were completed with grant funds). Following consultation with those agencies and the City Attorney's Office, it was determined that a parcel could be sold if it was determined that the property is ***no longer usable or needed to carry out the governmental purpose for which it was originally acquired, constructed or bettered***. It was further determined that leasing of property which was purchased with State grant funds is not permitted. Therefore, all leases that were issued in the past will be terminated.

Based on the goals and criteria included within the River Corridor Master Plan and guidance from the State, the attached River Corridor Property Sales Criteria were established. There are currently 18 sites (noted below) that would be available for sale. The sales criteria also include:

- Land must be a minimum of 25 feet from the toe of the levee.
 - *The intent of this requirement is to ensure that the land sold will not be needed for future flood mitigation (consistent with the funding requirements noted above) and allows for minor levee modifications, if needed.*
- Areas identified as available for sale may only be sold to abutting property owners and combined with the primary parcel.
 - *The remnant parcels are not buildable based on existing zoning code (i.e.: lot size, setbacks, etc.); therefore the sales would not create a separate parcel, but would be combined with the buyer's parcel.*
- The final sales price for land that can be sold will be the Fair Market Value of the property and will be established by the City.
 - *This is a requirement of bond-financed property. The appraisal will be completed by the City Assessors Office.*
- Sale must be compliant with State of Minnesota regulations regarding sale of bond-financed property.
- Leasing of property is prohibited by State Grant Funding Terms and Conditions.

Staff is requesting guidance on:

- Whether the Mayor and City Council are supportive of selling parcel remnants.
- Whether the Mayor and City Council are supportive of the proposed sales policy.

Site 1	2704 River Dr N	1,568 sq ft
Site 2	2710 River Dr N	3,484 sq ft
Site 3	810 1/2 9 th Ave N	1,077 sq ft
Site 4	812 9 th Ave N	2,324 sq ft
Site 5	511 4 th St S	3,243 sq ft
Site 6	300 6 th Ave S	Possible remnant area under review
Site 7	2003 4 th St S	6,345 sq ft
Site 8	2012 3 rd St S	238 sq ft
Site 9	2018 3 rd St S	335 sq ft
Site 10	314 22 nd Ave S	716 sq ft
Site 11	3002 Rivershore Dr S	8,633 sq ft
Site 12	3505 Rivershore Dr S	4,239 sq ft
Site 13	3509 Rivershore Dr S	8,244 sq ft
Site 14	218 37 th Ave S	2,829 sq ft
Site 15	202 37 th Ave S	876 sq ft
Site 16	114 37 th Ave S	8,947 sq ft
Site 17	22 36 th Ave Cir S	5,528 sq ft
Site 18	18 36 th Ave Cir S	4,443 sq ft
Site 19	3526 Riverview Cir S	12,763 sq ft

FINANCIAL CONSIDERATIONS: The proposed sales policy states that the private property owner interested in purchasing the property would be responsible for all costs associated with surveying and closing costs. The property owner will also be responsible for paying the estimated fair market value of the property, as outlined in an appraisal (requirement of the State of MN). The market value payment will then be returned to the State. Therefore, other than staff time, there is no cost to the City.

An *estimate* of costs includes:

- Survey: \$1,500-\$2,000
 - Closing Costs:
 - o Abstract: \$600
 - o Title Opinion: \$200
 - o Recording: \$46
 - o Boundary Line Adjustment: \$100
 - Estimated Fair Market Value*: \$3-\$5 per square foot
- *Based on appraisal. Final value will fluctuate based on parcel characteristics.

As an example, a 5,000 square foot site may include costs from \$17,446-\$27,946.

VOTING REQUIREMENTS: Not Applicable

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements in accordance with the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

Respectfully Submitted:



Michael J. Redlinger
City Manager

Department: Engineering and Planning
Prepared by: River Corridor Technical Advisory Group

Attachments: Draft Policy
Parcel Maps
Public Comments

City of Moorhead River Corridor Property Sales Criteria

The acquisition of property, and subsequent construction of flood mitigation infrastructure, has created remnants of parcels that are not required for flood mitigation purposes or other public river corridor uses. The sale of these parcel remnants reduces the public cost for on-going maintenance and, if sold and combined with abutting properties, may provide opportunities to increase private property values and augment the City’s property tax base. **The sale criteria meet the following goals:**

- Maintain the integrity of the City’s flood mitigation infrastructure.
- Maintain unrestricted access to deploy temporary measures needed to implement the City’s emergency flood plan.
- Maintain neighborhood character and discourage absentee ownership of remnant parcels.
- Discourage additional private development and/or construction in areas not protected to the City’s flood mitigation goals.
- Maintain public ownership of properties identified as part of a master plan for public use of the river corridor.

The parcel remnants that are available for sale were part of a larger parcel acquired with State of Minnesota grant funding. The terms of the grant agreement state that in order for the property to be sold, it must be found that **the property is no longer usable or needed to carry out the governmental purpose for which it was originally acquired, constructed, or bettered.**

Parcels may be impacted by the existing or future FEMA Floodplain.

Properties will be sold to the first party that provides a Buyer Intake Form and earnest money (\$1,500).

City of Moorhead River Corridor Property – Sales Criteria

- Land must be protected by natural ground, fill, or flood mitigation infrastructure to an elevation equivalent to the City’s flood mitigation goal for the area (e.g. 44 feet river stage).
- Land must not be needed for temporary emergency measures and/or access to flood mitigation infrastructure nor encumbered with easements relating to flood mitigation.
- Land must be a minimum of 25 feet from the toe of the levee.
- Land must not be identified in the *Moorhead River Corridor Study* as a candidate area for future public project/s.
- Areas identified as available for sale may only be sold to abutting property owners and combined with the primary parcel.
- The final sales price for land that can be sold will be the Fair Market Value of the property and will be established by the City.
- Sale must be compliant with State of Minnesota regulations regarding sale of Bond Financed Property.
- Leasing of property is prohibited by State Grant Funding Terms and Conditions.

Parties interested in purchasing property that meets the criteria noted above will be responsible for the following:

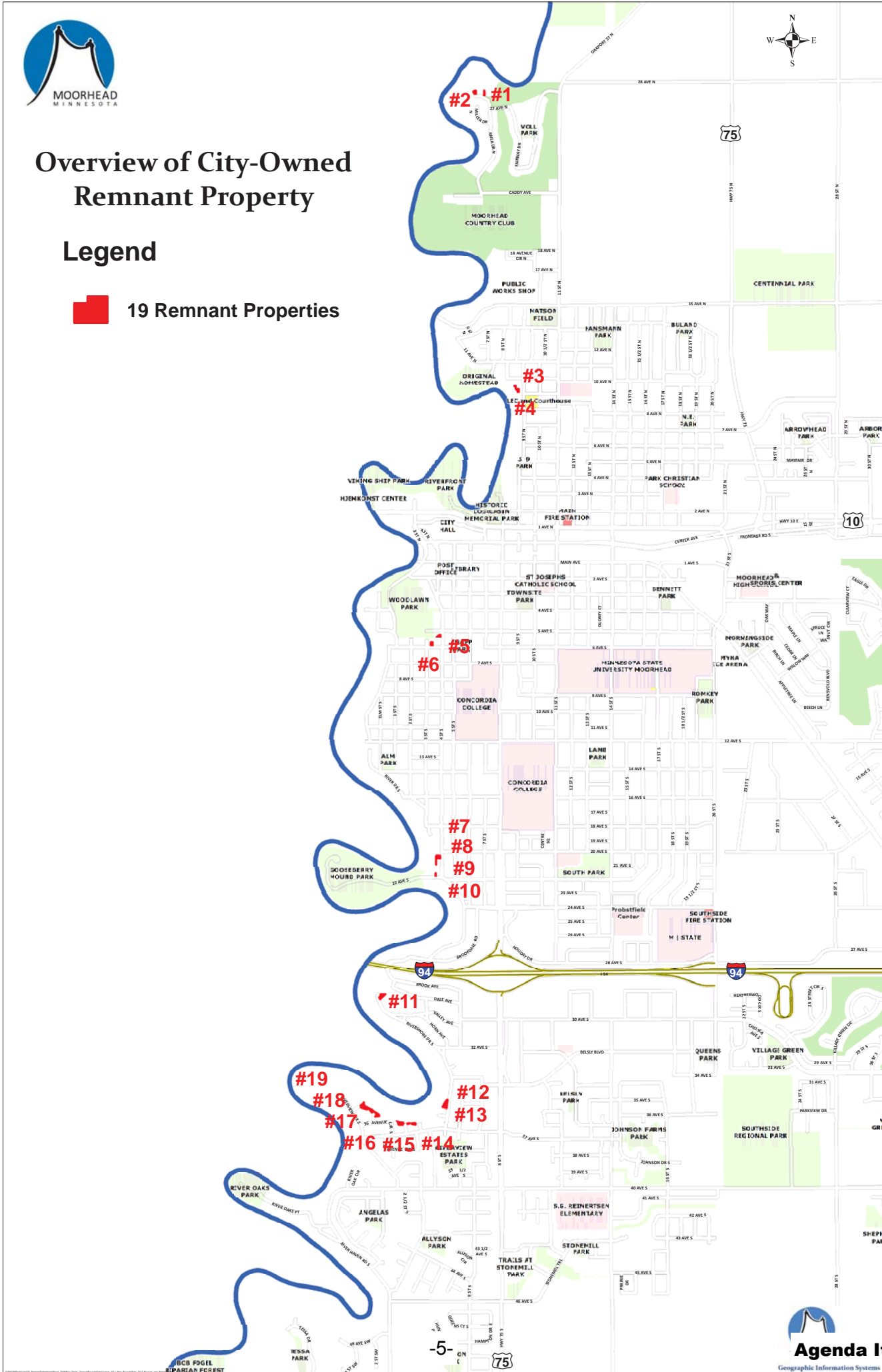
- Survey of property (estimated cost \$2,000)
- Closing Costs Relating to the property sale, including but not limited to:
 - o Abstract (appx cost \$600)
 - o Title Opinion (appx cost \$200)
 - o Recording Fee (\$46)
 - o Boundary Line Adjustment (\$100)
- Estimated Fair Market Value - \$3-5/SqFt

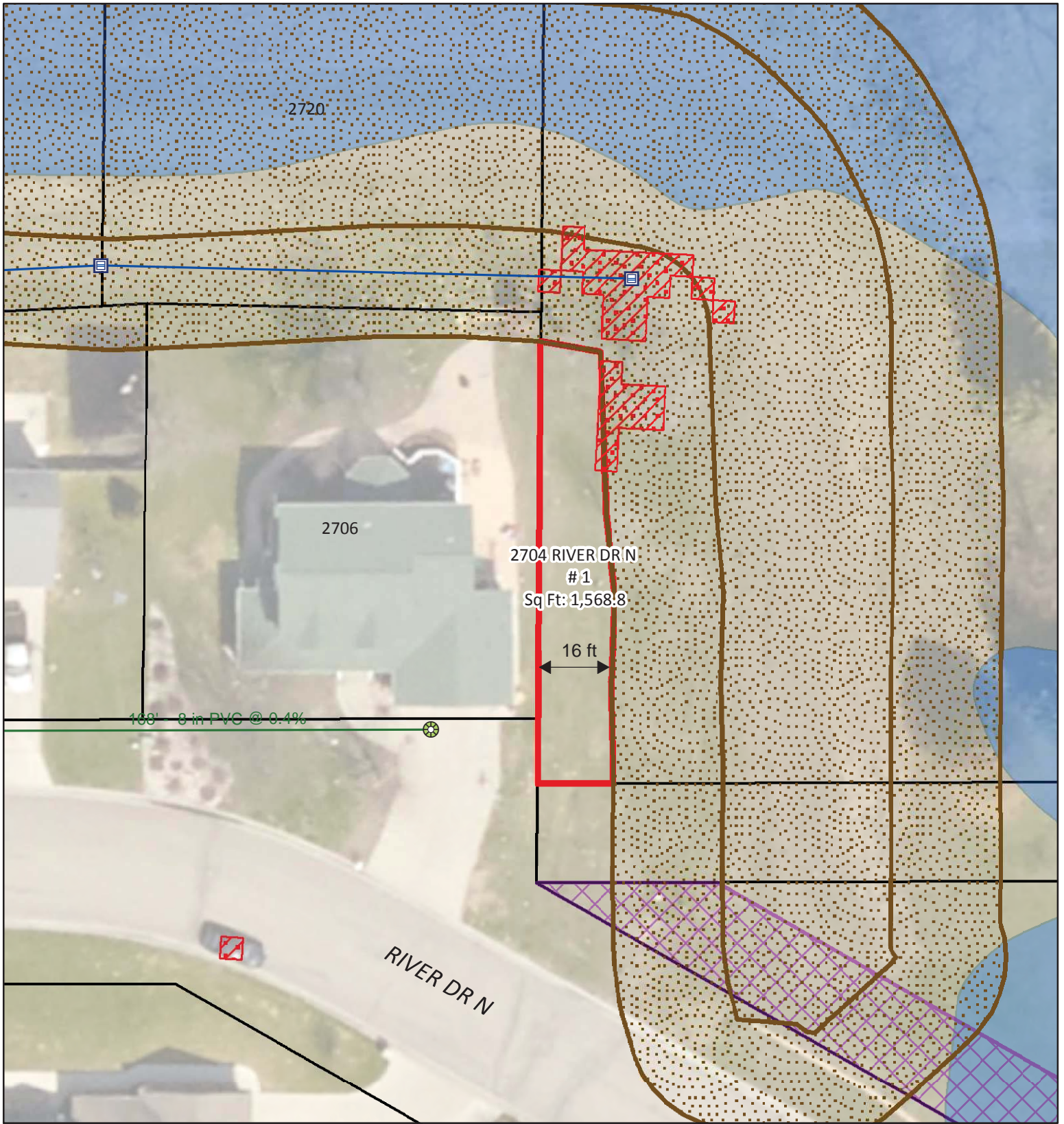


Overview of City-Owned Remnant Property





Legend

 19 Remnant Properties





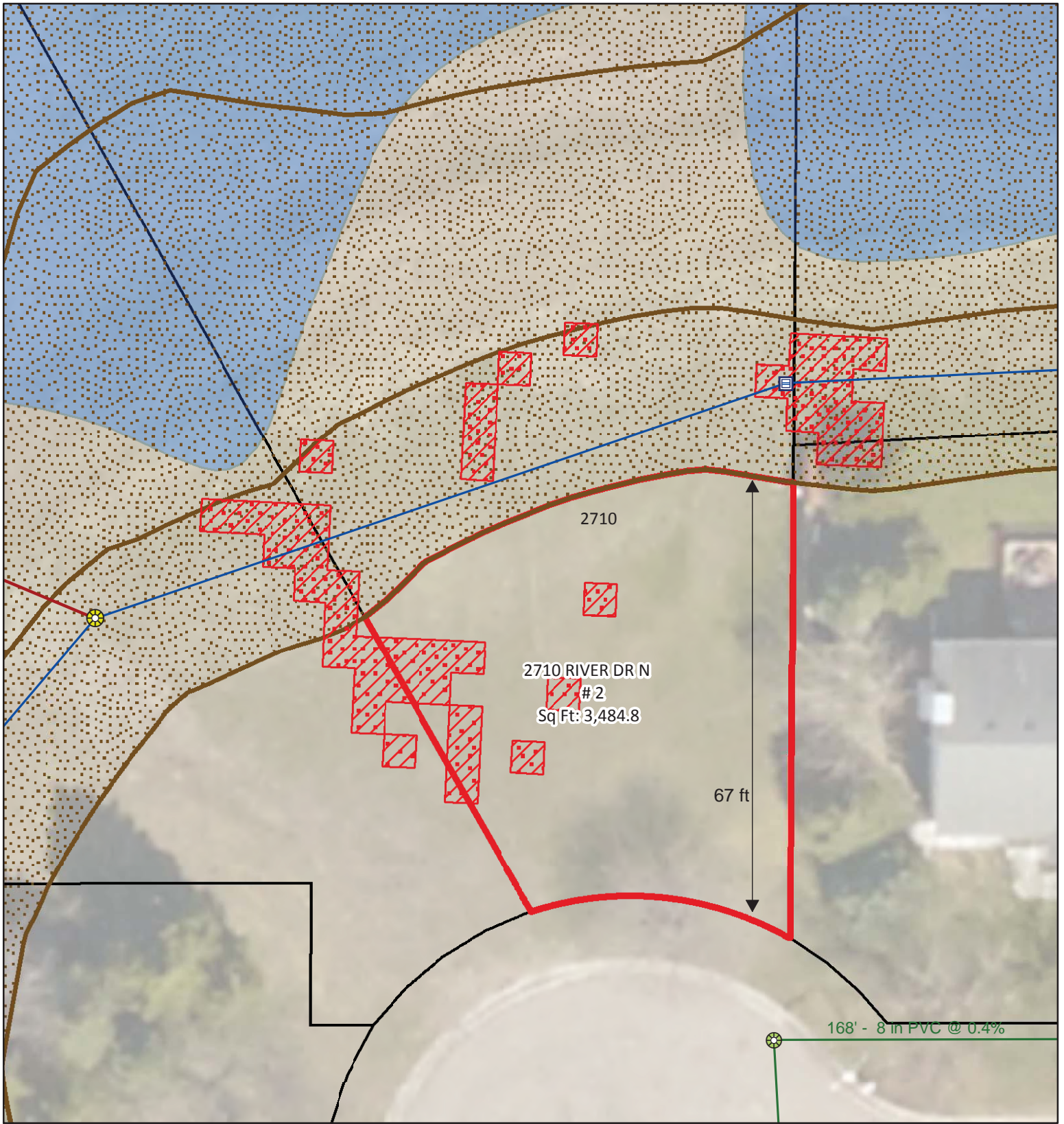
Legend

-  Preliminary Residual Floodplain
-  Flood Levee including 25 ft buffer
-  Easements
-  100 Year Floodplain
-  Possible Sales 2015






Flood Buyouts - Parcel Sales Study

1 - 2704 River DR N





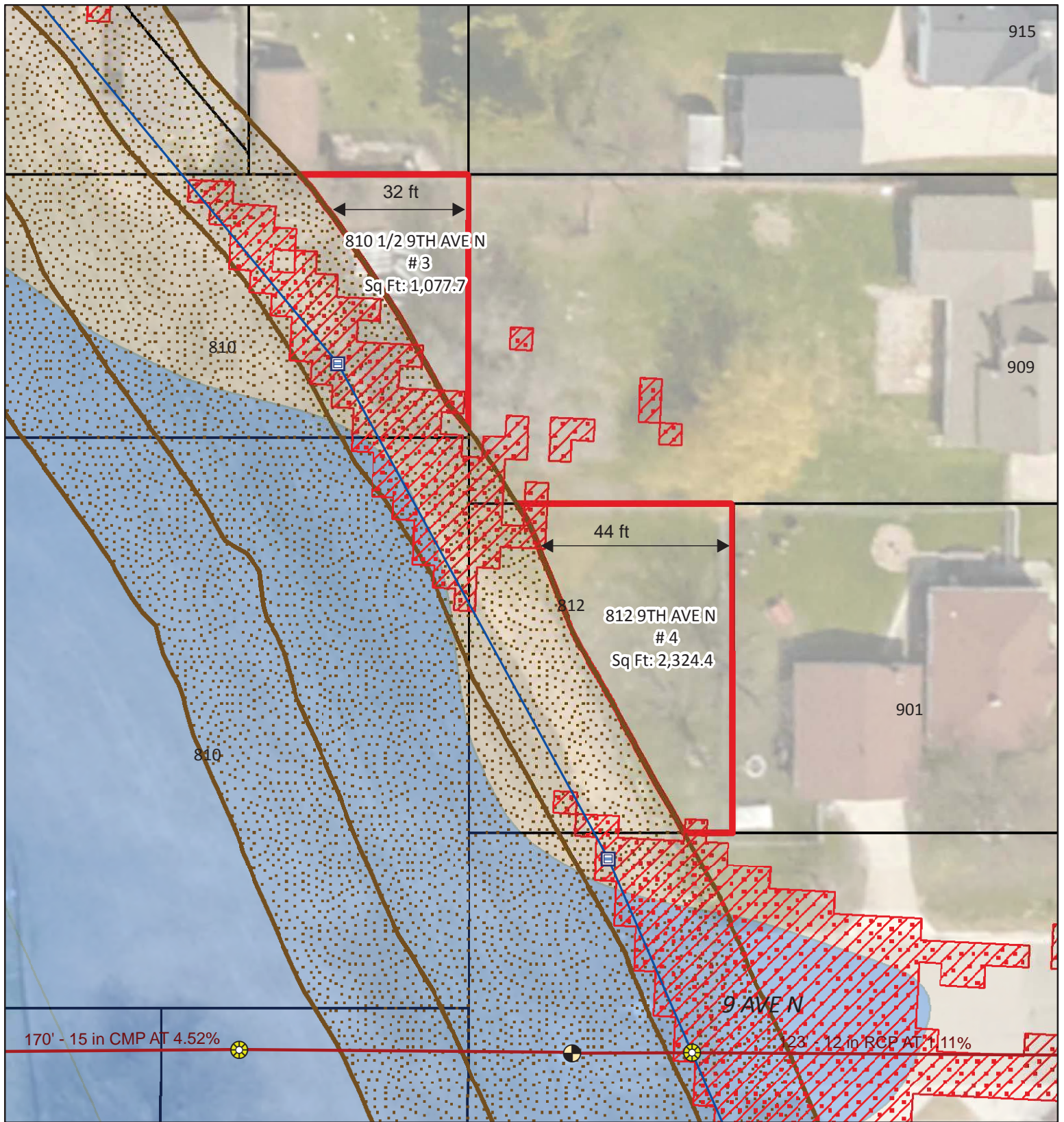
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

Flood Buyouts - Parcel Sales Study

2 - 2710 River DR N





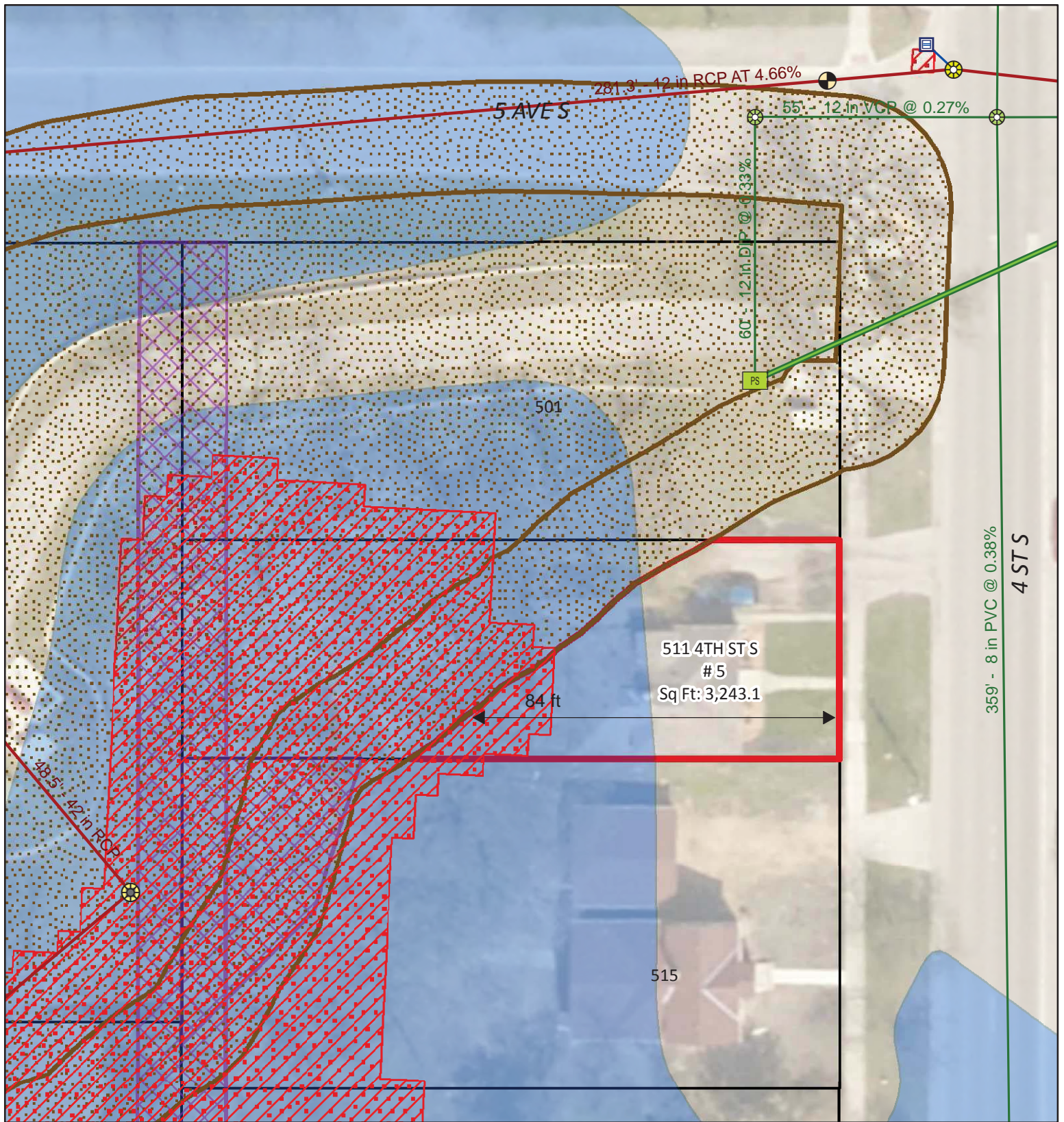
Legend

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

Flood Buyouts - Parcel Sales Study

3 - 810 1/2 9 AVE N
 # 4 - 812 9 AVE N





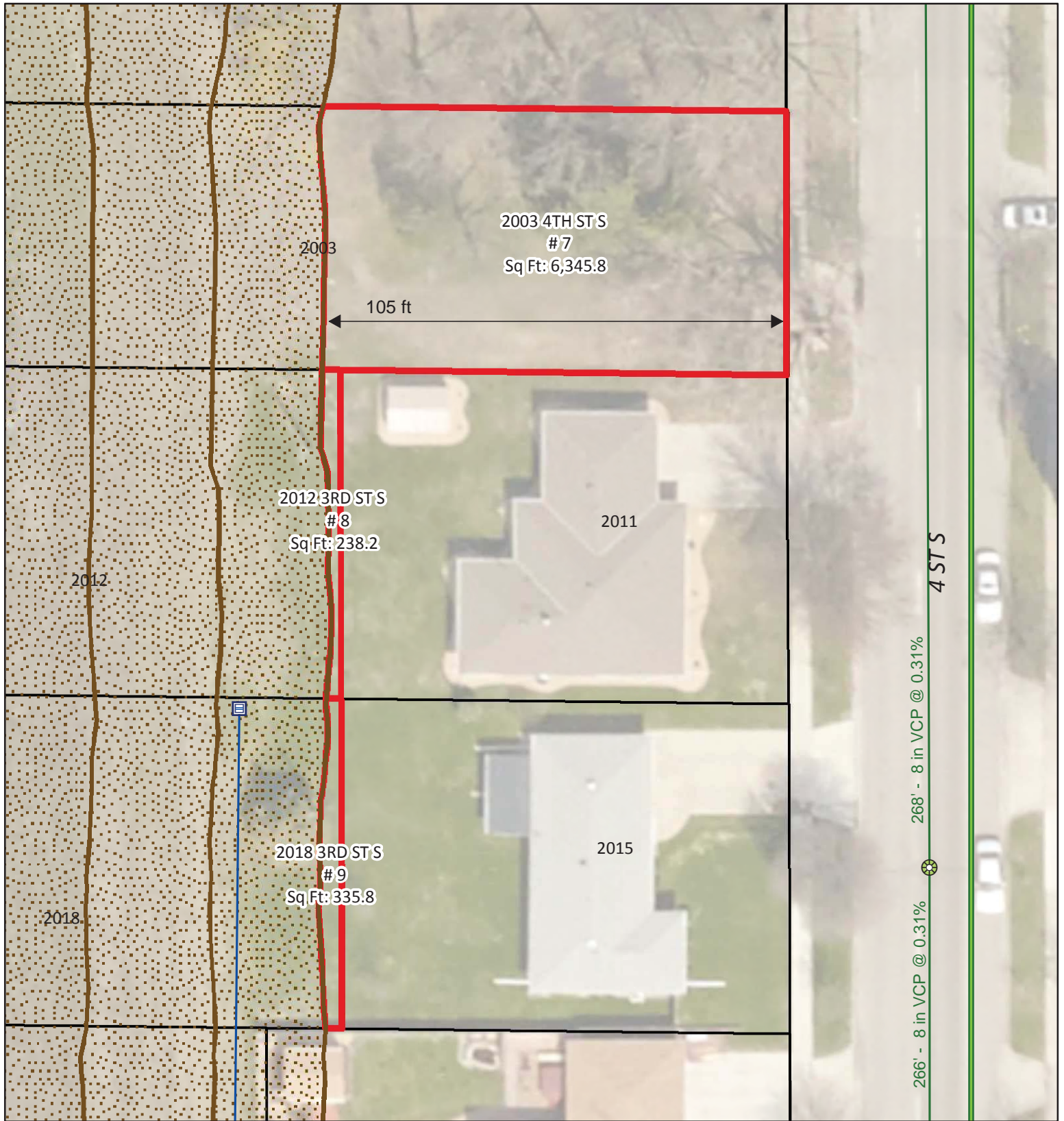
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

Flood Buyouts - Parcel Sales Study

5 - 511 4 ST S





Legend

-  Preliminary Residual Floodplain
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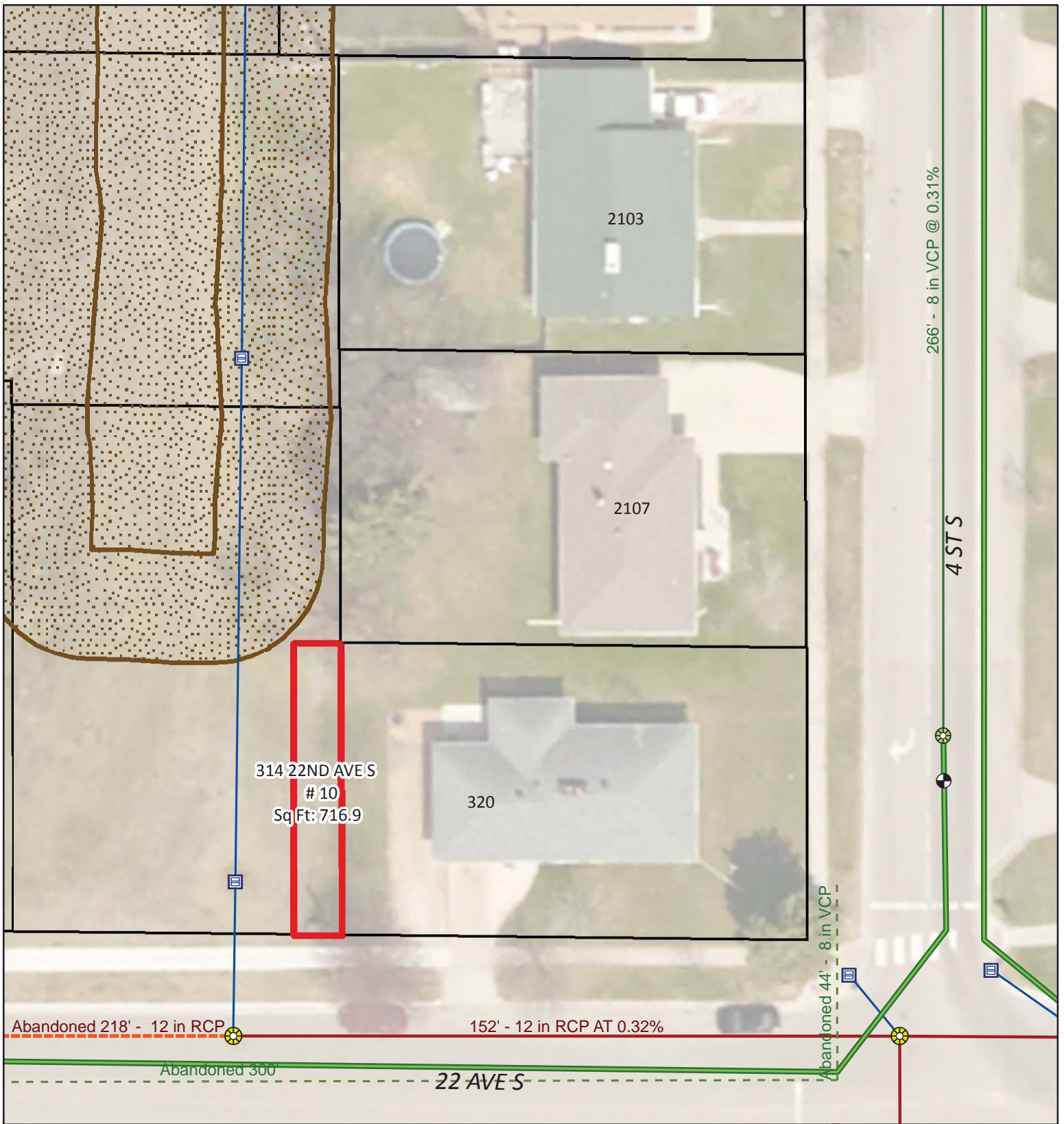
Flood Buyouts - Parcel Sales Study

- # 7 - 2003 4 ST S
- # 8 - 2012 3 ST S
- # 9 - 2018 3 ST S








*(Not - 10- CT S was removed for Levee)





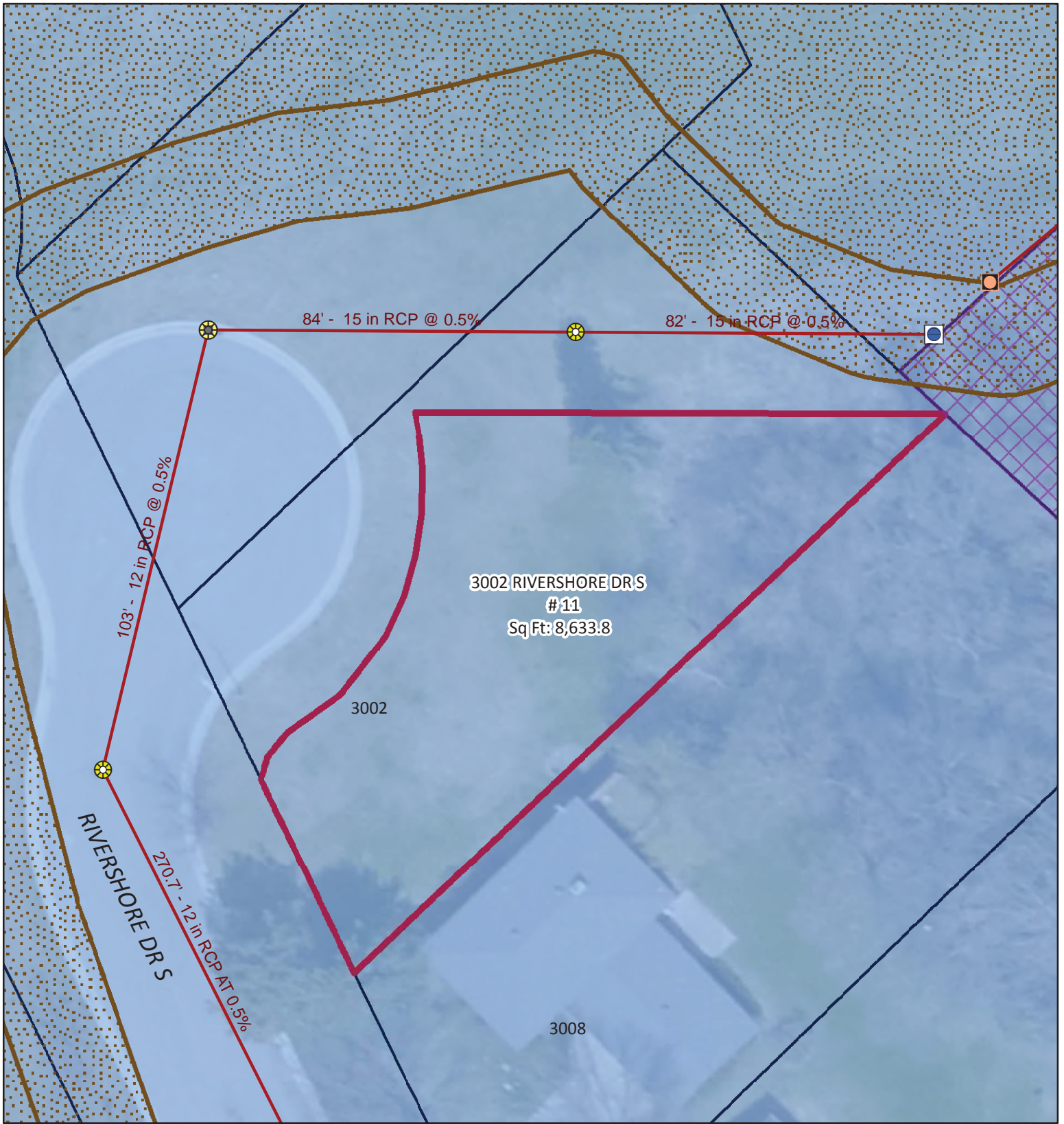
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

Flood Buyouts - Parcel Sales Study

10 - 314 22 AVE S





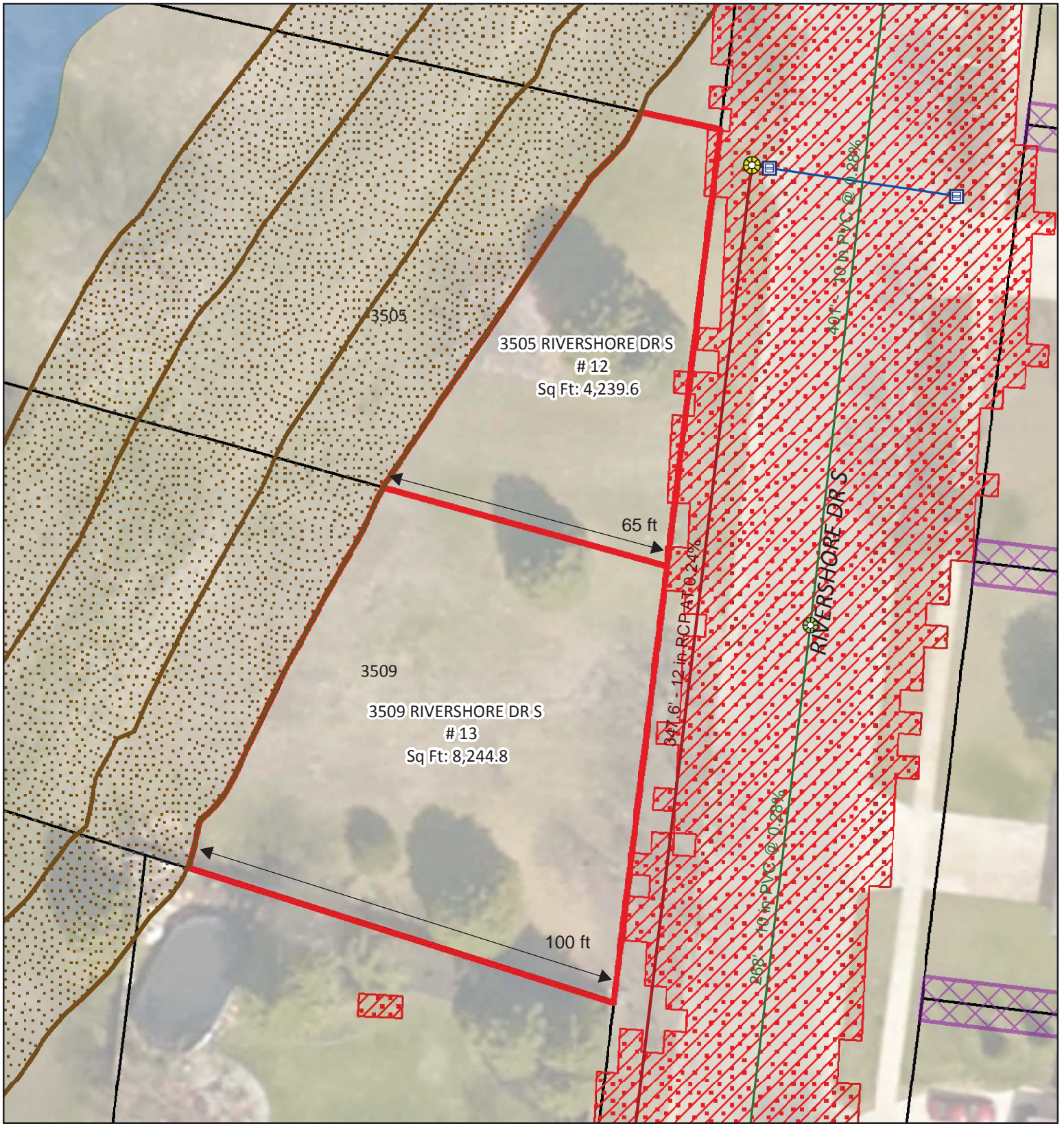
Legend

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

Flood Buyouts - Parcel Sales Study

11 - 3002 Rivershore DR S





Legend

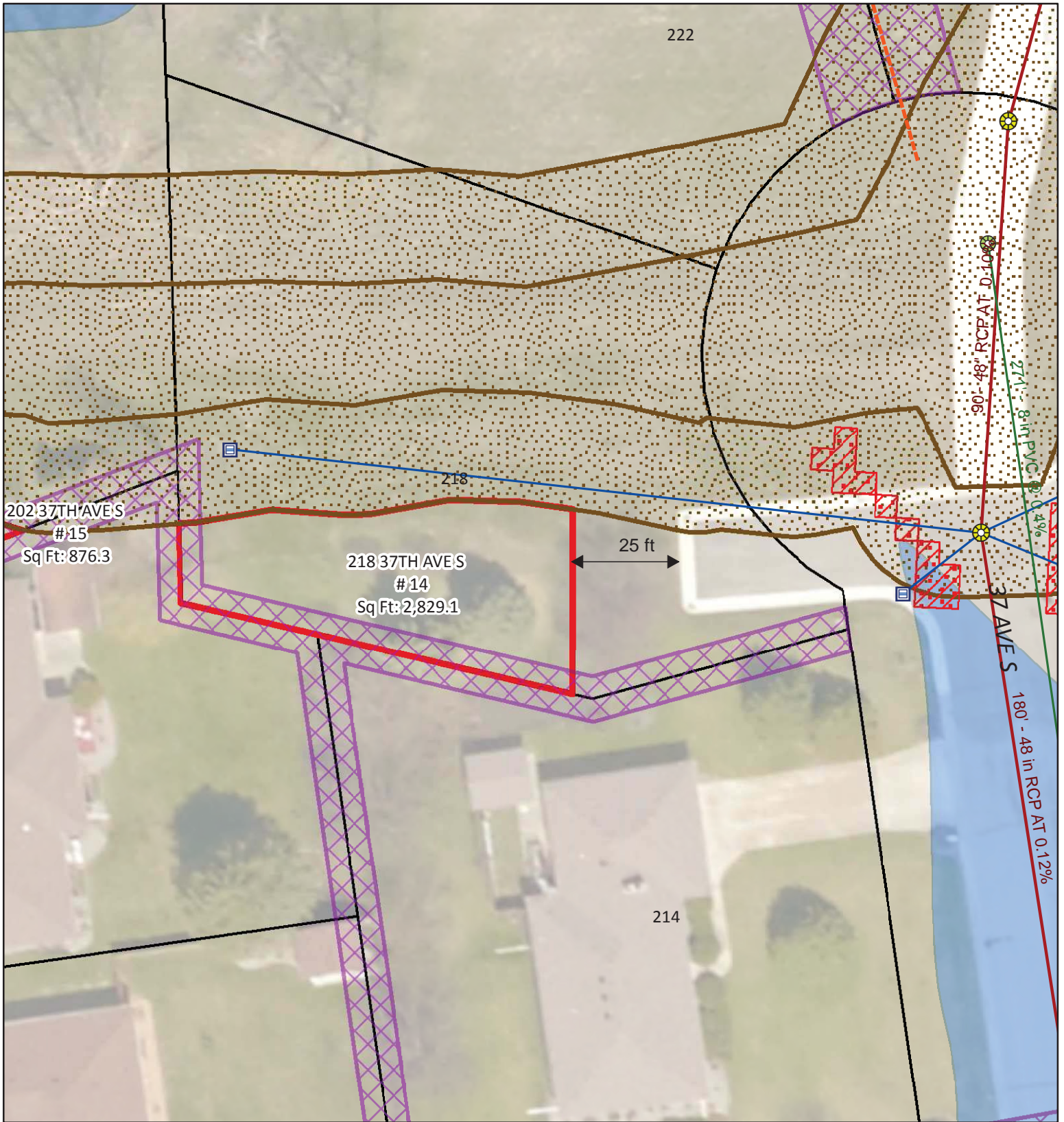
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Flood Buyouts - Parcel Sales Study





12 - 3505 Rivershore DR S

13 - 3509 Rivershore DR S





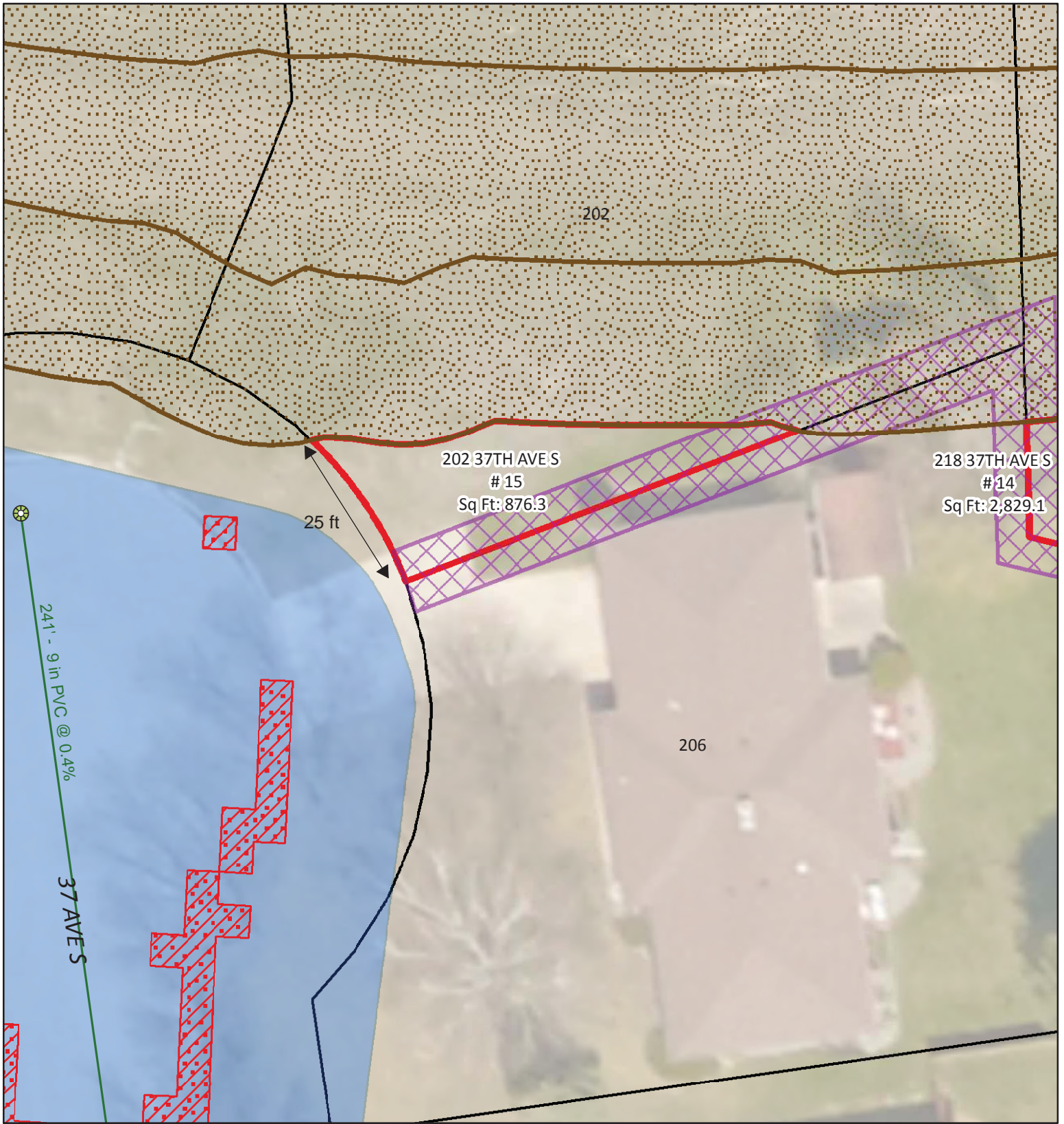
Legend

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Flood Buyouts - Parcel Sales Study

14 - 218 37 AVE S





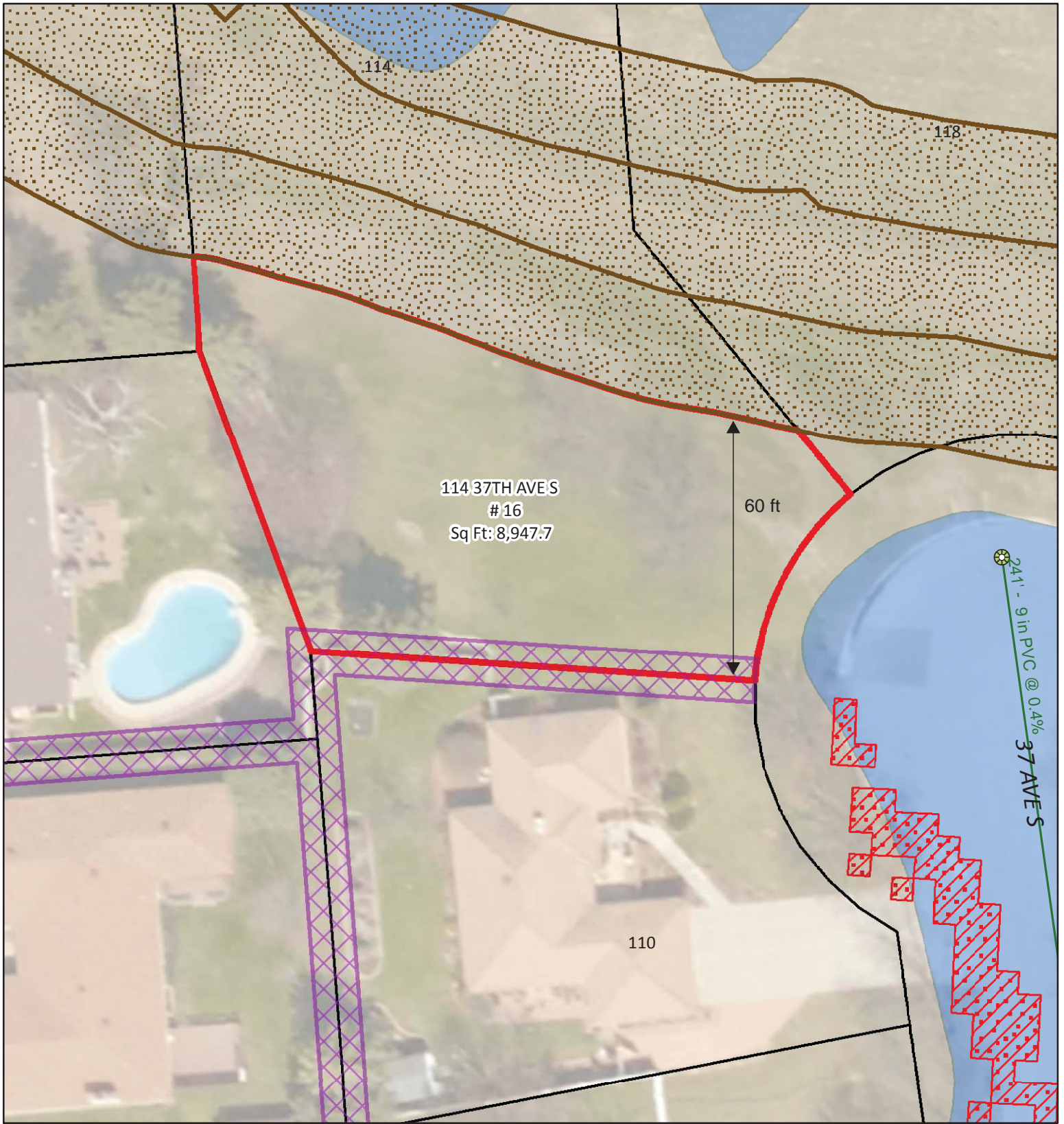
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Flood Buyouts - Parcel Sales Study

15 - 202 37 AVE S










114 37TH AVES
#16
Sq Ft: 8,947.7

60 ft

241 - 9 in PVC @ 0.49%
37 AVE S

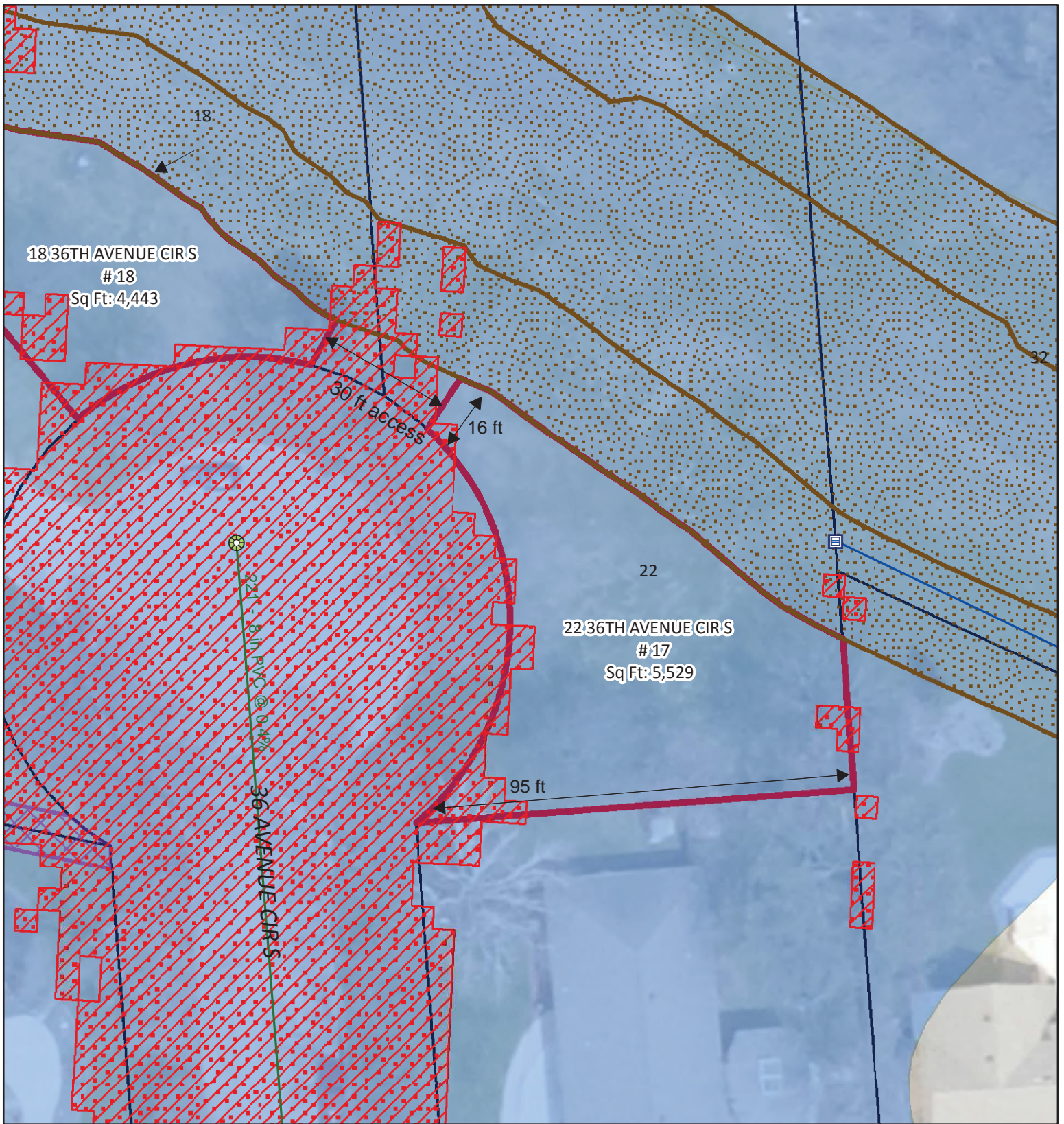
110

- Legend**
-  Preliminary Residual Floodplain
 -  Flood Levee including 25 ft buffer
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 -  Possible Sales 2015






Flood Buyouts - Parcel Sales Study

16 - 114 37 AVE S





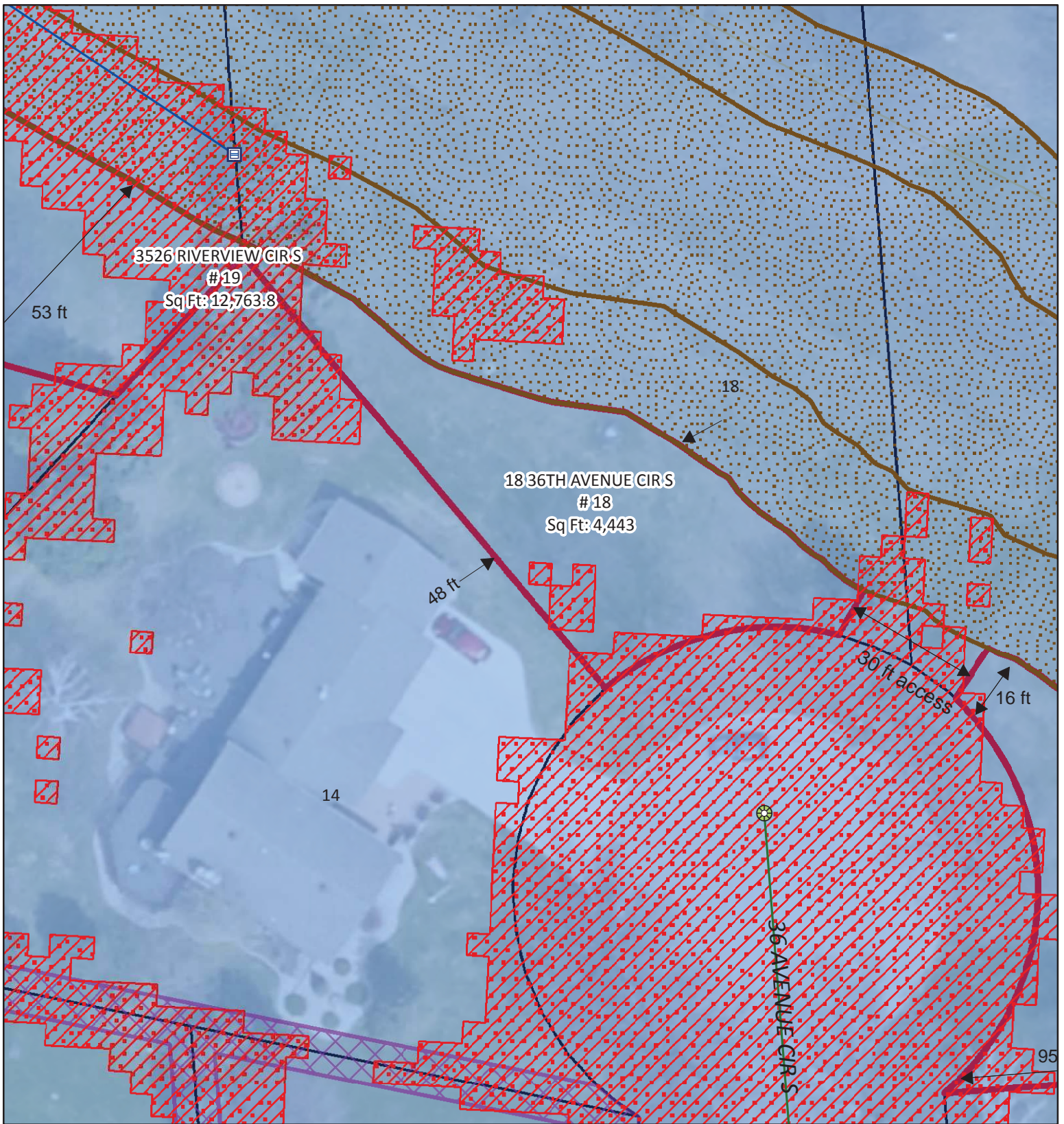
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

Flood Buyouts - Parcel Sales Study

17 - 22 36 Avenue CIR S





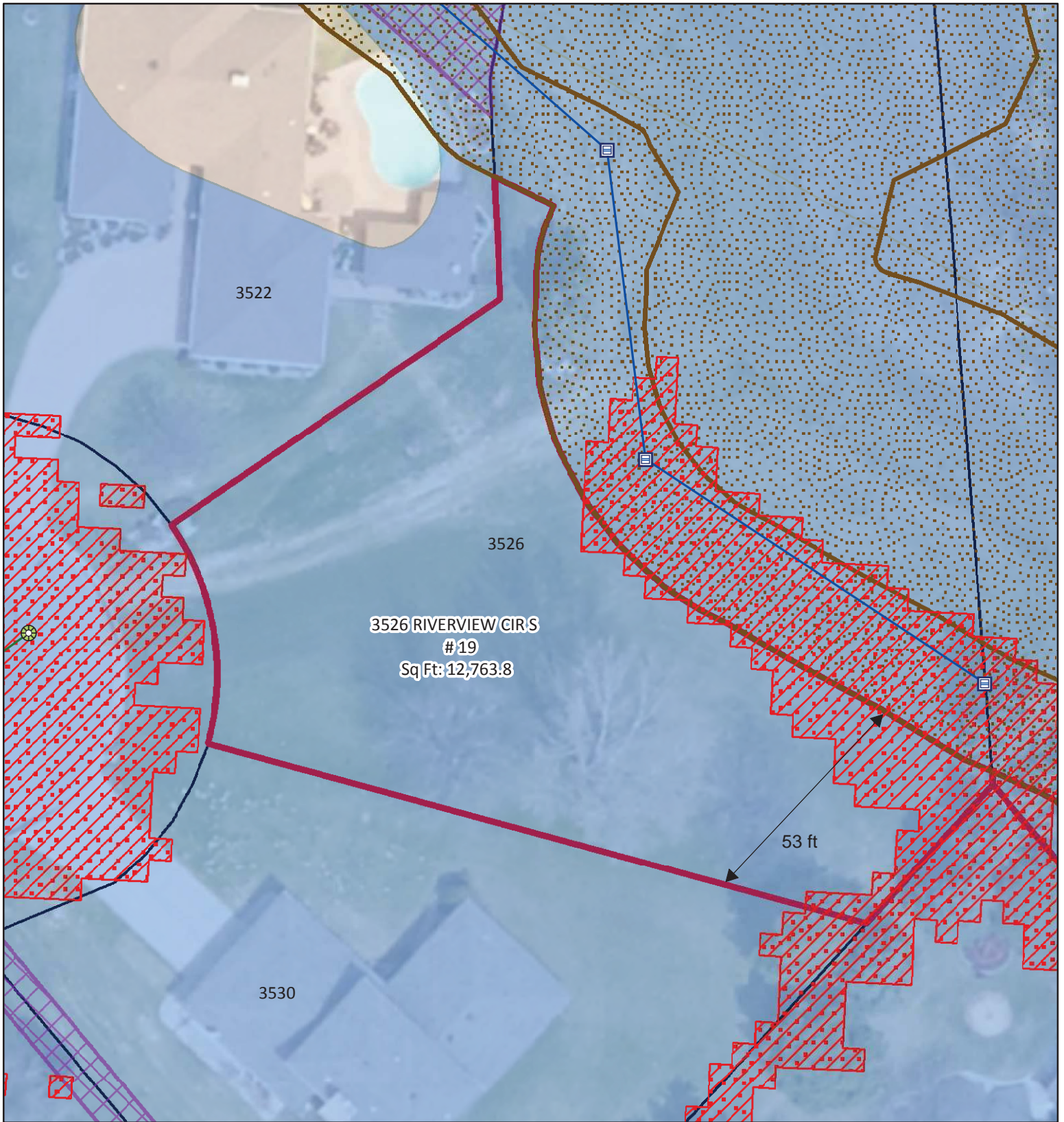
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

Flood Buyouts - Parcel Sales Study

18 - 18 36 Avenue CIR S





Legend

-  Preliminary Residual Floodplain
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-  Easements
-  100 Year Floodplain
-  Possible Sales 2015

Flood Buyouts - Parcel Sales Study

19 - 3526 Riverview CIR S



MOORHEAD RIVER CORRIDOR MASTER PLAN

Moorhead, Minnesota

CITY OF MOORHEAD

FARGO-MOORHEAD
METROPOLITAN COUNCIL OF
GOVERNMENTS

April 30, 2014



Flood Protection

First and foremost, the River Corridor's purpose is flood protection. This Master Plan recognizes this primary role. The purpose of this Master Plan is not to describe how the corridor will function for flood protection, but how it can go beyond flood protection to be an attractive, publicly accessible, and ecologically functioning community asset. All recommendations in this Master Plan support flood protection.

Attractive River Corridor

The purpose of an attractive River Corridor is to create a place that is aesthetically pleasing and is an asset to the surrounding neighborhoods and larger community. This includes clarifying policy on public landholdings and clearly delineating public and private property.

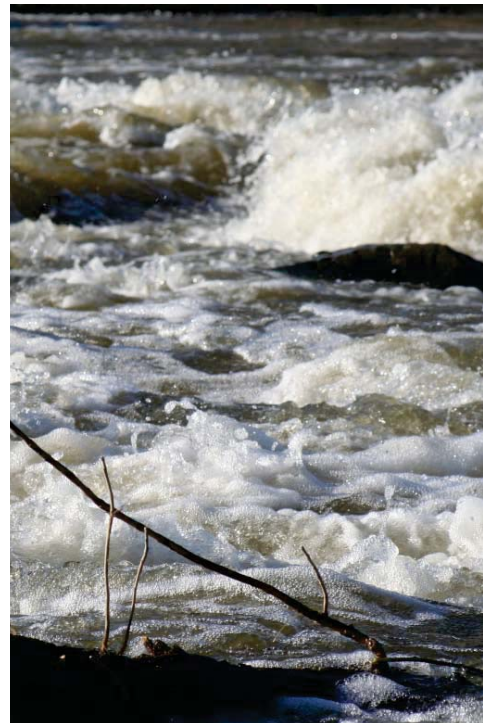
LAND HOLDINGS

The acquisition of property by the City of Moorhead, and subsequent construction of flood mitigation infrastructure, has created remnants of parcels that are not required for flood mitigation purposes or other public River Corridor uses. The sale or lease of these parcel remnants reduces the public cost for on-going maintenance and, if sold and combined with abutting properties, may provide opportunities to increase private property values and augment the City's property tax base. The following objectives are critical to the decision of leasing or selling these remnant public land holdings:

- » Maintain the integrity of the City's flood mitigation infrastructure.
- » Maintain unrestricted access to deploy temporary measures needed to implement the City's emergency flood plan.
- » Maintain neighborhood character and discourage absentee ownership or lease of remnant parcels.
- » Discourage additional private development and/or construction in areas not protected up to the standards of the City's flood mitigation goals.
- » Maintain public ownership of properties identified as part of this Master Plan for public use areas within the River Corridor.

Many, if not all, of the parcel remnants were part of a larger parcel acquired with State of Minnesota grant funding. The terms of the grant agreement do not allow sale or lease of property acquired with grant funds. Therefore, the sale or lease of parcel remnants has a budgetary impact on flood mitigation funding that must be considered by the City Council.

Remnant land areas should be considered for sale to adjacent land owners. Each sale must be carefully considered relative to the stated goals and to the implications of the original grant terms used to acquire the parcel. The practice of leasing public lands within the corridor should be greatly limited to circumstances where entering into such a lease will only enhance the ability of the City to achieve all of its flood mitigation goals as well as the vision for the River Corridor outlined in this Master Plan.



Land Protection and Public Land Holdings

It is essential that land areas needed for flood mitigation and for implementing the vision for the corridor be secured through public ownership or easements. This means that where lands are needed for flood protection, the city continue to pursue ownership. Remnant lands that are no longer needed for any flood mitigation activities are not needed to help implement the goals and objectives of the River Corridor Master Plan, should be considered for sale to adjacent landowners. Each sale should be considered independently and on their own merits. Given the long term reality of implementing flood mitigation improvements in the corridor through voluntary land acquisitions, the leasing of lands may be a valuable strategy to reduce maintenance/management costs in limited cases. These leases provide a means to efficiently manage lands until such time as remaining acquisitions can be completed that enable the final completion of a flood mitigation improvement. The following criteria should be used to guide decisions when considering short term leasing or disposing of public land holdings:

- » Land must be protected by natural ground, fill, or flood mitigation infrastructure to an elevation equivalent to the City's flood mitigation goal of 44 feet river stage for the area.
- » Land must not be needed for temporary emergency measures and/or access to flood mitigation infrastructure.
- » Land encumbered with utility easements (storm sewer, sanitary sewer, etc.) will not be sold, but may be leased with specific lease terms governing use.
- » Land must not be identified in the Moorhead River Corridor Master Plan as a candidate area for future public project/s.





Public Input Meeting
 Moorhead River Corridor Study
 Public Input Meeting #1



Public Comment Form

Those who wish to comment on the Moorhead River Corridor Study may also do so in writing. Members of the public are also encouraged to take the Moorhead River Corridor survey online at www.fmmetrocog.org. Written comments can be turned in at the end of the meeting, or mailed to: Metro COG, One North Second Street, #232, Fargo, ND, 58102. Additionally, comments can be emailed to: kline@fmmetrocog.org or faxed to 701-232-5043. Written comments must be received by January 25, 2013.

I would like the opportunity to lease the two adjacent properties to my property at 4503 River Haven Road. I would mow and maintain these properties without building on them.

Thanks Bert McRough

Thank you for your input!



Public Input Meeting
 Moorhead River Corridor Study
 Public Input Meeting #1



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Whatever is decided for use of
 public property in the river corridor,
 access and use should be free & open
 to everyone all year round.

There should be no restrictions since
 the river belongs to everyone and we
 are entitled to use it, and enjoy it.

Row Steger
 1217 Oak St N
 Fargo, ND 58107-2706

Thank you for your input!



Public Input Meeting
 Moorhead River Corridor Study
 Public Input Meeting #1



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There should be no leases of publicly owned lands adjacent to the river to private entities.

Thank you for your input!



Public Input Meeting
Moorhead River Corridor Study
Public Input Meeting #1

JAN 25 2013



Public Comment Form

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Our names are Rick & Donelle Dauner and we live at
26 36th Avenue Circle South. We would like the possibility of buying the
adjacent property to the North of us with the possibility of building a
garage there in the near future. There is ample room for a garage
to fit between the new dike and the street. We feel this would be
a great situation for both the City of Moorhead and ourselves. This would
provide the City with additional revenue each year because of increased
property taxes generated and the city would not be responsible for the
upkeep of the property. Thank you for considering our recommendation.
We can be reached at 218-236-9571

Sincerely,

Rick & Donelle Dauner

Thank you for your input!

GENERAL PUBLIC COMMENT SUMMARY

1/15/2013 - Public Input – General Comment Summary (by comment type)

Suggestions

Zone 1- Canoe portage at dam?
Connect MB Johnson and Trollhead
Tree Tour Guide?
Easement by levees in zone 8
Connect MB Johnson to Edgewood
Connect North Moorhead Davey Park to MB Johnson for the ultimate trail experience
Connect trails at MBJ to Edge
Bicycle/Walking Paths along River- connect to Fargo
Priority 6th Ave and gooseberry
Connection from Gooseberry to Trollwood
Create "Loops"
Bike Paths below 40 ave S?
Nature Trails
Connect MBJ to Edgewood
Trails 1st where there is no Fargo Trail (Yes!)
One new Bridge, but replace bridge at Oakgrove Gardens
More bike bridges connecting to Fargo
Easements for trails
New Bike Ped path at 3 St S and zone 6/7
Food Gardens
Easement possible in Zone 8 by levees?
Prairie's Edge Nordic Skiers (For Trail Grooming)
Trails at Trollwood-nice areas
New trees/sound barrier at bottom of zone 4 along existing flood levees
Woodlawn trail connection?
easements for continuous system
cross x-ski trails @ 8 st and 22nd Ave S – similar to Fargo
Make Natural Planting Zone a priority
Re-forest and restore
No motorized usage
Connect MBJP to Fargo to expand skiing opportunities
Ski trails for training, youth programs, and tourism
Connecting paths from Memorial park to Gooseberry Park
Historic Markers
Benches
Retain right of way south of gooseberry to city border for future paths/trails
Corridor should be for public use

Observations

Social/Economic Impact of trails is huge
Lake at the Isles- ex. Natural vegetation
bridge off of i-94 will be out of the flood plain
Not all parcels are contiguous.

There should be no leases of publicly owned lands adjacent to the river by private entities

Bike and walking paths along river connecting Moorhead bikeways on existing streets and Fargo path system
Paths and stairways at regular points along the levees to invite people over
Display signs with information concerning geology of the river and history
Save relics from power plant for display
Non-paved multi-use trail system like that at MBJP
Land should include a comprehensive non-paved trail system for biking/hiking/running/ski
Expand trails at Johnson Park
Create an urban waterfront community like that of Trinity River Vision in Fort Worth Texas
Open Space Use
Parking Spaces for public
Walking Trails
Fishing
Off road bicycle trails
Trails for running, walking, cross country skiing
Used by all ages
Restrooms
Make sure all dams have been rocked so that it forms a rapid
Create ponds on the bottomland to be replenished by spring high water – with fishing for 12 and under, skating in winter
Year round use
Small waterways to encourage wildlife
Flood/fireproof gazebo structures for shelters with firepit for warmth in winter
Christmas like lights year round
Nature/Historic Signs with old photos
Kayak rentals
River cruises
Boat launch
Flood resistant concession stands
Floating restaurant
Softball, soccer, tennis, basketball areas
Floral gardens
Amphitheater for music events

Individual properties still extend to the river
Buyouts have changed makeup of subdivisions
Some cul-de-sacs now serve half as many households as before
Ownership of underutilized streets is increased
Maintenance of property by local governments is

burdensome.
Ski races tend to be 10,20, 50K
Nordic Ski Club can teach trail grooming
Access should be free and open to everyone year round
because the river belongs to the people

Support and appreciation of natural trail environment with
beautiful river scenery and outdoors.
Duluth is using trails/active community to attract young
professionals
Too many tree limbs for boating, unsafe

Questions

Is the use of the space to be public or restricted?
What liabilities do adjacent property owners have adjacent
property owners have as to the unintended uses of
adjacent property that may overlap onto private property?
What liability do cities have for lack of management that
affects adjacent property owners (i.e. fire suppression,
weed control, forestry, wild life)?
What are the appropriate uses for property that can
benefit the community?

Should the corridor be segmented as to use? Or broad
based?
How will existing resources be utilized to properly manage
the corridor?
Will the community willingly support the level of
management support financially?
Will people who refuse the buyouts be charged to protect
them from flooding?

Concerns

Year round maintenance needs
Maintenance
Trail grooming
DNR Funding for Grooming
Individual properties along River are circled
Concerns regarding establishment, maintenance and
future management.
Concerned about control of noxious weeds such as thistles
and Russian knapweed.

Concerned about mosquito control.
Fire protection.
Access and use of space
Aspects of corridor as it relates to surrounding real estate
and value
Funding/Financial Support
8th/24th intersection is dangerous

Other

Riverside!

Bert McDonough wants to lease adjoining land for mowing/maintenance

Public Input from Affected Adjacent property owners

- 1) Complement the City for their diligence in pursuing the project (the natural environment plan for the permanent levee) and the manner in which griffin construction operated while constructing the levee
- 2) Concerns regarding establishment, maintenance and future management
- 3) In favor of plan so long as it addresses state statues concerning control of prohibited and restricted noxious weeds. Thistles are a concern as well as Russian knapweed which will eliminate other species of grass/forb. Long grass is a concern because it will provide a god habitat for mosquitos which carry west Nile. <side thought: how do bats do here>
- 4) Mosquito control of these areas should be addressed- either by adjusting budgeting for current mosquito control if it still exists. Or those adjacent to river forming a cooperative or organization to address the issue which could be costly to an individual
- 5) Fire protection in these areas. Allowing excess growth to accumulate can provide fuel for grass fire which could escalate into an urban forest fire.
- 6) Access to the space. Is it Public (ie parks) or is access/use restricted. There have been bon fires at 118 address. People also fish there.

- i. In summary they are concerned about fire, spread of weeds, overpopulation of mosquitos.
Concerned with management/maintenance

Public Input regarding the Red River of the North Corridor study

- 1) Concerned about aspects of the corridor as it relates to surrounding real estate within the corridor. The forces of value that effect property include (geographic, economic, legal, social)
 - a. Pieces of public property in the area vary from well maintained/irrigated/landscaped to parcels in their original wild land state. Not all parcels are contiguous. Individual properties still extend to the river and segment the corridor.
 - b. Flood buyout has changed the makeup of subdivisions as they were originally intended
 - i. Some cul-de-sacs now serve half the number of HH they previously did. Ownership of underutilized streets is increased.. <what??>
 - ii. Maintenance of property by local gov is burdensome. Previously more managed and more grass was mowed.

C. what liabilities do adjacent property owners have as to the unintended uses of adjacent property that may overlap onto private property? What liability do cities have for lack of management that affects adjacent property owners (ie fire suppressions, weed control, forestry, wildlife management)

d. what are the appropriate recreational/open space/park/ nature preserve or other uses for the property that can benefit the community? Should the corridor be segmented as to use? Or broad based? How will existing police, fire, park, forestry, and wildlife management resources be utilized to properly manage the corridor? Will the community willingly financially support the level of management require?

Public Input Forms from January 15th Meeting

- 1) Re-forest and restore! No motorized usage, please
- 2) From the perspective of a cross county skier, the proposed bridge between MB Johnson Park and Fargo would greatly expand the skiing opportunities in this area. Connection of these areas would provide 15-20 k for training (ski races in the reation are 10, 20, 50 k . better trail systems would allow for youth ski programs and get more people into the sport. Take advantage of the climate. Grooming of trails is tricky and the prairies edge Nordic ski club is a great resource of learning this skill. Allow for ski tourism too
- 3) Bert McDonogh would like to lease to properties adjacent to his. He just wants to mow and maintain- not build.
- 4) Would like to see connecting paths/trail from memorial park to gooseberry park./would like to see historic markers and benches along the path/trail for notable areas / make sure to retain the right of way south of gooseberry to city border for future paths/trails / levees are paid with public money and should have public use
- 5) Access should be free and open to everyone all year round whatever the use of the public property in river corridor may be. There should be no restrictions because the river belongs to everyone and they should be able to use and enjoy it.
- 6) There should be no leases of publicly owned lands adjacent to the river to private entities
- 7) I'd like to see more bike and walking paths along the river and connecting Moorhead bikeways on existing streets and fargo path system. Good to have paths or stairways at regular points along the levees to invite people to go up and over-either to get to a path or to greenspace. Have display signs at various points with information about the 1) geology of the river 2) history (ei old swimming area at 6th ave s, where old bridges were, where steamboats docked etc.. with old photos) assuming the power plant will be demolished- save relics and make part of a "defiant garden" 8th/24th s intersection is an impediment to walking and biking to gooseberry park and sunmart because the intersection is dangerous, unpleasant, etc. Nice to have community gardens on recently acquired land like Woodlawn point
- 8) Rick and "denelle dauner" at 26 36th ave circle south. They would like to buy the adjacent property to the north of us with the possibility of building a garage there in the future. There is ample room for a garage to fit between

the dew dike and the street. Buying the property would give the city additional revenue because of income tax and the city would not be responsible for the upkeep of the property.

Comments received by Wade

- 1) Fargo Moorhead Trailbuilders, a community organization dedicated to helping expand, educate, and develop of road trail access to community and surrounding area. Volunteer group who rep. growing community of outdoor enthusiasts. Working with Moorhead Parks and Rec for last few years to clean up the MB Johnson Park and develop multi-use and mtn bike trails. Official signage and trail maps are now being made available. Winter months reduce trail traffic, people use them for off-road snow bikes, xc skis, and snow shoes.
- 2) Again, Trailbuilders. Gratitude to Mhd Parks and Rec and FM Trailbuilders teamwork to bring only non-paved multi-use trail system to MB Johnson Park. The International Mountain Biking Association (IMBA) associated club has teamed up with Mhd Parks and Rec for last two years to create trail system in MBJP. Amazed at support and appreciation of this type of environment for appreciating what the beautiful river scenery and outdoors is all about. Residing close by, Tom Heilman can account for the amount of use of the trail. New faces on the trail, biking, hiking, or just enjoying the outdoors. Hope that use of the land will include a comprehensive non paved trail system for biking and or hiking. Communities all over the county are adopting this idea. Duluth is using it as a tool to attract young professionals.
- 3) Goals of Rory Beil- director of Cass Clay Healthy People Initiative. Goals to make Moorhead and Fargo the healthiest place in the US to raise a family. Hope land from flood buyouts will be used to create comprehensive off-road trail network for bicyclists, runners, skiers, hikers, etc. There is a growing demand. One of the most appealing traits a city can have to attract young professionals is a vibrant active community. Johnson Park is tremendous. It would be even better with expansion of current trail system.
- 4) Former Moorhead resident- now in Fort Worth Texas. Suggests Trinity River Vision which are projects to create an urban waterfront community to create a booming area for residents and visitors.
- 5) Suggestion: Open Space Use. Keep it semi park like <what does that mean> Put parking spaces along it so that public can enjoy walking trails along the way. Make nature accessible (birds and animal watching) Access to fishing. Boat ramps are not needed as the amount of tree limbs makes boating unsafe. Will people who refuse the buyouts be charged for the city to protect them from flooding? They should be charged for some of it.
- 6) Consider more off-road bicycle trails like the ones at MBJP that would provide a greater use for the land near the river. Trails for running, walking, cc skiing, for use of people of all ages. Increased traffic and additional paths will help deter crime. While paved multi use trail could benefit the space, off-road trails would keep younger people in the metro area rather than loading their bikes and money and going to trail systems at Cayuga County State Recreation Area, Minneapolis, Duluth.
- 7) Off-road bicycle trails like those in MB Johnson Park.- from a cyclist
- 8) Restrooms, Make sure all dams have been rockered so that it forms a rapid, Create ponds on the bottomland to be replenished by spring high water- fill with fish for ages 12 and under, <and how do you propose monitoring that?> clear snow off for skating in winter, small waterways to encourage wildlife to take up residency, flood/fireproof gazebo structures for shelter with firepit for warmth in winter, Lights-christmas type year round nature/historical signs with old photos, kayak rentals, river cruises, boat launch, flood resistant concession stand floating restaurant?, softball-soccer-tennis-basketball, floral gardens, community gardens, amphitheater for music events- from a former NDaker
- 9) Joan/Darryl Cooker want to join the committee for riverfront ideas. – mhd res/archite/teacher
- 10) Recreational use- off-road trails (like those in MBJP) properly built/maintained trail is non-invasive, health-focused, economy stimulating use of land. He might be associated with the Trail builders.
- 11) Greenspace, mowed grass and evergreens staggered near dikes. Weed free. Plant trees on boulevard areas to get them back to looking like part of the neighborhood. Keep all water. Biking and walking trails would be okay. Allow people on dry-side to plant vegetable gardens across the street if they keep the area maintained by mowing etc. Only charge minimal rent for these gardens. – resident of dry side who looks across street at boring mound of earth.

12) From Carolyn lillhaugen- heavy user of the trails. Chose to live there because of the trails. Rides bike to work at Concordia which is 3.3 miles away from home in south Moorhead. Biking is a family activity. Also cross county ski 4-6 days a week. Interests lie in additional trails and bike/pedestrian bridges to cross river. Like the concept of continuous bike trails on both sides of the river. Ideally paved trails where possible and the section from gooseberry to horn park would be a good place to start. Implement in stages. Luce line trail in the cities and elroy-sparta trail in Wisconsin are good examples of trails (using crushed lime rock until funding is secured for paving. Tree lined trails is important. In addition to paved bike trails, there are areas that could be cleared for hiking and skiing. Current examples are the perimeter trail in Lindenwood, trails in Johnson Park and the trail from the Lindenwood bridge to the toll bridge. One trail which has fallen into disrepair is the trail in river Oaks Park as his eagle scout project a decade ago. Eagle scouts could be another source of manpower to clear and maintain trails. A good location for a hiking/skiing trail would be in the woods behind Tessa terrace and Trollwood. Preferred bike bridge at Trollwood in south Moorhead and Johnson park in north Moorhead. Excited for the new bridge at gooseberry. Concern is that of sufficient surveillance.

MOORHEAD RIVER CORRIDOR SUMMIT SUMMARY

The Moorhead River Corridor Summit was held October 28-30th, 2014 to provide an opportunity for the public, stakeholders, and elected officials to provide input on initial ideas and concepts for the river corridor. The summit also increased public awareness and enthusiasm for the future of the river corridor.

The following meetings/events were held during the summit:

- **Agency Partners Roundtable:** City of Fargo, Fargo Park District, Oakport Township, DNR, Buffalo Red River Watershed District, Clay County
- **Recreation Partners Roundtable:** FM River Keepers, Prairies Edge Nordic Ski Group, FM Trail builders, Moorhead Country Club , Fargo Park District, Trollwood Performing Arts School
- **Red River Advisory Committee Meeting**
- **River Corridor Field Day:** Project Technical Advisory Group , RRAC, City Council/Commissions, public were invited to see key areas of the corridor first hand approximately 15-20 people visited each stop
- **Community Open House:** over 84 people attended
- **Technical Advisory Group Meeting:** to review input heard during the Summit

The input at each event had a slightly different focus, and a wide variety of topics, ideas and concerns were covered. The following is a summary of important themes that emerged from the Summit, organized by topic area. Attached are individual meeting summaries.

Overall themes

- There is recognition that the public open space on the river corridor has the potential to be a tremendous city asset for current residents and future generations.
- Overall, there is support and enthusiasm for public recreation along the river corridor.
- There is a lot of interest in restoration and re-vegetation.
- Generally Summit participants agreed that building on existing assets is logical; expanding the trail network from the current system Downtown and enhancing existing parks.
- There are concerns regarding safety and ability to monitor activities on the river corridor. A recurring idea is expand the role of the existing River Patrol into a more visible presence in Moorhead to not only police activity on the corridor but also take a role in education, recreation, and interpretive programs.
- There is universal recognition that clearer delineation of public and private land on the river corridor is needed.
- There is more education needed related to the benefits of enhancing the river corridor for recreation and trails.

Trails and bridges

- There is great deal of support for expansion of year-round linear recreation on paved and natural surface trails in the river corridor.
- There is a recognized need for improved/additional bridges. Priority (based on input) follows where residents live/work. Most frequently mentioned priorities are replacement of the

Memorial/Oak Grove Bridge and at least bridge south of I-94. There is public desire for bridge lighting.

- Year round trail use, including plowing paved trails for winter walking and biking as well as cross country ski trails, is important.
- Loop trails on both sides of the river near the two downtowns are desired (15th Ave N to Woodlawn).
- Locating trails above the 24' flood elevation is desired by all to reduce flooding and maintenance.
- Linking to a connected on-road network of trails is desired for commuting.
- A continuous river trail using both sides of the river is most feasible in the near-term; this would be most achievable in the mid-term if a bridge can be located near River Oaks Park (based on current public river corridor ownership on in Fargo and Moorhead).
- Benches and signage are frequently mentioned desired support amenities.
- Future bridge design needs to accommodate boat traffic. Bridges need to be high enough for recreational boats to easily travel under.
- There is interest in a ped-bike bridge between Fargo and Moorhead at Hjemkomst. The most feasible approach may be to improve existing bridges (1st Avenue, Center/NP Ave bridges).

Recreation Nodes

- There is interest in adding activities to existing nodes. Larger existing parks can act focal points for recreation. Specific ideas include:
 - Viking Ship/ Memorial/ Riverfront Parks– skate park, rebuild paved trail system above the 24' flood elevation;
 - Woodlawn – tennis, skating rink, ice hockey center; move shelter, restrooms and play equipment to the power plant site;
 - Horn Park – sledding;
 - River Oaks park – neighborhood amenities (basketball, playground), potential for camp ground, off-leash dog, fishing access, skating;
 - Bluestem – interest in more activities and the opportunity to share facilities with the performing arts school. There is a desire for winter recreation and a 5K trail loop for events.
- Partnership opportunities include:
 - River Keepers would like to locate an outdoor education lab, possible locations: Bluestem, Node at Riverview Circle, Woodlawn Park;
 - Northern Plains Botanical Gardens would like a long term lease on 12-15 acres for a garden and possible conservatory location, possible locations: Davy/Memorial/Riverfront/Viking Ship Parks, MB Johnson, Woodlawn Park;
 - Trollwood Performing Arts School would like to partner with the City to develop loop trails and winter recreation activities.

Interpretation, Cultural and Historic Resources

- There is enthusiasm for integrating cultural and historic interpretation along the river corridor.
- Specific input included:
 - A preference for integrating interpretation into design, interactive displays and publications;
 - Enthusiasm for boat tours;
 - Positive feedback on the preliminary interpretive themes: changing river, river history, river recreation, agricultural history, the changing landscape, and transportation.

Vegetation and Restoration

- There is strong support for re-vegetation of areas disturbed by levee construction.
- Reforestation is a priority.
- Residents are open to and interested in native or natural plantings and many like the natural character of the river corridor.
- There are concerns center around maintenance and keeping things from looking ‘weedy.’
- Overall there appears to be support for more manicured vegetation in high visibility areas and transitioning to more natural character towards the river.

Public Private Delineation

- Ensuring respect for private property is very important to current river corridor residents.
- There is consensus that universal signage, with the City logo, delineating public and private property is needed and would reduce conflict and frustration for river corridor users and residents.
- There is also interest in delineation with vegetation and fencing.

Ownership and lease / sell criteria

- Most public land along the river corridor is needed for flood mitigation and/or recreation; there is limited land with potential for lease or sale.
- Most input was positive in favor of the draft criteria.
- Remaining river residents are most interested in and have the most concerns about the draft criteria. Concerns include maintenance, desire for more flexibility in the criteria, and desire by adjacent property owners to lease or buy adjacent property for personal use.

Ownership and Oakport Township

- Buffalo Red River Watershed District has additional land along the river from Wall Street to Highway 93 (outside of the current study area).
- The Watershed District may be interested in transferring ownership of River Corridor Land to the City in the future.
- Much of the land will remain private with limited ability for continuous River Corridor public recreation between M.B. Johnson Park and Wall Street.

Maintenance and operations

- Comments echoed those from Phase 1 input that there needs to be a long term plan and funding for a River Corridor Maintenance Program.
- Clear communication of maintenance intent through signage and design is also important (signs at prairie restoration area; adding a mowed edge to natural areas as a ‘cue to care’; etc.).
- There is concern over ability to control invasive species in prairie and reforestation areas.

RED RIVER ADVISORY COMMITTEE WORKSHOP - (MARCH)



Hoisington Koegler Group Inc.
Creative Solutions for Land Planning and Design

Meeting Summary

March 5, 2013

River Corridor Advisory Committee, Moorhead River Corridor Study

Held Wednesday March 5th, 5:00-6:15

Hjemkomst Center, Oak Room

Meeting purpose: Preliminary Draft Study review, feedback on implementation priorities. All Committee members are encouraged participate in the River Corridor Resident Workshop immediately following.

Attendees: John Brummer, Bob Backman, Brenda Elmer, Rae Halmrast, Del Rae Williams, Nancy Otto, Bart Cahill, Julian Dahlqist, Darline Sween, Ben McDonough, Richard Jones, Tom Trowbridge, Larry Anderson, Kristie Leshovsky, Kim Citrowskie, Andrea Crabtree-Nayes, Bob Zimmerman FMCOG: Adam Altenburg, Wade Kline; Consultants: Lil Leatham (HKGi, project manager).

The meeting format was a presentation on the Preliminary Draft River Corridor master Plan and discussion. The topics of greatest concern and discussion were the lease sell policy and public private land delineation, and corridor character.

Lease Sell Criteria/Policy

- Bob Zimmerman, City Engineer, discussed issues related to FEMA accreditation and restrictions based on funding for buy-outs related to leasing or selling land obtained for flood mitigation.
- Committee comments included
 - The 44' factor is bogus (land for lease/sell)
 - If land is leased back to residents, citizens can maintain it better than the City
 - Would like to see more flexibility in buying back parcels

Public-Private Land Delineation

- The issue of trespassing will greatly improve with better delineation of public and private land
- Concerns over the plan recommendation that residents must pay for any property delineation treatment and not the City
- Concerns regarding working with landowners on appropriate treatment design on a case-by-case basis
- At this time the City has no way of funding delineation projects
- Consistent boundary signage is a good idea
- An issue with signage is that people don't read signs

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Corridor Character and Maintenance

- There are issues with cleanup in the spring Plan will provide guidance for maintenance
- Concerns over lost trees and need for tree replacement
- While the plan will designate forested/prairie areas, future tree loss is likely with future flood mitigation projects

Trails and Bridges

- Trails will be a good thing for the City
- City must do a better job of educating the public about all of the potential benefits of trails
- Concern about landowner liability if there is a trail easement on their property
- Interest in a ped-bike bridge to connect Fargo downtown with Hjemkomst (ped-bike improvements to the 1st Avenue Bridge are recommended in the Draft Plan to address this issue)

Funding

- A more visionary approach to funding is need; make Moorhead Parks a separate taxing authority OR Joint River Corridor Authority with Fargo



Hoisington Koegler Group Inc.
Creative Solutions for Land Planning and Design

Meeting Summary

March 5, 2013

River Corridor Residents Workshop, Moorhead River Corridor Study

Held Wednesday March 5th, 6:30-8:00

Hjemkomst Center, Oak Room

Approximately 30 residents attended (note, one of the sign in sheets was lost)

Meeting purpose: River corridor resident input on Preliminary Draft Study recommendations and priorities

Meeting began with an overview presentation. Attendees then divided into three groups organized by geographic area to discuss the plan and priority projects.

River Corridor Residents Workshop

Group #1 (North of Downtown)

- Delineating and respecting residential backyards along the corridor is a very high priority
- The idea of unified signage is very good
- Concern about the impact of dog-walking on wildlife
- Funding for the corridor should come from the entire city, not just River Corridor Residents
- Maintaining existing facilities is more important than adding new facilities

Group #2 (Woodlawn to I-94)

- General approval of the Plan
- General support for and approval for trails as contributing positively to the City
- Participants want to make sure that trails will not be routed on private property without landowner consent/easements
- Some participants did not mind the idea of a trail on their property and others had no interest in this
- One of the biggest issues for landowners in this area is public/private land delineation
- General approval of the idea of signage/delineation to help deter people
- Like the bike bridges; no consensus within the group as to the highest priority bridges
- Feeling that if cyclists/walkers are routed on adjacent streets until property is obtained the corridor would look and function much as it does today
- Support for continuing the 'natural feel' of the corridor
- Would like to see a sledding hill at Horn Park

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Group #3 (South of I-94)

- Like the bike bridges but people use the river for boating; bridges should be high enough to accommodate boats underneath
- Different levels of support for the River Oaks Park Community Park (a couple people at the table not happy with opening it up; others already use the area and would like to see it improved)
- Lots of concerns with the lease/sell criteria; most at the table not happy with the restrictions (most of the time spent talking about this issue)
- Several skeptical that signage/delineation will help deter people from going on private property
- Still, general approval of the Plan; actually agreement that once people start seeing initial projects being implemented that there will be more enthusiasm and support for the Plan



Open House Summary

Held: April 15, 2014 5:00-7:00
Hjemkomst Center, Moorhead, MN
Over 50 attendees

A community open house was held on April 15th, 2014 to increase awareness about the Moorhead River Corridor project and gather input on the Draft Master Plan and implementation priorities. Over 50 people attended. The meeting was open house format with display boards organized by topic area. Topics covered were:

- Welcome and Project Overview
- Trails and Bridges, Recreation Nodes
- Vegetation/Restoration and Interpretation
- Public/Private Transitions
- Lease Sell Criteria
- Project Prioritization
- The Defiant Garden

Opportunities for input included:

- Talking to FMCOG and City of Moorhead staff, consultants, and members of the Red River Advisory Committee
- Viewing display boards
- Writing comments on display boards
- Placing green dots on project prioritization display boards
- Written feedback forms
- On line input was available from April 8-28 on the City of Moorhead project website

The following is a summary of written comments collected at the meeting and on line organized by topic area.

Corridor Character and Public/Private Delineation

- Plant more trees where homes have been removed to buffer traffic/train noise
- Respect and maintain the quality of life for existing residents residing on the river corridor by education the public about property boundaries, there is currently too much intrusion onto private property

Connectivity Projects

- Bridge projects will facilitate walking, running, bicycling for residents
- Planned sidewalks and trails shouldn't be so close to major roads
- The Moorhead Country Club area needs more walking paths
- There is a need for a hiking and cross-country ski trails between Gooseberry Mound Park and River Oaks Park

- In general, please make hiking and cross-country ski trail loops longer
- Include a hiking and cross-country ski trail connection between River Oaks Park and Bluestem Park
- Natural surface trails would be a better trail option given seasonal extremes, than those paved with asphalt

Recreation and Parks

- Please improve existing parks first, program elements in these parks are poorly maintained and at times unusable, this should be given priority over expanding the system
- More parks will make for healthier children and adults
- There is a great need for more dog parks throughout the city
- Prairie restoration, mountain bike track, and dog park in Gooseberry Mound Park are good ideas
- School groups need outdoor education facilities at M.B. Johnson Park
- More gardens (Japanese/botanical) at Woodlawn Park would be nice
- Improve the fishing access at River Oaks Park

Habitat and Water Quality

- Improvements to wildlife areas will allow us to understand the history and importance of the Red River more fully

Interpretive Themes

- Historic information will help attract tourists and inform local residents about the Red River Corridor

Top 3 Priority Projects

- Bike and pedestrian bridges
- Restoration of native flora
- Safe and attractive parks for all ages
- Improvements, prairie restoration, and dog park in Gooseberry Mound Park
- More dog parks throughout the system
- Focus on improving existing parks first

Lease/Sell

- Continue to inform citizens and work to prevent misunderstanding through education about this ongoing process