



**CITY COUNCIL
MEETING AGENDA
SEPTEMBER 22, 2025 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

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 by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Agenda Amendments
4. Consent Agenda

All items listed with an asterisk (*) are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in accordance with the "Council Rules of Procedure". In such event, the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

5. Recognitions/Presentations
 - A. MoorHeart Recognition: Zachary Gruver
 - B. Donation: Spark Center for Entrepreneurship at the Moorhead Library Community Center - Goldmark Commercial Real Estate
 - C. Proclamation: Constitution Day & Citizenship Day
6. Approve Minutes
 - A. September 8, 2025 Meeting Minutes
7. Citizens Addressing the Council (Time Reserved: 15 Minutes)
8. *Mayor and Council Appointments
9. Public Hearings (5:45 pm)
 - A. Public Hearing to Consider Adoption for Special Assessments - 2024 Unpaid Administrative Penalties and Abatements
 - B. Resolution to Adopt Special Assessments - 2024 Unpaid Administrative Penalties and Abatements
 - C. Public Hearing to Consider Sale of City-owned Land located at 118 5 St S (58.575.1011)
10. Community Development Department

- A. *First Reading of Ordinance 2025-09: An Ordinance to Amend the Official Zoning Map Rezoning Downtown MU-3 Parcels and to Amend and Reenact Title 10, Chapter 15, Mixed Use, Chapter 18, Use Regulations and Chapter 20, Parking
- B. *Resolution to Approve Task Order with Mead and Hunt for the Fuel Tank/Pumps Project - Moorhead Municipal Airport Florence Klingensmith Field

11. Economic Development

- A. Resolution to Approve the Sale of City-owned Land located at 118 5 St S (58.575.1011)

12. Engineering Department

- A. *Resolution to Approve Acquisition of Easement(s); Moorhead Center Mall Redevelopment Streets & Utility Improvements Project, Phase 2 (Eng. No. 24-A6-02)
- B. *Resolution to Authorize Submission of Grant Applications – Flood Mitigation Improvements
- C. *Resolution to Approve Acquisition of Property; Bluestem Pedestrian Bridge (Eng. No. 22-13-04)
- D. *Resolution for Completed Public Improvement Projects Funded with Special Assessments
- E. *Resolution to Call for Assessment Hearing for Completed Public Improvement Projects Funded with Special Assessments

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

- A. *Resolution to Authorize Continued Participation in the Clay County Toward's Zero Death (TZD) Enforcement for 2025-2026

17. Public Works

18. Administration

- A. 2026 Preliminary Budget and Tax Levy
- B. Resolution to Approve the Preliminary 2026 City Tax Levy
- C. Resolution to Approve the Preliminary 2026 Economic Development Authority Tax Levy
- D. *Resolution to Authorize a Contract with MNDOT for the 2026 Large Capital Grant

- E. *Resolution to Authorize an Allocation of Statewide Affordable Housing Aid (SAHA) to Lakes and Prairies Community Action (CAPLP)
- F. *Resolution to Adopt 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16, relating to Tax Increment Financing, and authorize filing of certificate of approval of same with the Minnesota Secretary of State

19. Mayor and Council Reports

20. City Manager Reports

21. Executive Session

22. New Business

23. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



City Council Communication

September 22, 2025

SUBJECT:

MoorHeart Recognition: Zachary Gruver

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor Zachary Gruver with the MoorHeart award.

BACKGROUND/KEY POINTS:

The MoorHeart award recognizes individuals and organizations that go above and beyond to demonstrate community in our City by their actions and service. A team of volunteers from City boards and commissions selects award recipients who are recognized at City Council meetings.

The MoorHeart selection committee chose to recognize Zachary Gruver for his exceptional courage and selflessness, as well as his commitment to protecting our community. Zachary, a Minnesota State Trooper, was nominated by Trisha Feldt for an incident that took place September 17, 2024 in which he exhibited incredible bravery, risking his own life to save a local teenager in a malfunctioning car. Trisha notes: *"He stayed calm, cool and collected when helping this young man, which undoubtedly save his life."* As the runaway car reached speeds over 100 MPH, Zachary remained calm and collected, instructing the teenager to crash into the back of his car, risking his own safety, but slowing both to a halt. It is without a doubt that our community is a safer place with Zach in it.

Zachary is a Moorhead High School graduate and Moorhead resident. The City of Moorhead celebrates and thanks Zachary for his valiant efforts. His composure and courage continue to make Moorhead and surrounding communities a safer place. Congratulations, Zachary, and thank you for all you do!

The MoorHeart award is commemorated with a piece of art commissioned from local artist, Dennis Krull especially for this purpose. As you learn of others in our community doing great things, large and small, please consider submitting a nomination. Information on nominating others for MoorHeart consideration is found at cityofmoorhead.com.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager

Lisa J. Bode, Governmental Affairs Director

Addison Carlsrud, Governmental Affairs Assistant

Attachments: N/A



City Council Communication

September 22, 2025

SUBJECT:

Donation: Spark Center for Entrepreneurship at the Moorhead Library Community Center – Goldmark Commercial Real Estate

RECOMMENDATION:

N/A

BACKGROUND/KEY POINTS:

Brett Saladin with Goldmark Commercial Real Estate will be in attendance at the September 22 City Council meeting so the Mayor and City Council can recognize and thank Goldmark for its donation toward the Spark Center for Entrepreneurship at The Loop, Moorhead Public Library Community Center.

Council Member Emily Moore conducted the outreach with Goldmark resulting in this donation.

FINANCIAL CONSIDERATIONS:

Goldmark agents are donating \$6,000 toward construction of the project.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Attachments: N/A

OFFICIAL PROCLAMATION
CITY OF MOORHEAD, STATE OF MINNESOTA

- WHEREAS,** *September 17 marks the anniversary of the signing of the United States Constitution in 1787, a historic document that established the framework for our government and the foundation for the rights and freedoms of American citizens; and*
- WHEREAS,** *since 1952, the U.S. Congress has designated this date as a time to commemorate American citizenship and reflect on the privileges, rights, and responsibilities that come with it; and*
- WHEREAS,** *Citizenship Day is an opportunity for both naturalized and native-born citizens to renew their commitment to the core values of our nation, including liberty, justice, and the rule of law; and*
- WHEREAS,** *our community is enriched by the contributions of all its residents, including those who have recently become new Americans and chosen to make our city their home; and*
- WHEREAS,** *Constitution Week is also observed from September 17 to September 23, providing an opportunity for educational and civic groups to study the Constitution;*
- NOW, THEREFORE, I, Shelly Carlson, Mayor of the City of Moorhead, do proclaim September 17, 2025, as**

Constitution Day and Citizenship Day

and the week of September 17-23, 2025, as

Constitution Week

BE IT FURTHER RESOLVED, *that all citizens and organizations are encouraged to observe this time with activities that promote understanding of the Constitution and the responsibilities of citizenship.*

IN WITNESS WHEREOF, *I have hereunto set my hand this 17th Day of September, 2025.*



*Shelly Carlson, Mayor
City of Moorhead*



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
September 8, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (7): Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Absent (2): Lisa Borgen, Shelly Carlson

2. Pledge of Allegiance

3. Agenda Amendments

City Manager Mahli requested the Welcome Week Proclamation be read prior to the Moorhead police officer swearing-in to make time for family members and friends that were arriving.

Motion to Approve made by Heather Nesemeier and seconded by Emily Moore.
For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Consent Agenda

Motion to Approve made by Heather Nesemeier and seconded by Sebastian McDougall.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. Police Swearing In/Badge Pinning

Moorhead Police Chief Chris Helmick presented new police officers and badges were pinned. Mayor Pro Tem Chuck Hendrickson conducted the swearing-in.

B. Proclamation: 2025 Welcoming Week

Council member McDougall read the 2025 Welcoming Week Proclamation.

C. Presentation: Clay County Housing and Redevelopment Authority

Clay County Housing and Redevelopment Authority Executive Director Dara Lee and Deputy Director Dawn Bacon presented information on the CCHRA's 2026 Special Benefit Tax.

6. Approve Minutes

A. August 25, 2025 Meeting Minutes

Motion to Approve made by Ryan Nelson and seconded by Sebastian McDougall.
For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White,
Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

7. Citizens Addressing the Council (Time Reserved: 15 Minutes)

A Moorhead resident addressed the City Council regarding mold issues in rental properties.

A Moorhead resident challenged the City Council regarding the reading of a Land Acknowledgment at the beginning of each meeting.

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

A. Public Hearing to Consider 2025 Border City Enterprise Zone Program

Motion to Open Public Hearing made by Ryan Nelson and seconded by Nicole Mattson. For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Derrick LaPoint shared information on Moorhead's 2025 Border City Enterprise Zone program. At the Moorhead Economic Development Authority meeting on August 4, 2025, the EDA unanimously recommended an increase to the credit amount for the program year 2025 to 2026.

Motion to Close Public Hearing made by Ryan Nelson and seconded by Heather Nesemeier.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

B. Resolution to Approve 2025 Border City Enterprise Zone Program

Motion to Approve made by Deb White and seconded by Emily Moore.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

10. Community Development Department

- A. *Resolution to Approve Grant Agreement with MN Department of Transportation Office of Aeronautics for Maintenance and Operations - Moorhead Municipal Airport Florence Klingensmith Field
- B. *Consider Actions Relating to Projects at the Moorhead Municipal Airport - Florence Klingensmith Field
- C. *Resolution to Approve Task Order with Mead and Hunt for the PAPI Replacement Project Phase I
- D. *Resolution to Approve Agreement with the US Federal Aviation Administration for the PAPI Replacement Project Phase I

11. Economic Development

- A. Resolution to Approve an Option Agreement for DG Fuels for City-owned Real Property described as all or a portion of 2900 50 St S (58.900.1505)

Derrick LaPoint shared information on an option to purchase agreement from DG Fuels in support of a proposed Sustainable Aviation Fuel (SAF) facility in Moorhead.

Motion to Approve made by Heather Nesemeier and seconded by Sebastian McDougall.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. *Resolution to Approve the Sale of City-owned Land located at 2200 8 Ave N (58.214.0010) to Nygaard Nursery LLC

12. Engineering Department

- A. *Resolution to Reject Bids for Underground Utility Improvements for Partridge Creek 1st Addition (Eng. No. 25-A6-03)

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

- A. *Resolution to Approve Budget Adjustment #25-026 to Replace Rope on the Hjemkomst Ship

16. Police Department

17. Public Works

18. Administration

- A. Resolution to Approve Consent to the Clay County Housing and Redevelopment Authority 2026 Special Benefit Tax
Motion to Approve made by Heather Nesemeier and seconded by Deb White.
For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Sebastian McDougall, Chuck Hendrickson
Against 0: None
Abstain/Recuse 0: None
Motion Passed
- B. *Resolution to Approve New Liquor License to Kwik Trip, Inc
- C. *Resolution to Approve a Minnesota Lawful Gambling Premise Permit for Moorhead Youth Hockey Association

19. Mayor and Council Reports

Council Member Nesemeier thanked participants, organizers, and attendees of the Greater Moorhead Days Parade and Inclusive Moorhead social event afterward. Council Member Nesemeier also shared appreciation for people who attended the Wings & Wheels Fly-in and Car Show. Council Member Nesemeier shared an update from the Clay County Solid Waste Advisory Committee and stated Take Back Jack pumpkin composting program is planned and underway. Council Member Nesemeier mentioned that there is a Cass Clay Food Commission meeting in September. Council Member Nesemeier also invited the public to attend the Longest Table event at Trinity Lutheran Church in Moorhead on September 18.

Council Member Moore shared an update from the Park Advisory Board meeting on August 28. Council Member Moore also recognized Eagle Scout Ronan John for the presentation on his life-sized chess set in Davy Memorial Park. Council Member Moore shared an update from the Moorhead Economic Development Authority meeting as well as appreciation to David Heyer and James Whirlwind Soldier from the Minnesota Department of Employment and Economic Development for their presentation.

Council Member Ryan Nelson updated the City Council on a Red River Regional Dispatch Board meeting. Council Member Nelson recognized and thanked the five new police officers that were sworn-in earlier in the evening.

Council Member White provided an update from the MATBUS Coordination Committee.

Council Member Hendrickson attended a Red River Basin Commission meeting. Council Members Hendrickson and McDougal also attended the American Red Cross' Battle of the Cities and the Battle of the Badges blood drive recognition event in which the City of Moorhead and Fire and Police Departments received top honors.

20. City Manager Reports

City Manager Mahli thanked everyone who participated and assisted in Greater Moorhead Days.

21. Executive Session

22. New Business

23. Adjourn

Meeting adjourned at 06:26 PM.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson
Mayor

Christina Rust
City Clerk

The proceedings of this meeting are digitally recorded and are available for public review.

DRAFT



City Council Communication

September 22, 2025

SUBJECT:

Public Hearing for Special Assessments - 2024 Unpaid Administrative Penalties and Abatements

RECOMMENDATION:

The Mayor and City Council are asked to hold a public hearing and, after closing the public hearing, consider adoption of the special assessments for 2024 unpaid charges related to property maintenance enforcement abatement, penalties, rental registration and inspection services and public works services

BACKGROUND/KEY POINTS:

Notices were mailed to 90 affected property owners on August 27, 2025 and advertisement of the public hearing was published in The Extra on August 28, 2025.

Property Maintenance and Code Enforcement:

The administrative citation and civil penalty system was approved by the Clay County District Court in 2004 and has been utilized by the City since 2005. It has been the City's position to exhaust administrative remedies before pursuing these matters through the court system. The administrative citation system has proven to be an effective tool to streamline code enforcement for most properties.

Every effort is made to ensure fairness and consistency in enforcement. Most code enforcement is conducted on a complaint basis. Complaints are verified by a code compliance technician and when a code violation exists, property owners receive notice. When not prescribed by the City Code, compliance periods are established recognizing the complexity of the repair and weather conditions. Extensions may be granted for extenuating circumstances.

When the compliance period has concluded, the code correction is verified by the inspector. If the violation is not corrected, the property owner receives a civil penalty, as well as instructions on appeal procedures as applicable. The maximum civil penalty per violation is \$2,000 per year. Initial penalties are issued in the amount of \$100 for most violations or \$200 for life-safety violations; additional penalties may be charged for ongoing violations as often as daily, although it is the City's practice to charge less frequently unless the violation is a life-safety matter or the problems at the property have been chronic. Costs for abatements completed by contractors are also invoiced to the property owner.

The majority of administrative penalties are attributable to a very small number of property owners, including bank owners of foreclosed properties. Some of the smaller charges are underpayments of rental registration fees or missed appointment fees. The property owners were notified of the underpayments prior to processing the assessments.

The City makes extensive efforts to collect fees and charges prior to bringing these items forward for assessment.



City Council Communication

September 22, 2025

- The City has previously mailed to property owners an invoice and at least two reminder notices of all abatement costs and other delinquent charges. The second notice also includes a statement that the fees will be assessed with interest if not paid.
- Property owners who have received administrative citations and civil penalties for violations of Moorhead City Code were provided forms and instructions for the opportunity to appeal the citations within the invoice/s.
- The appeal period has expired on each of the items brought forward for assessment.
- Additionally, staff has had direct communications/discussions with most, if not all, of the property owners that have incurred significant administrative penalties in order to work through obstacles to compliance. Once an invoice is delinquent, unpaid charges are included on the City's website in the special assessments summary as proposed special assessments to alert title companies and potential buyers that there are outstanding charges that should be reviewed prior to purchase.

Assessment Objections: No formal written objections have been received. It is recommended that action regarding any contested assessments be deferred to a future meeting so Mayor and Council can receive a background report regarding the issue.

Assessment Modifications: Since publication and mailed notice, the following assessments were paid by the property owner. All payments/adjustments made will be receipted prior to finalizing the assessments.

- 426 14th St S / 58.721.1350 – Grass and Weed Removal (-\$132.80)
- 203 69th Ave NW / 58.622.0140 – Grass and Weed Removal (-\$360)
- 1017 9th St S / 58.414.0110 – Rental Re-inspections & Other Fees (-\$25)
- 710 Main Ave / 58.575.0280 – Rental Re-inspections & Other Fees (-\$380)
- 1228 15 ½ St N / 58.559.0330 – Rental Re-inspections & Other Fees (-\$250)
- 1215 7th Ave N / 58.240.0150–Nuisance/Property Maint. Abatements/Penalties (-\$500)

FINANCIAL CONSIDERATIONS:

Unlike special assessments for public improvements and infrastructure that are amortized over time, these special charges for delinquent fees, penalties, and abatement costs are intended for a one-year repayment. The exception is for petitioned tree removals, which are a five-year repayment. The costs to be assessed are as follows:

• Rental Registration and Inspection Penalties and Fees	\$8,210.00
• Nuisance/Property Maintenance Abatements/Penalties	\$23,606.00
• Snow Removal	\$1,032.50
• Grass/Weed Removal	\$6,636.90
• Unfounded Alarm	\$485.43
• Tree Removal and Branch Pick Up/Disposal	\$26,844.70
• Sanitation/Environmental Health Abatements	\$16,457.61
TOTAL	\$83,273.14



City Council Communication

September 22, 2025

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Kristie Leshovsky, Community Development Director
Alan Cooper, Lead Code Compliance Technician
Betty Kannas, Technical Office Specialist

Attachments: Mailed Notice – Example
Draft Resolution



CITY OF MOORHEAD
PO BOX 779
MOORHEAD, MN 56561

FINAL ASSESSMENT NOTICE

THIS NOTICE IS YOUR BILL

Payable after City Council
adoption of assessments
on September 22, 2025

August 27, 2025

PARCEL NO.:

PARCEL ADDRESS:

ASSESS PROJ NO:

811969

TOTAL TO BE ASSESSED: \$ 290.00

PROJECT DESCRIPTION: 2024 RENTAL RE-INSPECTION & OTHER FEES

Notice is hereby given that the Moorhead City Council will meet **Monday, September 22, 2025 at 5:45 pm, at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN**, to conduct a hearing on the above listed assessment improvement. Adoption of the proposed assessment may occur at the hearing. Notice of adoption will be posted on our website at www.cityofmoorhead.com under the NEWS tab or call 218-299-5434 to obtain this information. **No additional notices or billings will be sent.**

After adoption by the Council, payments can be made as follows:

Pay without Interest: After Council adoption of assessments, assessments can be paid in full, without interest, **until 4:30 pm, on November 14, 2025. Payments received after this date and time, for any reason, even if it is postmarked November 14, 2025, will be mailed back and one year's interest will be added.**

Make Payments Payable To: City of Moorhead

Mail To: City of Moorhead, Attn: Finance Dept., PO Box 779, Moorhead, MN 56561

Drop Off: City Hall, Finance Dept., 403 Center Ave., Moorhead, MN 56560

Credit Card: Call 218-299-5320 for credit card payments (no additional service fees are charged for credit card payments)

Partial Payments: Partial prepayments (minimum \$100) of the uncertified balance are allowed.

Unable To Pay In Full: If you are unable to pay the assessment, or any portion of the assessment by 4:30 pm on November 14, 2025, the full assessment or any unpaid balance, will be certified to the county and included for payment with your real estate taxes, beginning the payable year **2026**. Principal shall be paid in equal annual installments over a **1-year** period along with interest at the rate of **6.00%** per year applied to the remaining balance each year. The proposed assessment roll is on file with the City Clerk.

Objections: Written or oral objections will be considered at said hearing. No appeal may be taken to the amount of assessment unless a written objection, signed by the affected property owner, is filed with the City Clerk prior to assessment hearing or presented to presiding officer during the hearing. This assessment may be appealed to District Court pursuant to MN Statute 429.081 by serving notice of appeal upon the Mayor or City Clerk within 30-days after adoption of assessment and filing such notice with the District Court within 10-days after service upon the Mayor or City Clerk.

For questions regarding this notice: Email - Neighborhood.services@moorheadmn.gov

Call - Neighborhood Services at 218-299-5434 (TDD 711)

Visit - Neighborhood Services, City Hall, 403 Center Ave., Moorhead, MN 56560

If auxiliary aids or services are required for the meeting, call the City Clerk at 218-299-5166 10-hours prior to the meeting.

RESOLUTION

Resolution to Adopt Special Assessments – 2024 Unpaid Administrative Penalties and Abatements

WHEREAS, pursuant to proper notice duly given as required by law, the Mayor and City Council met on September 22, 2025 and heard any and passed upon all objections to the proposed assessment for unpaid special charges incurred on multiple properties located within the City of Moorhead; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota:

1. Such proposed assessments, as outlined below, are hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein is hereby found to have incurred the special charges in the amount of the assessment levied against it.
2. The following assessment shall be certified to the County on November 14, 2025, and included for payment with the property taxes payable in a one-year period at an interest rate of 6%:

2024 Rental Registration and Inspection Penalties and Fees -- Project #811969		
Parcel #	Address	Total Assessed Cost
580720310	915 16TH ST S	\$300.00
580890080	616 38TH AVE S	\$300.00
582690130	404 SUNRISE CIR	\$1,000.00
585380300	1301 5TH ST S	\$300.00
585750720	824 2ND AVE S	\$405.00
585750950	114 6TH ST S	\$415.00
586650430	1213 4TH ST S	\$300.00
586890310	919 18TH ST S	\$350.00
586890320	911 18TH ST S	\$525.00
586890330	903 18TH ST S	\$525.00
586890670	916 18 1/2 ST S	\$580.00
586890710	1010 18 1/2 ST S	\$390.00
587260610	1328 10TH AVE S	\$290.00
587540310	515 5TH ST S	\$325.00
587810050	1907 18TH AVE S	\$150.00
587810060	1909 18TH AVE S	\$150.00
587810070	1911 18TH AVE S	\$150.00
587810080	1913 18TH AVE S	\$150.00
587810100	1917 18TH AVE S	\$150.00
587810110	1919 18TH AVE S	\$150.00
587810120	1921 18TH AVE S	\$150.00
588050340	1411 22ND AVE S	\$290.00

588110360	2912 HANOVER AVE S	\$290.00
588360130	1721 7TH ST S	\$300.00
588720120	1123 16TH ST N	\$275.00
	Total	\$8,210.00

2024 Nuisance/Property Maintenance Abatements/Penalties -- Project #811970		
Parcel #	Address	Total Assessed Cost
580610030	3403 12TH ST S	\$400.00
580850103	1301 62ND AVE N	\$200.00
581830150	709 9TH ST S	\$1,200.00
582180320	1522 4TH AVE N	\$2,066.00
582180540	317 15TH ST N	\$905.00
583192140	516 18TH ST N	\$900.00
583240870	1016 4TH AVE N	\$700.00
583572960	3613 18TH ST S	\$10,700.00
583740110	1914 6TH ST S	\$200.00
583740310	1807 5TH ST S	\$1,600.00
584941610	405 14TH ST N	\$600.00
585020040	1325 23RD ST S	\$100.00
585020050	1413 23RD ST S	\$200.00
585750720	824 2ND AVE S	\$200.00
585750950	114 6TH ST S	\$1,000.00
586650430	1213 4TH ST S	\$100.00
587261500	1118 11TH ST S	\$100.00
588110420	2909 HANOVER AVE S	\$400.00
588160480	2922 29 AVENUE CIR S	\$400.00
588250010	401 5TH ST S	\$1,500.00
589000720	115 11TH AVE S	\$135.00
	Total	\$23,606.00

2024 Snow Removal -- Project # 811972		
Parcel #	Address	Total Assessed Cost
582960380	804 6 Ave S	\$437.50
589000720	115 11 Ave S	\$595.00
	Total	\$1,032.50

2024 Grass and Weed Removal -- Project #811971		
Parcel #	Address	Total Assessed Cost
580030125	318 44TH AVE S	\$220.00
580720180	1605 5TH AVE S	\$260.00
581380102	1612 52 1/2 AVE N	\$280.00
582180540	317 15TH ST N	\$514.40
582180560	307 15TH ST N	\$312.80
582180600	316 14TH ST N	\$180.00

582180630	1407 4TH AVE N	\$140.00
582960950	602 9 St S	\$47.20
583191540	611 15TH ST N	\$240.00
583572860	3837 18TH ST S	\$300.00
583572950	3621 18TH ST S	\$262.50
583572960	3613 18TH ST S	\$495.00
584780180	1304 5TH AVE S	\$385.00
585510110	1216 14TH ST N	\$540.00
586210100	1844 44TH AVE S	\$220.00
586210110	1852 44TH AVE S	\$220.00
587210770	1610 3RD AVE S	\$340.00
587280100	3010 41ST AVE S	\$180.00
587370110	1314 11TH ST S	\$200.00
588082830	3020 39TH AVE S	\$180.00
588160150	3713 VILLAGE GREEN CIR	\$240.00
588250010	401 5TH ST S	\$200.00
589000720	115 11TH AVE S	\$680.00
	Total	\$6,636.90

2024 Tree Removal and Branch Pickup -- Project # 811951		
Parcel #	Address	Total Assessed Cost
583190040	802 17TH St N	\$311.84
583240310	221 11TH ST N	3,964.41
583240640	310 10TH ST N	\$3,412.50
583580340	810 17TH ST N	\$2,038.84
587260930	1005 13TH ST S	\$5,267.00
	Total	\$14,994.59

2024 Unfounded Alarm -- Project # 811976		
Parcel #	Address	Total Assessed Cost
583070390	2320 2ND AVE N	\$161.81
586170201	1702 30TH AVE S	\$323.62
	Total	\$485.43

2024 Sanitation Abatements -- Project # 811973		
Parcel #	Address	Total Assessed Cost
585010050	1410 23RD ST S	\$1,349.70
588863401	4626 OAKPORT ST N	\$113.32
	Total	\$1,463.02

3. The following assessment shall be certified to the County on November 14, 2025 and included for payment with property taxes payable in a five year period at an interest rate of 6% (petitioned tree removals):

2024 Tree Removal and Branch Pickup -- Project #811950		
Parcel #	Address	Total Assessed Cost
582240140	910 14TH ST N	\$3,001.62
584941240	607 14TH ST N	\$15,008.11
585450230	1316 6TH AVE S	\$7,305.84
586710030	404 12TH ST N	\$1,529.13
	Total	\$26,844.70

4. The owner of any of the described property so assessed may, at any time prior to the certificate of assessment at the County Auditor, pay the whole assessment or partial payments of a minimum of \$100.00 towards a specified project.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended to the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Public Hearing to Consider the Sale of City-owned Land located at 118 5 St S (58.575.1011)

RECOMMENDATION:

The Mayor and City Council are asked to hold a public hearing to consider the sale of City-owned land which is the current Moorhead Public Library located at 118 5 St S (58.575.1011)

BACKGROUND/KEY POINTS:

Moorhead's current public library was constructed in 1962. A new library community center is under construction and expected to open in the Spring 2026.

Once vacated, the current library building and parking lot will be available for occupancy by a new owner. Per City Council direction, a notice was published regarding the availability and sale of the City-owned property.

FINANCIAL CONSIDERATIONS:

Proceeds from the sale shall be placed in a Building Improvement Fund for projects to correct red-rated facility deficiencies identified in the Facilities Condition Assessment and to address capital facility needs.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Mike Reitz, Assistant City Manager
Derrick LaPoint, DMI/Economic Development
Amy Thorpe, Economic Development

Attachments: None





City Council Communication

September 22, 2025

SUBJECT:

First Reading of Ordinance 2025-09: An Ordinance to Amend the Official Zoning Map Rezoning Downtown MU-3 Parcels and to Amend and Reenact Title 10, Chapters 15, Mixed Use, Chapter 18, Use Regulations and Chapter 20, Parking

RECOMMENDATION:

The Mayor and Council are asked to consider a First Reading of Ordinance 2025-09: An Ordinance to Amend the Official Zoning Map Rezoning Downtown MU-3 Parcels and to Amend and Reenact Title 10, Chapters 15, Mixed Use, Chapter 18, Use Regulations and Chapter 20, Parking.

BACKGROUND/KEY POINTS:

During the 2022 Onward Moorhead Comprehensive Plan update, new future land uses were approved throughout the city to reimagine development and redevelopment for the next 10 years. In order to implement those future land use updates, staff must make complimentary citywide zoning map changes and text amendments.

For this group of map amendments, staff is bringing forward an area of MU-3: Commercial Mixed Use parcels in downtown that were inadvertently left out of the last round of mixed use rezones. These MU-3 to MU-1 changes follow the new delineation for the MU-1: Downtown Center Mixed Use zoning district, which now runs from the River to 11th St, using the new underpass as the border.

These 31 MU-3 parcels were individually evaluated for map amendment impact and no new non-conforming uses would be created with these proposed changes.

In addition to the proposed zoning map amendments, staff continue to clean up Title 10, Zoning:

Proposed text change 1 - Reduction to minimum parking for housing:

Article 10-20-9: Number of Parking Spaces Required. As with other changes to modernize the zoning code related to housing development (e.g., previous reductions to density, lot depth, setbacks and lot coverage), we are now looking at minimum parking requirements related to housing. These reductions will put more decisions in the hands of property developers as to how they want to market their units (e.g., with parking, without parking, with bike parking only, etc.) and make it more feasible to add housing units to Moorhead, especially in infill areas.

The new parking requirements table will also have a provision to give the zoning administrator flexibility to work with developers in cases where further parking relief may be needed (e.g., a new 55+ community does not want to provide 1 parking space per unit because many senior citizens no longer drive).



City Council Communication

September 22, 2025

Proposed Dwelling Parking Requirements:

Dwellings:	
Multiple-family Apartments	Efficiency unit – 0 1- & 2-bedroom unit – 1 space 3 or more-bedroom units – 2 spaces
Single-family, Two-family, Triplex and Townhouse/Rowhouse	2 spaces per unit
Manufactured Homes	2 spaces per unit
Senior Housing	1 space per unit

Current Dwelling Parking Requirements:

Dwellings:	
Multiple-family Apartments	Efficiency unit – 1.5 spaces 1- & 2-bedroom unit – 2 spaces 3 or more-bedroom units – 2.5 spaces
Single-family, Two-family, Triplex and Townhouse/Rowhouse	2 spaces per unit
Manufactured Homes	not listed but CUP required for new parks
Senior Housing	1 space per unit

Proposed text change 2 - Add multi-family dwellings and Home Occupations to MU-4: Gateway Mixed Use

Proposed text change 3 - Add wireless towers and antennas to use table

Proposed text change 4 – Text cleanup. For text consistency, remove “Adult Use” under prohibited uses in the MU-3 chapter text as it is already prohibited in use table, which is how other districts address this use.

Proposed text change 5 - Update and clarify provisional and conditional use language

The Planning Commission held a public hearing on September 9, 2025 and unanimously recommended approval of the mixed use map amendments and Title 10, Chapter 15, 18 and 20 text amendments with no public comment. The complete Planning Commission packet can be found at: [City of Moorhead : Planning Commission](#)



City Council Communication

September 22, 2025

FINANCIAL CONSIDERATIONS:

Not Applicable

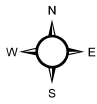
Voting Requirements: Majority of Council

Submitted By:

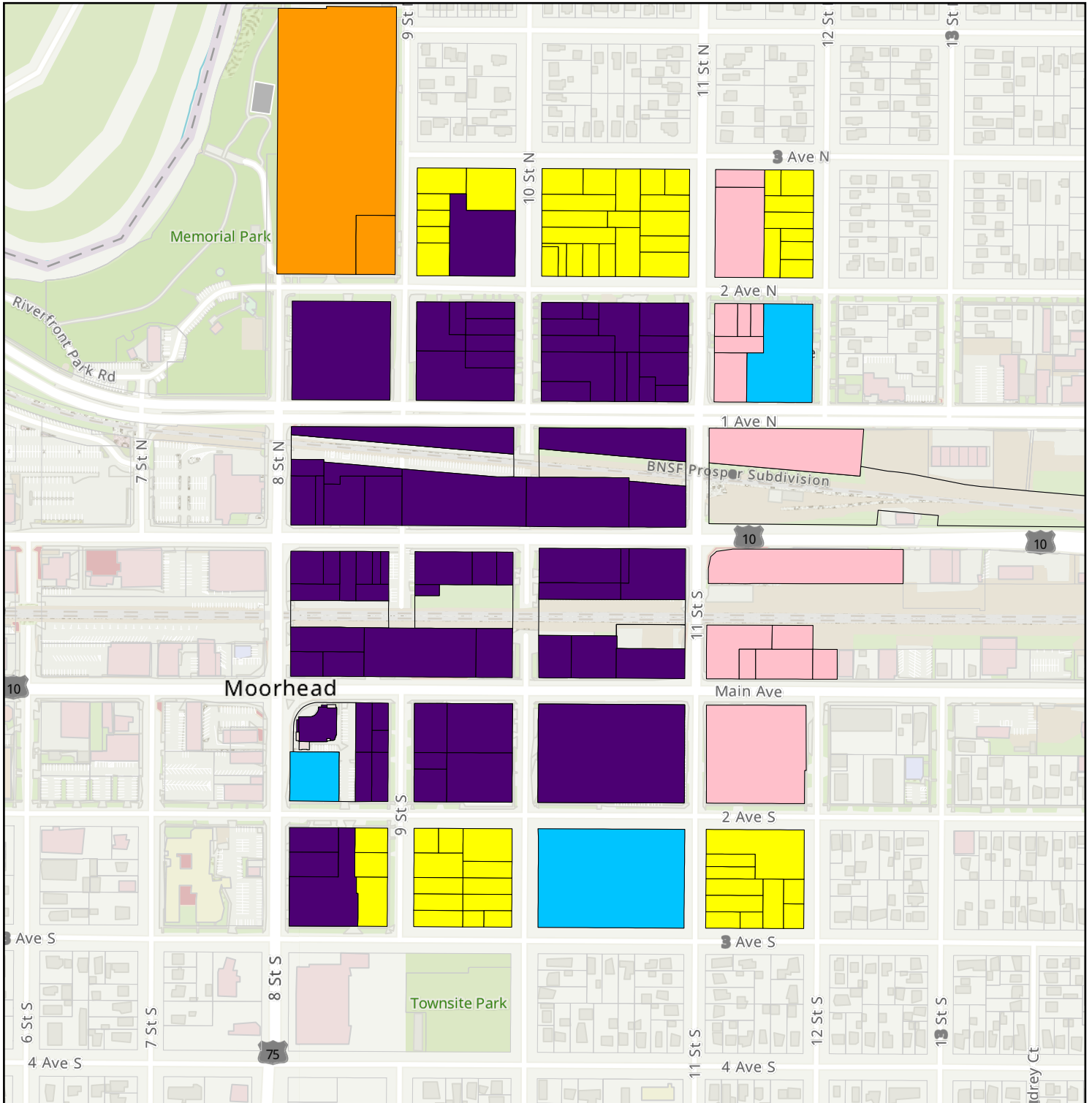
Dan Mahli, City Manager

Robin Huston, City Planner/Zoning Administrator

Attachments: Proposed & Current Zoning and Future Land Use Maps
Draft Ordinance 2025-09
Proposed Use Table Amendments

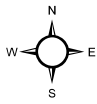


Proposed Zoning Map 8th Street to 11th Street

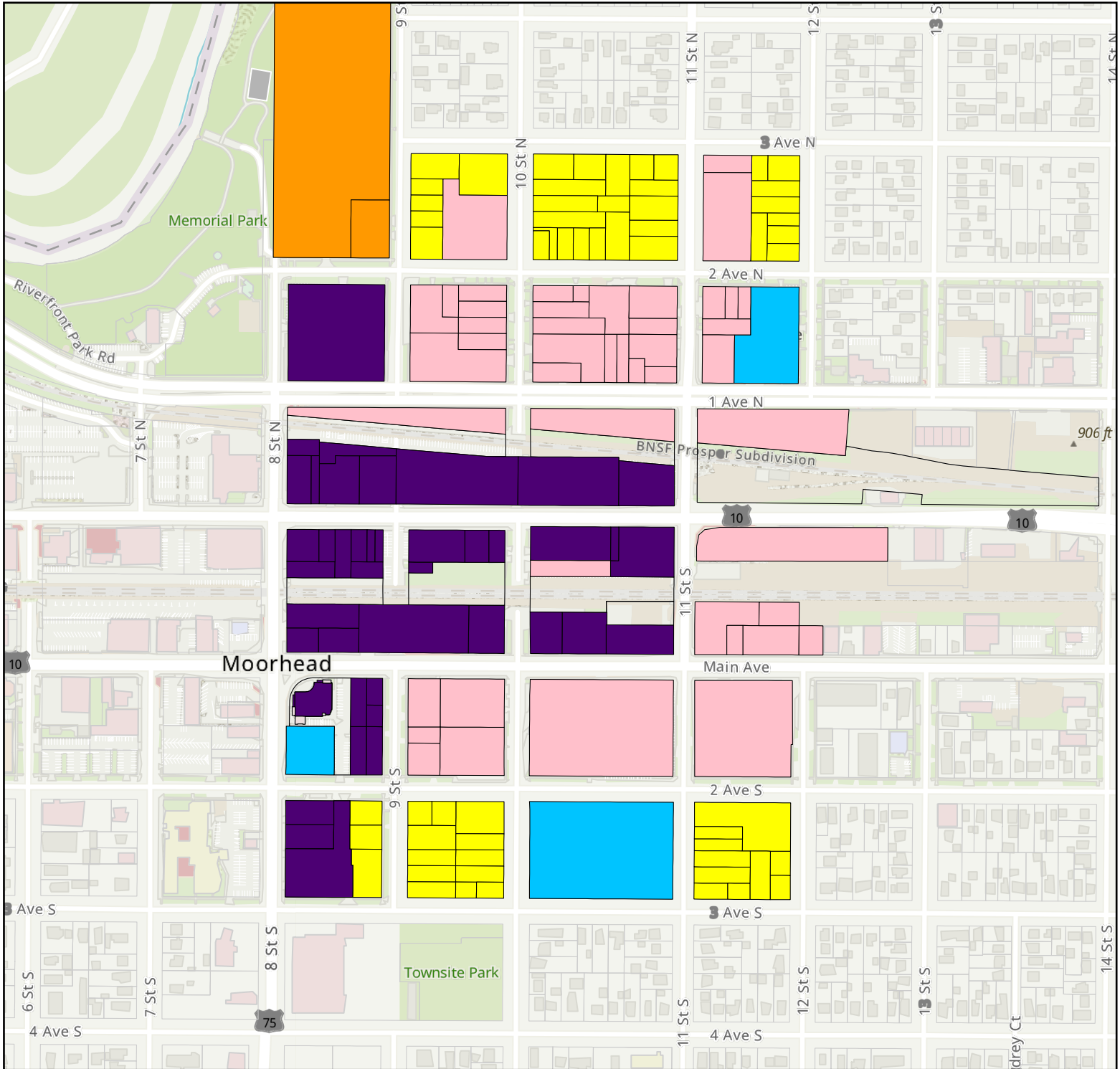


Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

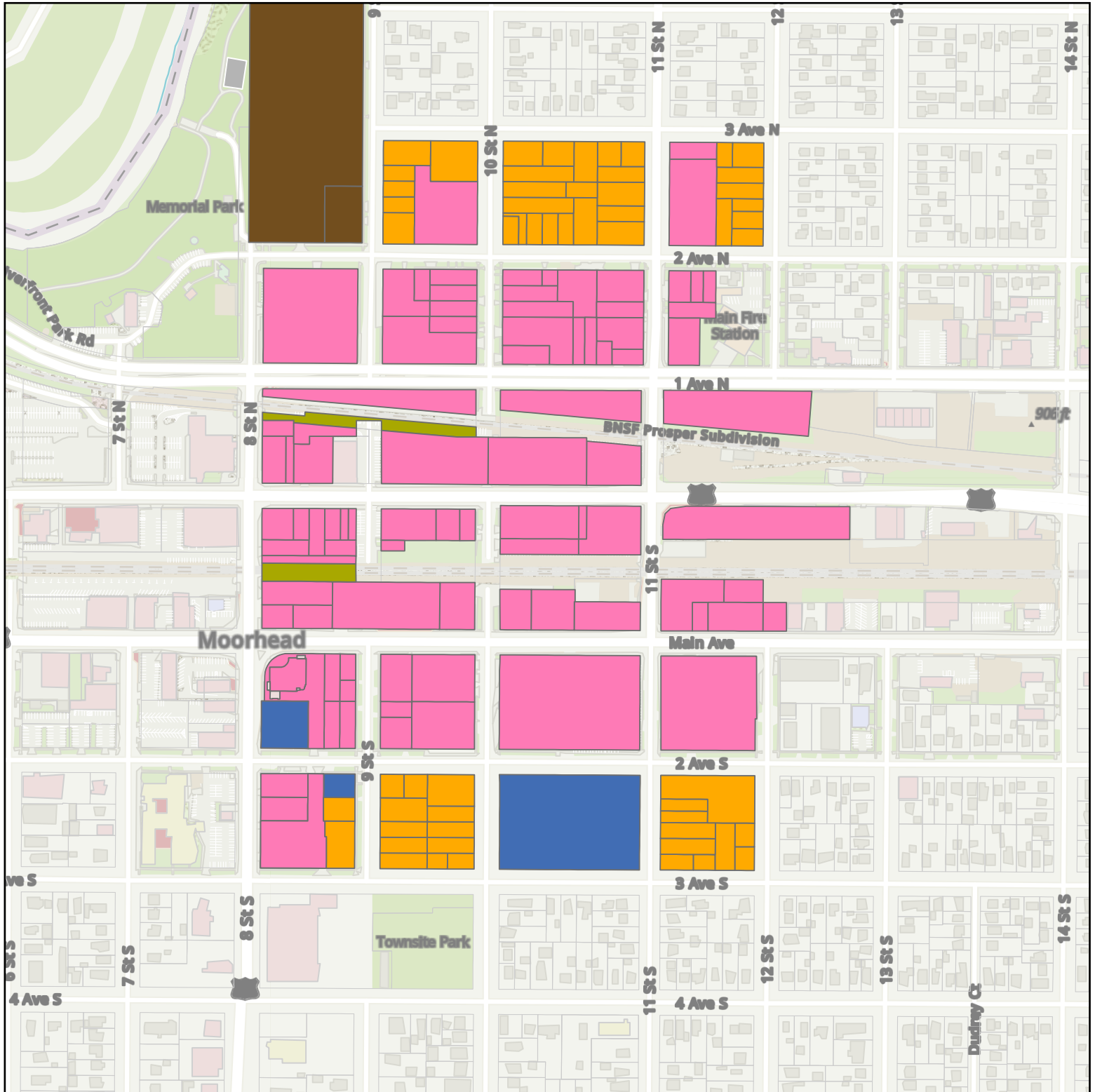


Current Zoning Map 8th Street to 11th Street














Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable



Future Land Use Legend

	Commercial		Medium Density Residential		ROW
	High Density Residential		Mixed Use		Railroad
	Industrial		Parks/Open Space		Transitional Areas
	Low Density Residential		Public/Institutional		

ORDINANCE 2025-09

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP IN ACCORDANCE WITH CHAPTER 3 OF TITLE 10 OF THE MOORHEAD CITY CODE REZONING DOWNTOWN PARCELS WITHIN MU-3: COMMERCIAL MIXED USE ZONING DISTRICT AND TO AMEND AND REENACT TITLE 10, CHAPTER 15, MIXED USE DISTRICTS, CHAPTER 18, USE REGULATIONS AND CHAPTER 20, OFF STREET PARKING OF THE MOORHEAD CITY CODE

BE IT ORDAINED by the City Council of the City of Moorhead as follows:

NEW

~~DELETE~~

SECTION 1. The **Official Zoning Map** of the City of Moorhead, Minnesota, in accordance with Chapter 3, Title 10 of the Moorhead City Code, is hereby amended to rezone the following as:

Parcel	Address	Current Zoning	New Zoning
58.109.0010	1002 1ST AVE N	MU3	MU1
58.109.0020	1004 1ST AVE N	MU3	MU1
58.324.0000	1007 1ST AVE N	MU3	MU1
58.324.0030	123 11TH ST N	MU3	MU1
58.324.0040	113 11TH ST N	MU3	MU1
58.324.0050	1021 2ND AVE N	MU3	MU1
58.324.0060	1022 1ST AVE N	MU3	MU1
58.324.0070	1020 1ST AVE N	MU3	MU1
58.324.0080	109 11TH ST N	MU3	MU1
58.324.0090	1026 1ST AVE N	MU3	MU1
58.324.0100	1036 1ST AVE N	MU3	MU1
58.324.0110	114 10TH ST N	MU3	MU1
58.324.0120	122 10TH ST N	MU3	MU1
58.324.0130	124 10TH ST N	MU3	MU1
58.324.0140	1015 2ND AVE N	MU3	MU1
58.324.0150	118 9TH ST N	MU3	MU1
58.324.0160	909 2ND AVE N	MU3	MU1
58.324.0170	125 10TH ST N	MU3	MU1
58.324.0180	123 10TH ST N	MU3	MU1
58.324.0190	115 10TH ST N	MU3	MU1

58.324.0200	111 10TH ST N	MU3	MU1
58.324.0230	215 10TH ST N	MU3	MU1
58.408.0120	101 11TH ST S	MU3	MU1
58.575.0480	913 MAIN AVE	MU3	MU1
58.575.0520	903 MAIN AVE	MU3	MU1
58.575.0540	114 9TH ST S	MU3	MU1
58.575.0550	124 9TH ST S	MU3	MU1
58.575.0600	113 10TH ST S	MU3	MU1
58.575.0625	901 1ST AVE N	MU3	MU1
58.575.1990	900 1ST AVE N	MU3	MU1
58.900.0755	0 CENTER AVE	MU3	MU1

SECTION 2. Title 10, Chapter 15, **MIXED USE ZONING DISTRICTS** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

Article 10-15C-6: PROHIBITED USES:

The following are prohibited uses in the MU-3 district:

Adult use.

...

SECTION 3. Title 10, Chapter 18, **USE REGULATIONS** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

Article 10-18-1. USE TABLES AND UNLISTED USES

...

See attached zoning use table

...

Article 10-18-2: Provisional and Conditional Use Requirements:

The following are approval criteria established for provisional and conditional uses identified within a particular district in the use table this chapter and also applicable in guiding conditional use permit applications as defined in chapter 4 of this title.

All uses shall comply with building, fire safety and health codes and zoning and business licensing requirements. All applicable state and local regulations shall strictly be adhered to and all required operating permits and licenses shall be secured.

These criteria, and any additional conditions required by the city council, shall be met in order to be approved within their respective district.

The criteria listed below are applicable where uses are identified in a particular district as “provisional use” or “conditional use”. The provisions also shall be applicable in guiding conditional use permit applications as defined in chapter 4 of this title.

...

D. State licensed assisted living and service-based facilities adhering to all regulations of MN Statutes 245.11 and Rules.

E. State licensed or certified childcare centers adhering to all regulations of MN Statutes 142B and Rules.

F. State licensed family childcare adhering to all regulations of MN Statutes 142B and Rules.

...

U. Bars, taverns, nightclubs.

Bar, tavern, nightclub, brewery, distillery with or without live music/DJ or patio. Also, bar/restaurant or cocktail/wine bar with live music/DJ or patio:

- ~~1. Where feasible, shared parking or use of public parking facilities shall be utilized.~~
- ~~2. Said uses in the neighborhood commercial district shall be limited to no more than two thousand (2,000) square feet of serving area.~~
 1. Any uses located within four hundred feet (400') of a residential district use shall be completely enclosed whenever amplified sound is used. “Completely enclosed” means that windows and doors are not open and where deemed necessary by the zoning administrator, the entrance to the establishment shall include a double set of doors separated by an entryway to prevent sound from escaping to the outside as patrons enter.
 - a. Exceptions: amplified sound may be allowed temporarily by special city permit and/or in section 4-4-2, “Noise Control Regulations,” of city code.
 4. Said uses shall not be established immediately adjacent to (directly above, below or beside) any residential use without first receiving a conditional use permit.
 - ~~a. Exception: Uses which have a patron service area of two thousand (2,000) square feet or less are permitted and do not require a conditional use permit if they are established immediately adjacent to a residential use.~~
 2. Said uses shall locate and operate in conformance with the city's business and license regulations and noise control regulations.

V. Contractor, industrial office, off site service/repair, yards (roofers, landscapers, builders, etc.):

Contractor offices/sales rooms/supplies with or without outdoor display or storage:

1. All equipment and materials shall be enclosed in a permanent structure or completely screened from adjoining properties and public right of way. This does not include “displayed” items for sale.
2. The entire site, other than that occupied by buildings and planting areas, shall provide systems to control material storage on site, where permitted, and hard surfaces with a material to control dust and drainage, subject to approval of the city engineer.

~~Contractor's work vehicles, when on site and not in use, shall be parked behind the principal building and not within required building setbacks.~~

3. ~~Contractor's work vehicles and delivery vehicles shall be directed to the nearest collector or arterial street and shall not be routed through residential streets.~~

3. Fabrication or similar work is not conducted at the site.

4. Required parking and landscaping areas may not be used for storage or display items.

...

Y. Car Impound lots or Salvage yard

1. The entire industrial site, other than that occupied by buildings, ~~structure~~ and planting areas, shall be surfaced with a material to control dust and drainage, subject to the approval of the city engineer.

2. Impounded or salvage vehicles cars for the purpose of this title shall be considered "outdoor storage" and shall comply to all applicable lighting, fencing, drainage, landscaping and other site development standards in chapter 19 of this title, as determined by zoning administrator. ~~shall apply accordingly.~~

3. Impound lots or salvage yards shall be set back a minimum of two hundred feet (200') from a residential use district. ~~Required screening from residential use (section 10-19-18 of this title) shall be not less than six feet (6') in height at the time of installation. Building and impervious setbacks must be sized to accommodate the required screening.~~

4. ~~Vehicular access points shall be subject to approval of the city engineer and create a minimum of conflict with through traffic movement.~~

5. Impound lots shall not operate as automobile wrecking salvage yards, ~~junkyards or salvage yards~~, as defined in section 10-2-2 of this title.

6. The number of impounded or salvage vehicles stored on a parcel may be limited based on parcel size, as determined by the zoning administrator.

...

SECTION 4. Title 10, Chapter 20, **OFF STREET PARKING** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of the chapter have been omitted from the text below):

...

10-20-9: NUMBER OF PARKING SPACES REQUIRED:

...

Use	Minimum Number Of Off Street Parking Spaces ¹
OLD LANGUAGE:	
...	
Elderly (senior citizen) housing	Reservation of area equal to 1 parking space per unit
...	
<u>Multiple-family dwellings</u>	1 ½ spaces per efficiency unit; 2 spaces for 1 and 2 bedroom units;

	And 2 ½ spaces for 3 or more bedroom units. Spaces required are in excess of those required by state or federal law. No off street parking space may be used to meet the parking space requirements of this title if a separate fee is charged to the tenant for the use of the space over and above the basic rent for the dwelling unit.
...	
Single-family, two-family, and single-family dwelling units	2 space per unit
...	
NEW LANGUAGE:	
...	
<u>Dwellings:</u>	
<u>Multi-family apartments</u>	<u>Efficiency unit – 0</u> <u>1 & 2 bedroom unit – 1 space</u> <u>3 or more bedroom units – 2 spaces</u>
<u>Single-family, Two-family, Triplex, Townhouse/Rowhouse</u>	<u>2 spaces per unit</u>
<u>Manufactured homes</u>	<u>2 spaces per unit</u>
<u>55+ communities</u>	<u>1 space per unit</u>
...	

(Ord. 2014-01, 1-27-2014; amd. Ord. 2019-05, 5-28-2019)

Note 1. The zoning administrator shall have the authority to approve further reductions to minimum parking space requirements that are consistent with the purposes of this chapter.

...

This Ordinance shall take effect after publication in accordance with the Moorhead City Charter.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 09/22/2025

E-Post:

Second Reading:

Publication:

10-18-1: USE TABLES AND UNLISTED USES:

Current and Proposed 9.9.25

The following tables specifies permitted, provisional and conditional land uses in the city of Moorhead:

- P

=

Permitted use
- CU

=

Conditional use permit
- ()

=

Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU

=

Provisional use
- Blank

=

Prohibited

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Adult establishments	All types											P ¹	P ¹
Agricultural related	Farm cooperatives											CU	CU
	Farm supply store								P	P	P	P	
	Feed mixing											CU	CU
	Fertilizer manufacturing												CU
	Grain elevator or produce collection/distribution											CU	CU
	Implement dealer/services								PU (P)	PU (P)	PU (P)	P	P
	Manufacturing/processing, general											CU	CU
Animal services	Animal shelter								PU (Q)	PU (Q)	PU (Q)	P	P
	Groomer (no kennel)						P		P	P	P	P	
	Groomer/kennel/daycare								PU (Q)	PU (Q)	PU (Q)	P PU (Q)	P
	Pet store (live animals)						PU (Q)		PU (Q)	P PU (Q)	PU (Q)	P PU (Q)	
	Veterinary clinic or hospital						PU (Q)		PU (Q)	P PU (Q)	PU (Q)	P PU (Q)	
Auto/transportation related	Auto/truck/recreational vehicles/boats/trailers/ motorcycles sales, rental, service and repair								CU (R)	CU (R)	CU (R)	CU (R)	CU (R)
	Automotive service station (gasoline/repair/service facility)								CU (R)	CU (R)	CU (R)	CU (R)	CU (R)

	Car wash and auto detailing								PU (R)	PU (R)	PU (R)	P	P
	Impound lot											CU (Y)	CU (Y)
	Parking lot (as a principal use)	CU (I)	CU [I]	CU [I]	CU [I]	CU [I]	PU (S)	CU (I & S)	PU (S & I)	PU (S)	PU (S)	P	P
	Parking structure						CU [M]		CU [M]	P	P	P	P
	Salvage yard												CU (Y)
	Tire shredding/recapping or retreading											CU	CU
	Transportation/freight/cargo terminals											P	P
	Truck stops/truck parking											P	P
Cannabis and hemp related	Cannabis or tobacco paraphernalia or tobacco/vape shop						P	P	P	P	P	P	P
	Home/personal cultivation of hemp or cannabis flower	P	P	P	P	P	P	P	P	P			
	Home/personal extraction or sale of hemp or cannabis flower and products												
	State-licensed lower-potency hemp edible retailer-only and the following cannabis-related uses: delivery service, event organizer business and retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis combination business						PU (FF)	PU (FF)	PU (FF)	PU (FF)	PU (FF)	P	P
	State-licensed medical cannabis cultivator or processor											P	P
	State-licensed lower potency hemp edible, cannabis edible or medical cannabis edible production (breweries and small-batch						P		P	P	P	P	P

	baking/cooking with associated packaging only)												
	State-licensed lower-potency hemp concentrate manufacturing and the following cannabis-related uses: cultivator, manufacturer, testing facility, transporter and wholesaler											P	P
	State-licensed cannabis microbusiness						PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)
	State-licensed cannabis mezzobusiness						PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)
Dependent care	State licensed assisted living and service-based facilities	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	
	State certified or licensed childcare center						PU (E)	PU (E&H)	PU (E)	PU (E)	PU (E)	PU (E)	
	State licensed family childcare (home based)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)		
Dwellings	Dwelling, multi-family - apartments			P	P	P	P	P	P	P	P		
	Dwelling, multi-family - townhouse/rowhouse or triplex		P	P	P	P	P	P	P	P	P		
	Dwelling, single-family	P	P	P	P			P					
	Dwelling, two-family twin home or duplex		P	P	P			P	P				
	Dwelling, temporary family healthcare ²												
	Dwelling unit, accessory												
	Dwelling/home occupations	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)		
	Dwellings, Manufactured Home Park				CU	CU							
Gas/fuel/chemicals	Gas/fuel/chemical bulk storage plants/distribution												CU
	Gas/fuel/chemical manufacturing												CU
	Oil filtering/mixing											CU (CC)	CU (CC)

	Other injurious hazardous or offensive chemical use not listed												CU
Lodging/temporary overnight stay	Bed and breakfast	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)		
	Campgrounds												
	Hotel (with or without conference center)						P		P	P	P		
	Housing shelters/temporary housing						CU (O)		CU (O)	CU (O)	CU (O)		
Manufacturing/production/assembly/processing	Advertising products (signs/billboards)										CU	P	P
	Asphalt and concrete batching or ready-mix plants												CU
	Bottling								P	P	P	P	P
	Concrete or cement products											P	P
	Dairy products											P	P
	Equipment repair (non-auto)								PU (R)	PU (R)	PU (R)	P	P
	Packing and crating								P	P	P	P	P
	Slaughterhouse (not stockyards)												CU
	Wholesale								P	P	P	P	P
	Wood shops/cabinetry/carpentry products (with limited manufacturing)								PU (X)	PU (X)	PU (X)	P	P
	Wood shops/cabinetry/carpentry products (with manufacturing)											P	P
Personal services	Barber/hair salon/massage/nail salon/spa/tattoo/body piercing						PU (C)	PU (C)	PU (C)	PU (C)	PU (C)	PU (C)	
	Mortuary/funeral services (cremation)											P	P
	Mortuary/funeral services (no cremation)						P	P	P	P	P	P	

Public/institutional	Campus organizations		CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)		
	Community theater/arts center/museums						P	P	P	P	P		
	Government offices or other non-public works facilities						P		P	P	P	P	
	Hospital/Ambulance						P		P	P	P	P	
	Library						P	P	P	P	P		
	Parks/playgrounds/open space	P	P	P	P	P	P	P	P	P	P		
	Public and semipublic recreation uses	P	P	P	P	P	P	P	P	P	P		
	Public regulated utility structures (non-substation)	P	P	P	P	P	P	P	P	P	P	P	P
	Public regulated utility structures (substation)											P	P
	Public works facilities											P	P
	Religious institutions/group assembly/membership organizations	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	
	Religious institution micro-dwelling unit sacred community	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	
	Schools, Primary, Secondary, Collegiate (public or private)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)		
	Transit center						P		P	P	P	P	P
Recreation/entertainment	Amphitheater/amusement park/putt putt golf/ax throwing/batting cages/driving ranges/cornhole/pickleball/paintball/skate park								PU (T)	PU (T)	PU (T)	PU (T)	PU (T)
	Bars, taverns, nightclub, brewery, distillery with or without live music/DJ or patio						PU (U)		PU (U)	PU (U)	PU (U)		
	Bar/restaurant or cocktail/wine bar with live music/DJ or patio						PU (U)		PU (U)	PU (U)	PU (U)		

	Bar/restaurant or cocktail/wine bar without live music/DJ or patio						P	P	P	P	P		
	Bowling or movie theater						P		P	P	P		
	Cafes/coffeehouses (without live performance)						P	P	P	P	P		
	Cafes/coffeehouses (with live performance)						PU (U)		PU (U)	PU (U)	PU (U)		
	Community center/recreation center/physical fitness center						P	P	P	P	P	P	
	Radio and television offices/stations						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Recording studios for audio, video, film						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Restaurants (no drive-through)						P	P	P	P	P	P	
	Restaurants (with drive-through)						P		P	P	P	P	
	Shooting range (indoor)									PU (T)		PU (T)	PU (T)
	Shooting range (outdoor)												
Retail and office	Banks (with drive-through)						P		P	P	P	P	
	Banks (without drive-through)						P	P	P	P	P	P	
	Baking, candy and other food products (on site production and retail)						P	P	P	P	P	P	
	Catering						P	P	P	P	P	P	
	Contractor offices/sales rooms/supplies (no outdoor display or storage)						PU (V)		PU (V)	PU (V)	PU (V)	P <u>PU (V)</u>	P <u>PU (V)</u>
	Contractor offices/sales rooms/supplies (with outdoor display and/or storage)										PU (V)	P <u>PU (V)</u>	P <u>PU (V)</u>
	Contractor offices/sales rooms/supplies (with outdoor display only)								PU (V) <u>PU (V)</u>	PU (V) <u>PU (V)</u>	PU (V) <u>PU (V)</u>	P <u>PU (V)</u>	P <u>PU (V)</u>
	Contractor yard											P	P

	Convenience grocery stores (with gas)								PU (R)	PU (R)	PU (R)	PU (R)]	PU (R)
	Grocery/convenience store (no gas)						P	P	P	P	P	P	
	Home improvement / Hardware retailers with outdoor sales display/lumberyards								PU (W)	PU (W)	PU (W)	PU (W)	PU (W)
	Home improvement / Hardware retailers without outdoor sales display/lumberyards						P	P	P	P	P	P	P
	Laundromat						P	P	P	P	P		
	Liquor store						P	P	P	P	P		
	Lumberyards									PU (W)	PU (W)	PU (W)	PU (W)
	Meat market including processing									P	P	P	P
	Meat market not including processing						P	P	P	P	P	P	P
	Medical/dental offices/clinics						P	P	P	P	P	P	
	Nursery/lawn and garden								P	P	P	P	P
	Offices, professional						P	P	P	P	P	P	
	Retail (with drive-through)						P		P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty with retail component						P	P	P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty without retail component											P	P
	Thrift store/consignment						P	P	P	P	P	P	
Warehousing/storage	Self-storage and/or outdoor storage facilities									CU (BB)	CU (BB)	P	P
	Self-storage facilities without outdoor storage								CU (BB)	CU (BB)	CU (BB)	P	P

	Cold storage, warehouse and distribution centers for nonexplosive material											P	P
<u>Wireless Telecommunication</u>													
	<u>Ground-mounted structure</u>	P	P	P	P	P			CU	CU	CU	P	P
	<u>Roof and building-mounted structure and antenna</u>	P	P	P	P	P	P	P	P	P	P	P	P



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve Task Order with Mead and Hunt for the Fuel Tank/Pumps Project – Moorhead Municipal Airport Florence Klingensmith Field

RECOMMENDATION:

The Mayor and Council are asked to consider a resolution to approve a task order with Mead and Hunt for the Fuel Tank/Pumps Project – Moorhead Municipal Airport Florence Klingensmith Field

BACKGROUND/KEY POINTS:

The Moorhead Fuel tanks and pumps were installed in 1995-1996. The existing tanks include two 4,000 gallon double walled tanks – one for 100LL and one for Jet A. This project would replace one of the tanks (Jet A) and increase the size to 12,000 gallons and replace both of the fuel pumps. With the possibility of 100LL being phased out of the aviation market and the costs of replacement, this request would only replace the Jet A tank. Fuel sales have increased over the years at the Moorhead Airport due to increased activity with 2023 seeing the highest 100LL and Jet A sales in recent airport history. The new tank would be placed in the existing tank location. The tank would be doubled walled, fire rated UL2085 and have leak detection.

The Airport Committee has supported this project within the Airport Capital Improvement Plan, most recently at their May 28, 2025 meeting. The City was notified by the MN Department of Transportation Office of Aeronautics (MnDOT) on August 4, 2025 that we were selected for project grant funding.

This task order would include: MnDOT application materials, survey, plans and specifications, design report, and bidding services.

FINANCIAL CONSIDERATIONS:

The fuel projects were funded within the 2025 Capital Improvement Budget. MnDOT has notified the City that we were selected for State grant dollars for this project – 70% MnDOT and 30% local. The total cost for this task order is \$49,525 (\$34,667 MnDOT/\$14,858 local). Future costs and proposed agreements will be brought forward following bidding.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Kristie Leshovsky, Community Development Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve Task Order with Mead and Hunt for the Fuel Tank/Pumps Project – Moorhead Municipal Airport Florence Klingensmith Field

WHEREAS, Mead and Hunt have prepared a proposal to provide application materials, survey, plans and specifications, design report, and bidding services for the fuel tank and pumps project at the Moorhead Municipal Airport – Florence Klingensmith Field; and

WHEREAS, the cost for the services is \$49,525 and will be financed through a State of Minnesota - MnDOT Office of Aeronautics Grant Agreement and funds within the Airport Capital Improvement Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Task Order is approved and the Mayor and City Manager are authorized to enter into the Agreement/Order and any required amendments to complete the work up to a cumulative total not to exceed local/City funding amount of \$500 with Mead and Hunt for the application materials, survey, plans and specifications, design report, and bidding services for the fuel tank and pumps project at the Moorhead Municipal Airport – Florence Klingensmith Field.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution for the Sale of City-Owned Property located at 118 5 St S (58.575.1011)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve the sale of City-owned land located at 118 5 St S (58.575.1011)

BACKGROUND/KEY POINTS:

Recently, the City received an unsolicited, market-rate offer from DEQ Investments LLC through Goldmark Commercial Real Estate. DEQ is a real estate development company with an extensive portfolio of projects all over the country. The company plans to significantly renovate the building to be used for commercial retail, office, and possibly a mixed-use facility. Per the City Council, a notice was published regarding the availability and intent to sell the City-owned property.

FINANCIAL CONSIDERATIONS:

The offer to purchase is \$1.4 million. Proceeds of the sale shall be placed in the City's Building Improvement Fund for projects to correct red-rated facility deficiencies identified in the Facilities Condition Assessment and to address capital facility needs.



Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Derrick LaPoint, DMI/Economic Development
Amy Thorpe, Economic Development

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve Sale of City-owned Land located at 118 5 Street South (58.575.1011) to DEQ Investments LLC

WHEREAS, the City-owned property located at 118 5 Street South (58.575.1011) has been offered for sale and published in the City's legal newspaper on August 28, 2025; and

WHEREAS, an offer to purchase the property was made by DEQ Investments LLC according to the terms and conditions presented to the City Council; and

WHEREAS, DEQ Investments LLC, a development company based in Tampa, Florida, has plans to renovate this building for commercial retail, office, and/or a mixed-use facility; and

WHEREAS, proceeds from this sale shall be placed in a Building Improvement Fund for projects to correct red-rated facility deficiencies identified in the Facilities Condition Assessment to address capital facility needs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the Mayor and City Manager are authorized to enter into and execute any documents necessary for the sale of City-owned land located at 118 5th St S (58.575.1011) to DEQ Investments LLC, the final terms of which shall be to the satisfaction of the City Manager and City Attorney as to the intent of the Moorhead City Council.

PASSED: September 22, 2025, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve Acquisition of Easement(s); Moorhead Center Mall Redevelopment Streets & Utility Improvements Project, Phase 2 (Eng. No. 24-A6-02)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve the acquisition of easement(s) for the above-referenced project.

BACKGROUND/KEY POINTS:

The project consists of Phase 2 of the construction of streets and utilities for the Moorhead Center Mall Redevelopment. As a part of the project, 3rd Street by Red River Avenue and the American Crystal Sugar Corporate Office, will be raised approximately four feet in elevation to provide better access during flood events. This requires reconstruction of an approach to the American Crystal Sugar parking lot. The proposed temporary construction easement will allow the City to reconstruct the access on American Crystal Sugar property.

The proposed easement(s) is (are) shown in the table below. The respective property owner(s) have agreed to the acquisition.

Address	Owner	Easement Type	Cost
101 3 St N	American Crystal Sugar	Temporary	\$12,000

FINANCIAL CONSIDERATIONS:

The total estimated cost of the easement(s) is \$12,000. This cost will be financed through the construction project, which is being financed through the PIR fund.

Voting Requirements: 3/4 of Council (6)

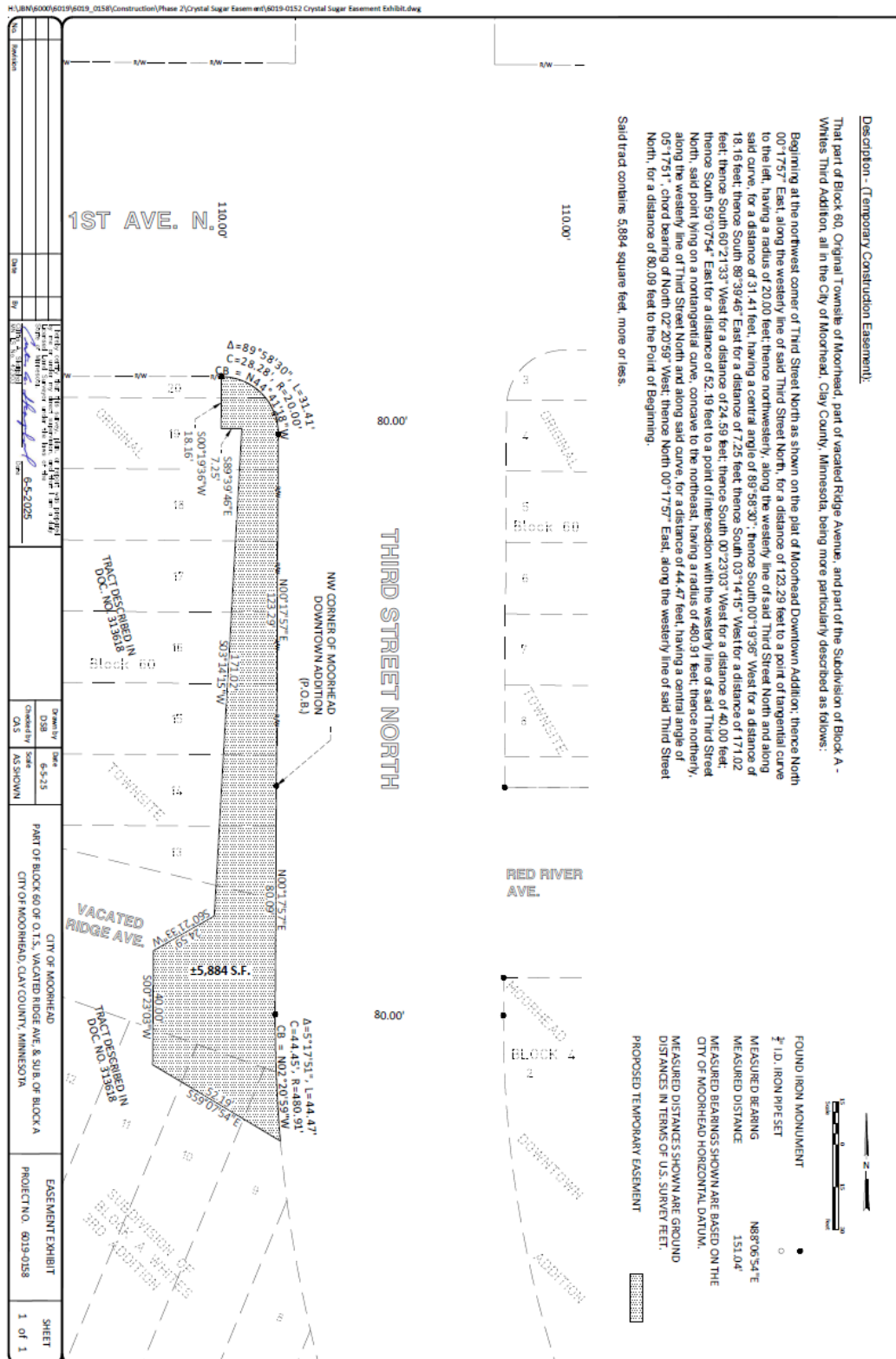
Submitted By:

Dan Mahli, City Manager
Clay Lexen, Assistant City Engineer

Attachments: Easement Exhibit

EXHIBIT “B”

Certificate of Survey



RESOLUTION

Resolution to Approve Acquisition of Easement(s); Moorhead Center Mall Redevelopment Streets & Utility Improvements Project, Phase 2 (Eng. No. 24-A6-02)

WHEREAS, the following easement(s) is(are) required to complete the Moorhead Center Mall Redevelopment Streets & Utility Improvements Project (Eng. No. 24-A6-02);

Address	Owner	Easement Type	Cost
101 3 St N	American Crystal Sugar	Temporary	\$12,000

WHEREAS, the property owner(s) has (have) agreed to the proposed acquisition(s); and

WHEREAS, the total estimated cost of the easement(s) is \$12,000 and will be funded through the construction project budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the proposed easement acquisition(s) is (are) approved and the Mayor and City Manager are authorized to execute documents necessary to complete the acquisition(s).

BE IT FURTHER RESOLVED that the City Manager may, within the scope of the intended purpose of the acquisition(s), approve minor adjustments to the easement area and cost.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Authorize Submission of Grant Applications – Flood Mitigation Improvements

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to authorize submission of grant applications.

BACKGROUND/KEY POINTS:

Throughout the year, staff identifies and/or receives notices of various grant opportunities. Staff evaluates each opportunity relative to strategic initiatives, proposed and planned projects, eligibility, and required matching funds.

Staff recommends that the City Council authorize applications for the grants identified in the attached resolution. Staff further recommends that the Mayor and City Manager be authorized to execute documents to support the applications.

FINANCIAL CONSIDERATIONS:

The project, grant program(s), requested grant amount, and required local match for each application are identified in the attached resolution. As applications are finalized, the grant request and local match may be revised, but significant changes are not anticipated.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Robert A Zimmerman, Engineering Director

Attachments:

RESOLUTION

Resolution to Authorize Submission of Grant Applications – Flood Mitigation Improvements

WHEREAS, throughout the year staff identifies and/or receives notices of various grant opportunities; and

WHEREAS, staff evaluates each opportunity relative to strategic initiatives, proposed and planned projects, eligibility, and required matching funds; and

WHEREAS, staff recommends that the City Council authorize grant applications for the projects identified below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the grant applications, as substantially described below, are hereby authorized

BE IT FURTHER RESOLVED that the Mayor and City Manager are authorized to execute documents supporting each application.

- Project: Flood Mitigation Improvements
 - Description: Modify or reconstruct eight stormwater/flood control lift stations
 - Project Schedule: 2026-2028
 - Grant Agency: U.S. Economic Development Administration (EDA)
 - Grant Program: FY2025 Disaster Supplemental Grant Program
 - Grant Source: Federal
 - Grant Amount: \$14,240,000
 - Local Match: \$3,560,000
 - Source of Local Match: State Flood Hazard Mitigation (FHM) Grant funds
 - The status of funds available from the 2025 State legislative session, and potential future funds that might become available during the 2026 State legislative session, is unknown. As a result, the City will identify local funds as the match to the Federal funds for the application. This will not prevent the use of State FHM funds as the local match when/if secured.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve Acquisition of Property; Bluestem Pedestrian Bridge (Eng. No. 22-13-04)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve an agreement to acquire property from LeRoy and Rosemary Johnson for the Bluestem Pedestrian Bridge (Eng. No. 22-13-04).

BACKGROUND/KEY POINTS:

On May 9, 2022, the City Council approved a cost-sharing agreement with the City of Fargo and a budget adjustment to finance the City's share of the cost of completing the environmental analysis for the Bluestem Pedestrian Bridge. On July 28, 2025, the City Council approved a Task Order amendment and a budget adjustment to complete the design of the project with the goal of constructing it in 2027. To complete the project, the City will need to acquire a small parcel of property from LeRoy and Rosemary Johnson. The Johnsons have agreed to sell a five acre parcel to the City. City staff recommends approving the proposed property acquisition.

FINANCIAL CONSIDERATIONS:

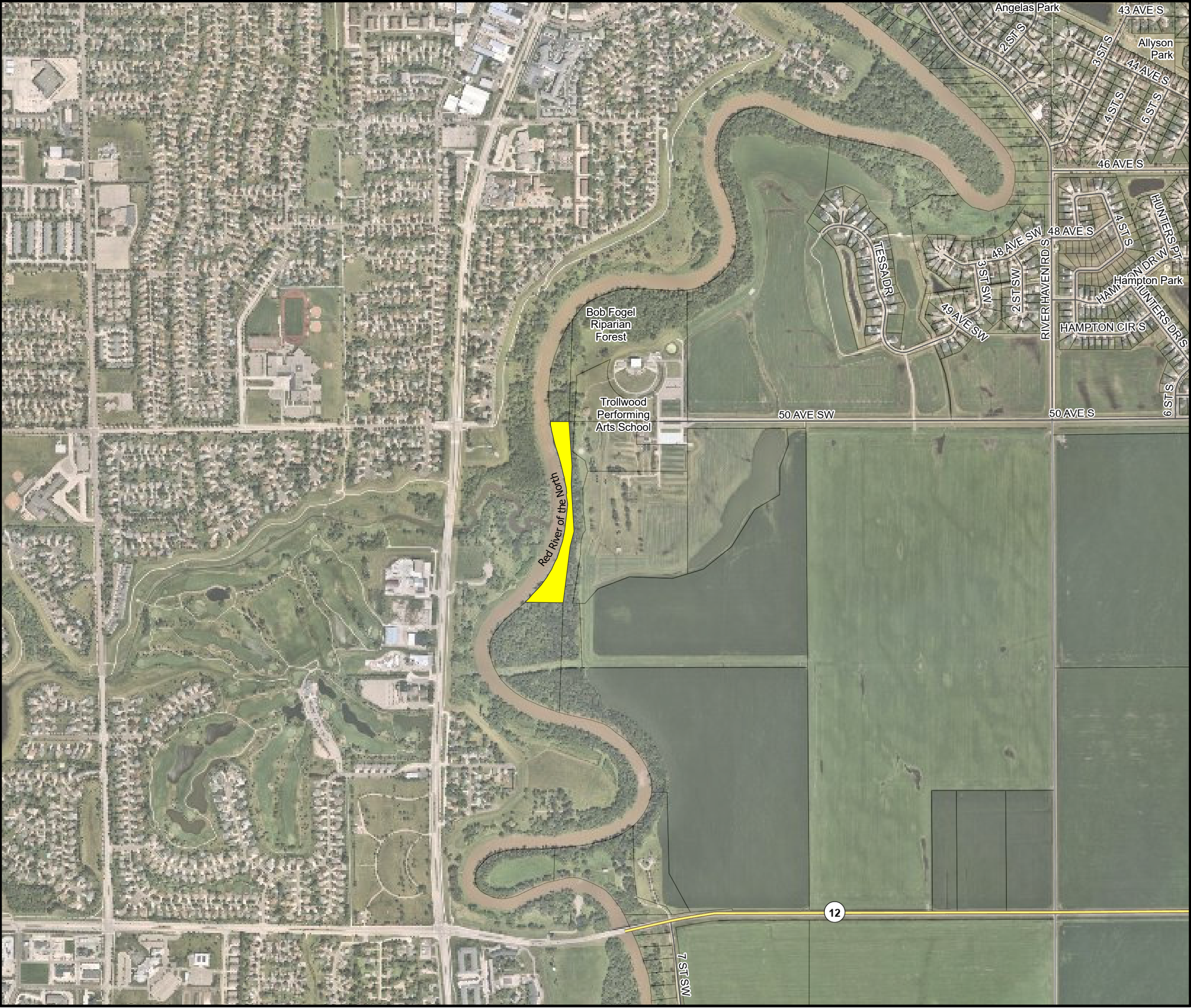
The total estimated cost of the property acquisition is \$26,605. This cost will be financed through the construction project, which is being financed through a combination of local and Federal funds. The property acquisition will be paid through the City's share of the project cost.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map



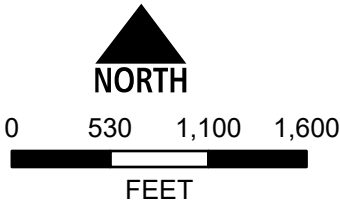
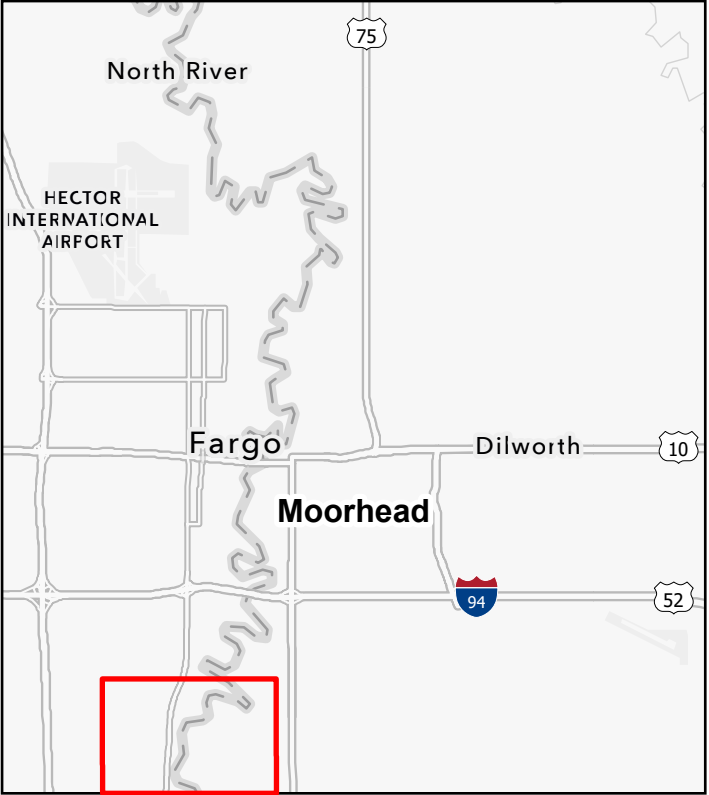
Proposed Property Acquisition

Bluestem Pedestrian Bridge - MDA

LEGEND

- PROPOSED PROPERTY ACQUISITION
- MOORHEAD PARCELS
- PLACES OF INTEREST

VICINITY MAP



PLOTTED: 9/16/2025



RESOLUTION

Resolution to Approve Acquisition of Property; Bluestem Pedestrian Bridge (Eng. No. 22-13-04)

WHEREAS, the cities of Moorhead and Fargo are planning to jointly construct the Bluestem Pedestrian Bridge (Eng. No. 22-13-04) in 2027; and

WHEREAS, to construct the project as proposed, it is necessary to acquire property from LeRoy and Rosemary Johnson; and

WHEREAS, the property owners have agreed to the proposed acquisition; and

WHEREAS, the total estimated cost of the acquisition is \$26,605 and will be funded through the construction project budget

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the proposed property acquisition is approved and the Mayor and City Manager are authorized to execute documents necessary to complete the acquisition.

BE IT FURTHER RESOLVED that the City Manager may, within the scope of the intended purpose of the acquisition, approve minor adjustments to the area and cost.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolutions for Completed Public Improvement Projects Funded with Special Assessments

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution declaring costs to be assessed and ordering the preparation of proposed assessments, and a second resolution scheduling the Assessment Hearing for Tuesday, October 15, 2025 for completed public improvement projects funded with special assessments.

BACKGROUND/KEY POINTS:

The Engineering Department has prepared special assessments for completed public improvement projects. The types of projects and amounts to be assessed for consideration at the Hearing are included in the attached draft resolution. Minnesota Statutes Annotated, Chapter 429 requires that the Mayor and Council approve resolutions declaring costs to be assessed, ordering the preparation of proposed assessments, and scheduling a Hearing. The time frame for the Assessment Hearing process is as follows:

Council Action	Date
Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessments	September 22, 2025
Resolution Scheduling Assessment Hearing for Proposed Assessments	September 22, 2025
Publish Hearing Notice	September 25, 2025
Mail Hearing Notices to Property Owners	September 25, 2025
Assessment Hearing	October 14, 2025
Resolution Ordering Special Assessments	October 14, 2025

Notices will be mailed to affected property owners on a project basis (some properties may receive multiple notices because they benefit from multiple projects). Staff will be available via telephone and appointments to attempt to resolve questions and concerns prior to the Hearing.

FINANCIAL CONSIDERATIONS:

Assessment costs are applied to all benefited property owners as outlined in the attached resolution.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Thomas E Trowbridge, City Engineer

Attachments: Draft Resolutions

RESOLUTION

Resolution to Call for Assessment Hearing for Completed Public Improvement Projects funded with special Assessments

WHEREAS, the following improvement projects, known by their Engineering project numbers, 22-A2-06, 24-A2-02, 24-A2-03, 24-A2-09, 24-A6-01, 25-A2-01, 25-A2-02, 25-A2-03, 02-A6-09, 02-A5-02, 05-A2-1A, 04-A6-09, 05-A6-10A, 06-A5-2A, 06-A2-20, 05-A6-10B, 06-A5-2B and 24-A7-01 have been completed or are nearing completion. The project descriptions, locations and amounts to be assessed are as follows:

PROJ. NO.	ENG. NO.	DESCRIPTION	LOCATION	TOTAL ASSESSED COST
811881	22-A2-06	Mill & Overlay (M & O)	8 th St N between Center & 1 st Ave N	\$21,720.00
811944	24-A2-02	Final Bituminous Overlay Cluster Mailboxes	Preserve on Broadway Johnson Farms Village Green 6th Addition	\$407,642.56
811965	24-A2-03	Mill & Overlay (M & O)	65 th & 67 th Ave N between 2 nd and 4 th St N 3 rd & 4 th St N between 65 th & 57 th Ave N 66 th Ave N from 4 th St N to Drainage Ditch Summerset Ave and cul-de-sac off 4 th St N All in Country Heritage Addition	\$493,291.50
811955	24-A2-09	Mill & Overlay (M & O)	10 1/2 St N between 15 th & 17 th Ave N	\$33,230.75
811934	24-A6-01	Misc. Petitioned Water & Sewer Repairs	58.565.0340 - 9 6 th Ave S 58.462.0670 - 1403 17 th St S 58.115.0010 - 923 17 th St N 58.296.0170 - 1022 5 th Ave S 58.805.0210 – 1411 21 st Ave S 58.464.0330 – 1609 16 th St S 58.805.0090 – 1410 21 st Ave S 58.107.0160 – 220 13 th St N 58.565.0930 – 123 7 th Ave S 58.461.0070 – 1316 14 th St S 58.565.0940 – 117 7 th Ave S 58.540.0120 – 1607 5 th St S 58.038.0020 – 1002 16 th St N 58.531.0740 – 417 Maple Lane 58.257.0120 – 828 16 th St N 58.665.0930 – 1012 2 nd St S 58.465.0100 – 1602 18 th St S 58.808.2340 – 3716 30 th St S 58.665.0680 – 202 13 th Ave S 58.657.0040 – 3522 Riverview Cl S 58.665.0650 – 1213 3 rd St S 58.319.1410 – 615 16 th St N 58.621.1180 – 4506 19 th St S 58.726.1450 – 1101 12 th St S 58.565.1080 – 719 1 st St S 58.008.0220 – 2001 20 th St S	\$468,497.40

			58.589.0040 – 1014 6 th Ave N 58.819.0520 – 1418 12 th St N 58.565.0780 – 710 3 rd St S 58.565.0770 – 714 3 rd St S 58.296.0370 - 812 6 Ave S	
811968	25-A2-01	Street Rehabilitation (Rehab)	16 th St S between 9 th & 12 th Ave S 9 th Ave S between 14 th & 17 th St S 10 th Ave S between 14 th & 16 th St S	\$370,620.00
811966	25-A2-02	Street Rehabilitation (Rehab) Mill & Overlay (M & O)	Rehab – 18 th St S between 12 th & 18 th Ave S Rehab – 14 th Ave S between 11 th & 14 th St S M & O – 13 th St S between 12 th & 20 th Ave S	\$534,920.97
811967	25-A2-03	Street Rehabilitation (Rehab)	Elm St S between 12 th & 14 th Ave S River Dr S between 14 th & 16 th Ave S and from 14 th Ave S to end of cul-de-sac 3 rd St S from 18 th Ave S to dead end 18 th Ave S between 3 rd & 4 th St S	\$318,435.23
811984 Deferred from 811956	02-A6-09	Eastside (34 th St) Sanitary Sewer Interceptor	Prairie Parkway 2 nd Addition	\$118,714.66
811985 Deferred from 811957	02-A5-02	Drainage Ditch S of 40 th Ave S	Prairie Parkway 2 nd Addition	\$7,797.96
811986 Deferred from 811958	05-A2-1A	40 th Ave S – Street, Sewer & Water	Prairie Parkway 2 nd Addition	\$140,514.40
811987 Deferred from 811959	04-A6-09	Southfields Phase 1 & Ditch	Prairie Parkway 2 nd Addition	\$84,843.30
811988 Deferred from 811960	05-A6-10A	Lift Station 18 Phase 1	Prairie Parkway 2 nd Addition	\$49,654.19
811989 Deferred from 811961	06-A5-2A	40 th Ave S Area Drainage Ditch	Prairie Parkway 2 nd Addition	\$53,302.77
811990 Deferred from 811962	06-A2-20	Curb, Gutter & Paving – 28 th St S of 40 th Ave	Prairie Parkway 2 nd Addition	\$56,972.64
811991 Deferred from 811963	05-A6-10B	Lift Station 18 Sewer Mains	Prairie Parkway 2 nd Addition	\$90,230.21

811992 Deferred from 811964	06-A5-2B	40 th Ave S Area Drainage Ditch - RR Culvert	Prairie Parkway 2 nd Addition	\$6,514.43
811993	24-A7-01	Misc. Concrete Repairs	1600 41 st St S – 58.350.0490	\$7,245.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead as follows:

The cost of such improvements to be assessed against the benefited property owners are declared to be:

Proj. No.	Eng. No.	Total Assessable Costs	Deferred, Postponed, Green Acres Cost	100% Petition	Assessment Period in Years	Interest Rate
811881	22-A2-06	\$21,720.00	\$0	N	20	5.40%
811944	24-A2-02	\$407,642.56	\$0	N	20	5.40%
811965	24-A2-03	\$493,291.50	\$0	N	20	5.40%
811955	24-A2-09	\$33,230.75	\$0	N	20	5.40%
811934	24-A6-01	\$468,497.40	\$0	N	20	5.40%
811968	25-A2-01	\$370,620.00	\$0	N	20	5.40%
811966	25-A2-02	\$534,920.97	\$0	N	20	5.40%
811967	25-A2-03	\$318,435.23	\$0	N	20	5.40%
811984	02-A6-09	\$118,714.66	\$0	Y	25	5.40%
811985	02-A5-02	\$7,797.96	\$0	Y	25	5.40%
811986	05-A2-1A	\$140,514.40	\$0	Y	25	5.40%
811987	04-A6-09	\$84,843.30	\$0	Y	25	5.40%
811988	05-A6-10A	\$49,654.19	\$0	Y	25	5.40%
811989	06-A5-2A	\$53,302.77	\$0	Y	25	5.40%
811990	06-A2-20	\$56,972.64	\$0	Y	25	5.40%
811991	05-A6-10B	\$90,230.21	\$0	Y	25	5.40%
811992	06-A5-2B	\$6,514.43	\$0	Y	25	5.40%
811993	24-A7-01	\$7,245.00	\$0	Y	10	5.40%
	TOTALS	\$3,264,147.97	\$0			

1. Except for projects with a Special Assessment Agreement, assessments shall be payable in equal annual installments extended over the number of years as set forth in this resolution, the first of the installments to be payable on the next tax billing from the County Treasurer and shall bear present interest as specified in the table above for each project. To the first installment shall be added interest on the entire assessment. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
2. For those projects with a Special Assessment Agreement, assessments shall be payable in accordance with the terms of the Special Assessment Agreement.

The City Clerk, with the assistance of the City Engineer shall forthwith calculate the proper amount to be specially assessed for the improvements against every assessable lot, piece, or parcel of

land within the district affected, without regard to cash valuation, as provided by law, and she shall file a copy of such proposed assessment in her office for public inspection. The City Clerk shall, upon the completion of such proposed assessment, notify the Council thereof.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Call for Assessment Hearing for Completed Public Improvement Projects funded with special Assessments

WHEREAS, the City Council previously ordered each of these improvements and declared the City's intent to specially assess all or a portion of the project costs to the benefiting properties in accordance with the City's Special Assessment policy; and

WHEREAS, the City Engineer has notified the Council that estimated costs and the proposed special assessments for the various improvement projects will be completed and filed in their office for inspection.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA:

1. A hearing shall be held at 5:45 p.m. on October 14, 2025, in the Hjemkomst Center to pass upon such proposed assessments. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
2. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the total assessed cost of the improvements and shall also cause mailed notices to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
3. The mailed notices to the property owners shall inform them that the owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Office, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time, thereafter, pay to the City Finance Office the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 14 or interest will be charged through December 31 of the succeeding year.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to authorize the Moorhead Police Department's continued participation as the fiscal agent for the Clay County Toward's Zero Death (TZD) Enforcement for the 2025-2026 enforcement year.

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution formally supporting the Moorhead Police Department's involvement in the (TZD) Enforcement Grant as the fiscal agent for law enforcement agencies in Clay County to include: Moorhead Police Department, Barnesville Police Department, Dilworth Police Department, Glyndon Police Department, Hawley Police Department, and the Clay County Sheriff's Office.

BACKGROUND/KEY POINTS:

The (TZD) Enforcement Grant is a grant from the Minnesota Department of Public Safety that local law enforcement uses to utilize extra patrols in Clay County to focus on enforcement of unlawful actions that raise risk factors of severe injury and death. These "mobilizations" focus on impaired driving, restraint use, and distracted driving. The funds allow officers to work the mobilizations" and focus on the enforcement mission without affecting response times/delays or reducing staffing during shifts. The funds go specifically for the enforcement efforts and allow officers to work collaboratively with other officers and "saturate" an area to draw attention to safe driving. This effort positively influences and motivates the motoring public to drive safely and make appropriate decisions.

The (TZD) Enforcement Grant would provide law enforcement agencies in Clay County to receive grant funds of \$38,800, to include matching equipment funds. These funds pay officers overtime for traffic enforcement duties, above and beyond regularly scheduled patrols. The Moorhead Police Department would be the fiscal agent and coordinator of the grant enforcement efforts.

FINANCIAL CONSIDERATIONS:

The total amount awarded for the (TZD) Enforcement grant was \$38,800 for officer overtime and equipment purchases in Clay County for enhanced traffic enforcement efforts. The Moorhead Police Department would be the fiscal agent for the grant. The Minnesota Department of Traffic Safety coordinates the federal funds.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Chris Helmick, Chief of Police
J. Laddie Bata, Police Lieutenant

Attachments:

RESOLUTION

Resolution to Authorize Continued Participation in the Clay County Toward's Zero Death (TZD) Enforcement for 2025-2026

WHEREAS, the Moorhead Police Department request to act as the fiscal agent and coordinate the grant enforcement efforts for the Clay County Toward Zero Deaths (TZD) Enforcement; and

WHEREAS, the TZD Enforcement Grant would provide law enforcement agencies in Clay County to receive grant funds in the amount of \$38,800 to provide monies to pay officer overtime for traffic enforcement duties, a

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota approves the Moorhead Police Department's involvement in the TZD Enforcement Grant as the fiscal agent for law enforcement agencies in Clay County.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

City of Moorhead

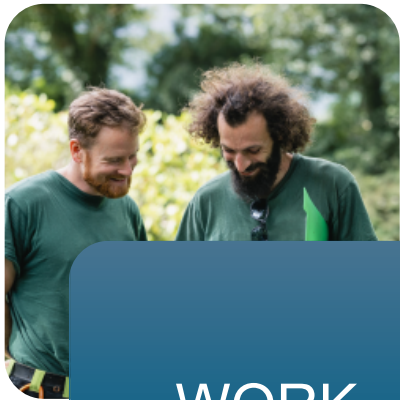
2026 Budget

Proposed Budget & Preliminary Tax Rate

September 22, 2025
City Council Meeting



Process Overview



WORK
TOGETHER



SERVE THE
COMMUNIT
Y



SUPPORT
THE TEAM



BALANCE
THE
BUDGET

2026 Levy – Budget Priorities

- Wages & Benefits
- Public Safety Staffing



2026 Market Value

	2025 ESTIMATED MARKET VALUE	2026 ESTIMATED MARKET VALUE	CHANGE
Residential	\$3,020,926,800	\$3,182,166,400	5.34%
Commercial/Industrial	\$598,427,500	\$614,389,900	2.67%
Apartments	\$499,263,700	\$523,842,000	4.92%
Agriculture	\$29,040,200	\$36,234,300	24.77%
TOTAL	\$4,147,658,200	\$4,356,632,600	5.04%



2026 Tax Capacity

	2025 TAX CAPACITY	2026 TAX CAPACITY	CHANGE
Residential	28,010,660	29,743,029	1,732,369
Commercial/Industrial	10,807,683	11,198,432	390,749
Apartments	5,672,857	5,884,675	211,818
Agriculture	249,315	329,705	80,390
TOTAL	44,740,515	47,155,840	2,415,325
Make Moorhead Home Tax Capacity	485,117	504,060	18,943
Net Tax Capacity Change			2,396,382
Pay 2025 Local Net Tax Capacity Rate			0.560809
Revenue with No Change to LNTC Rate			\$1,343,914



2026 Levy – Preliminary Revenue

REVENUE CATEGORY	2026 PROPOSED BUDGET	\$ CHANGE
Property tax (2025 amount)	\$24,189,027	\$0
Local government aid	8,323,628	19,472
Transfers In	9,723,925	172,000
Other revenue (federal/state funds & grants, fees, charges, etc.)	7,136,461	204,662
Total Revenue	\$49,373,041	\$396,134

Levy funds include General Fund, Park Fund, Debt Service Fund and Library Fund



2026 Levy – Preliminary Base Expenditures

EXPENDITURE CATEGORY	2026 REQUESTED BUDGET	\$ CHANGE
Wages & Benefits	\$32,347,807	\$2,389,822
IT Equipment & Software Subscriptions	\$1,406,175	\$282,377
Debt Service	\$4,807,500	\$75,000
Library (LARL Contribution)	\$908,300	\$71,090
Red River Regional Dispatch	\$1,283,038	\$67,946
City Fleet & Equipment Replacement	1,719,025	\$50,072
Radio, Weapons, & Police Equipment Replacement	\$82,535	(\$290,487)
Motor Fuels	\$306,608	(\$24,935)
Other expenses (Operating Supplies, Rentals, Training, Utilities, Insurance, Transfers, etc.)	\$8,683,676	(\$53,128)
TOTAL EXPENDITURES	\$51,544,664	\$2,567,757



2026 Levy – Preliminary Expenditure Scenarios

	2026 BASE	2026 LEVY SCENARIO 1	2026 LEVY SCENARIO 2	2026 LEVY SCENARIO 3
BASE BUDGET TOTAL	\$51,544,664	\$51,544,664	\$51,544,664	\$51,544,664
Training Coordinator – Fire Dept		115,333	115,333	115,333
3 Firefighters – SAFER Grant (25% local share)		74,532	0	74,532
3 Firefighters – City Levy Funds		0	298,126	298,126
Start-Up for New Personnel		60,000	60,000	105,000
Fire Station 1 Modifications		40,000	40,000	40,000
SCENARIO SUBTOTAL		\$289,865	\$513,459	\$632,991
TOTAL EXPENDITURE	\$51,544,664	\$51,834,529	\$52,058,123	\$52,177,655

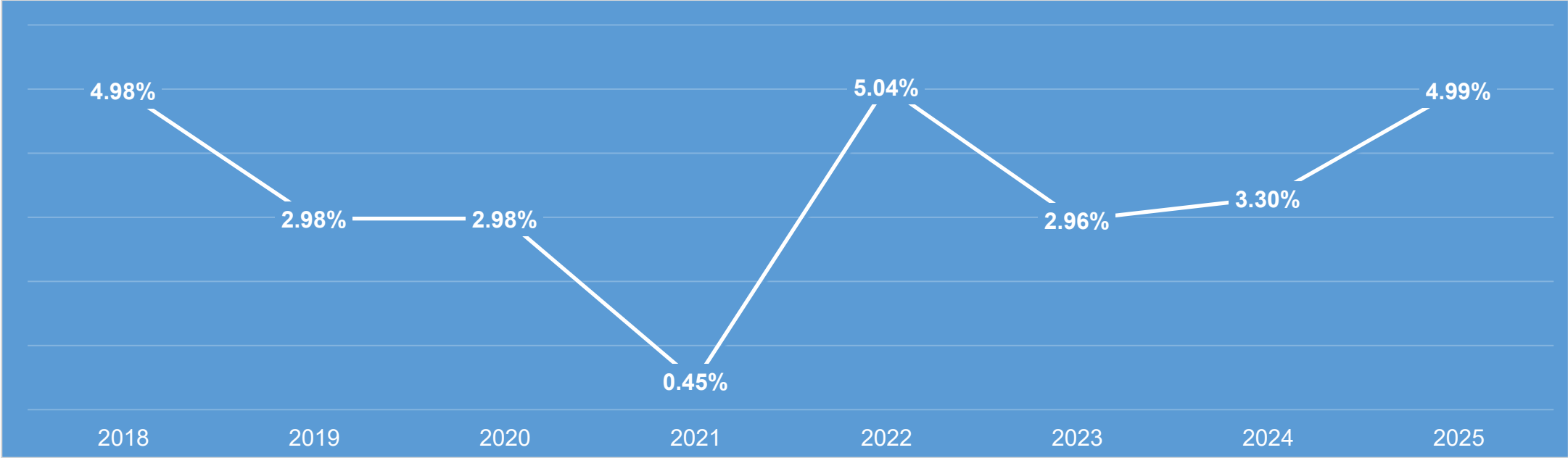


TAX LEVY & TAX RATE SCENARIOS

	2025 LEVY	2026 LEVY BASE BUDGET	2026 LEVY SCENARIO 1	2026 LEVY SCENARIO 2	2026 LEVY SCENARIO 3
TOTAL LEVY	\$24,189,027	\$26,360,650	\$26,650,515	\$26,874,109	\$26,993,641
Levy Increase		\$2,171,623	\$2,461,488	\$2,685,082	\$2,804,614
Change due to New Growth, Increased Value & Tax Rate		9.0%	10.2%	11.1%	11.6%
Estimated Tax Rate Change		3.16%	4.27%	5.13%	5.58%



TAX RATE CHANGE HISTORY



TAX IMPACT ON COMMERCIAL & INDUSTRIAL PROPERTY

Commercial, Industrial, and Utility properties in Moorhead receive a Disparity Reduction Credit that caps their property tax obligation at 1.6% of taxable market value (all inclusive). These properties will only see a change in property taxes if there is an increase or decrease in market value. As a result, commercial, industrial, and utility properties within the City limits are not impacted by a tax rate increase.



TAX IMPACT ON RESIDENTIAL PROPERTY

Scenario 1	
Median Home Market Value	\$247,700
Less Market Value Exclusion	\$24,257
Taxable Market Value	\$223,443
Class Rate	0.01
Tax Capacity	2,103
Increase in Tax Rate	.02395
Increase from Growth	\$73.97
Increase from Tax Rate	\$95.41
Monthly Increase from Tax Rate	\$7.95

Scenario 2	
Median Home Market Value	\$247,700
Less Market Value Exclusion	\$24,257
Taxable Market Value	\$223,443
Class Rate	0.01
Tax Capacity	2,103
Increase in Tax Rate	.02877
Increase from Growth	\$73.97
Increase from Tax Rate	\$114.63
Monthly Increase from Tax Rate	\$9.55

Scenario 3	
Median Home Market Value	\$247,700
Less Market Value Exclusion	\$24,257
Taxable Market Value	\$223,443
Class Rate	0.01
Tax Capacity	2,103
Increase in Tax Rate	.03129
Increase from Growth	\$73.97
Increase from Tax Rate	\$124.68
Monthly Increase from Tax Rate	\$10.39

Impact on residential taxpayers with a median home valued at \$247,700 in Moorhead.



COUNCIL CONSIDERATION ITEMS

- Resolution setting maximum property tax levy collectible in 2026
- Resolution approving the preliminary levy of a special benefit levy pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 by the Economic Development Authority for the City of Moorhead, Minnesota



BUDGET 2026



Monday, December 8

Moorhead City Council Final Budget Approval



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve the Preliminary 2026 City Tax Levy

RECOMMENDATION:

The Mayor and Council are requested to consider and adopt a resolution approving the City of Moorhead's 2026 Preliminary Tax Levy.

During the meeting, the Council will review the following levy scenarios:

	2026 Levy Scenario 1	2026 Levy Scenario 2	2026 Levy Scenario 3
Total Levy	\$26,650,515	\$26,874,109	\$26,993,641
Levy Increase (\$)	\$2,461,488	\$2,685,082	\$2,804,614
Levy Increase (%)	10.2%	11.1%	11.6%
Estimated Tax Rate Change	4.27%	5.13%	5.58%

In accordance with Minnesota Statute 275.065, all home rule charter cities must certify a preliminary property tax levy to the County Auditor by September 30 each year.

The following statement must be read into the record during the meeting:

"The public will have an opportunity to provide input on the Preliminary 2026 Tax Levy at the regularly scheduled City Council meetings in October and November 2025. Final adoption of the 2026 Tax Levy will occur at the Council meeting on December 8, 2025, at 6:00 p.m. at the Hjemkomst Center. Citizens may contact the City Manager with any questions regarding the Preliminary 2026 Tax Levy."

BACKGROUND/KEY POINTS:

Minnesota law requires cities with populations over 500 to submit a preliminary tax levy to the County Auditor by September 30. Additionally, the Council must announce the date, time, and location of the meeting where the final levy will be discussed and adopted. Public input must be allowed at that meeting prior to final adoption.

FINANCIAL CONSIDERATIONS:

The maximum proposed increase for the 2026 Preliminary Tax Levy is \$2,804,614, representing an 11.6% increase over the 2025 levy and resulting in an estimated 5.58% increase in the tax rate. The actual levy amount will be adopted at the Council meeting.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Jenica Flanagan, Finance Director

Attachments:

RESOLUTION

Resolution to Approve the Preliminary 2026 City Tax Levy

WHEREAS, the preliminary 2026 Tax Levy is adopted under the provisions of applicable Minnesota Statutes; and

WHEREAS, Minnesota Statutes require Local Governments to certify to the County Auditor their preliminary tax levies on or before September 30th; and

WHEREAS, the final 2026 Tax Levy must be certified to the County Auditor by December 29, 2025 and may be lower than the preliminary amount, but may not exceed it;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the County of Clay, through taxes, raise money for necessary operations of the City of Moorhead in accordance with the following Preliminary 2026 Tax Levy:

<Insert Levy Amount Selected>

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve the Preliminary 2026 Economic Development Authority Tax Levy

RECOMMENDATION:

The Mayor and Council are asked to consider approving the Preliminary 2026 Economic Development Authority (EDA) tax levy in the amount of \$789,857.

BACKGROUND/KEY POINTS:

Pursuant to Minnesota Statute section 275.065, special taxing districts as defined in Section 275.066 must adopt and certify a proposed tax levy to the County Auditor on or before September 30th.

In addition, the law provides that final tax levies for special taxing districts must be certified by the city to the County Auditor on or before five working days after December 20th in each year. Special taxing districts must certify their final 2026 tax levies to the County Auditor on or before December 30th.

The EDA board approved a preliminary tax levy in the amount of \$789,857 at its August 4, 2025 board meeting.

FINANCIAL CONSIDERATIONS:

The preliminary EDA 2026 tax levy is proposed at \$789,857.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Jenica Flanagan, Finance Director

Attachments:

RESOLUTION

Resolution to Approve the Preliminary 2026 Economic Development Authority Tax Levy

WHEREAS, the proposed 2026 Economic Development Authority Tax Levy was adopted at the August 4th EDA board meeting; and

WHEREAS, the proposed 2026 Economic Development Authority Tax Levy is adopted pursuant to Minnesota Statutes, Section 469.033, Subdivision 6; and

WHEREAS, the Tax Levy is not to exceed 0.01813% of the taxable value of the City; and

WHEREAS, Minnesota Statutes require special taxing districts to certify to the County Auditor their proposed Tax Levies on or before September 30th; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead upon recommendation of the Moorhead Economic Development Authority, that the City Council herein adopt the proposed 2026 EDA Tax Levy and request that the County of Clay, through taxes, raise money for necessary operations of the Moorhead Economic Development Authority by means of a proposed 2026 EDA Tax Levy of \$789,857.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Authorize Contracts with MnDOT for 2026 Large Capital Projects

RECOMMENDATION:

The Mayor and City Council are asked to consider approval of grant applications to, and resulting contracts with, the Minnesota Department of Transportation (MnDOT) for 2026 funding of large capital projects. As part of this process, we are requesting signatures on the required certifications to submit the application.

BACKGROUND/KEY POINTS:

State large capital draft grant applications for 2026 are due on September 30, 2025. Large capital grants are funded at 80% state or federal funding and 20% local funding.

FINANCIAL CONSIDERATIONS:

The large capital application is being submitted for shelters that are due to be replaced in 2026. The local share of the shelter replacements is in our 10-year capital improvement plan and included in the Mass Transit capital budget.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Mike Rietz, Assistant City Manager

Attachments:

RESOLUTION

Resolution to Authorize Contract with MnDOT for 2026 Large Capital Grant

WHEREAS, the City of Moorhead wishes to apply for the 2026 Greater Minnesota Transit Large Capital Grant and enter into an Agreement with the State of Minnesota to provide public transportation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead Minnesota, that the Mayor and City Manager be and they hereby are authorized and directed to enter into and execute a contract and any amendments thereto with the State of Minnesota, Department of Transportation.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota, that the City Council of the City of Moorhead agrees to provide twenty percent (20%) of the total capital cost for shelter replacement from local funds.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota, that the City Council of the City of Moorhead agrees to provide one hundred percent (100%) of the local share necessary for expenses that exceed funds available from the State.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota, that the Finance Director or the Finance Manager is hereby authorized to execute a request for reimbursement from the Minnesota Department of Transportation.
WHEREAS,

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Authorize an Allocation of Statewide Affordable Housing Aid (SAHA) to Lakes and Prairies Community Action (CAPLP)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve an allocation of SAHA funds to CAPLP to support their Family Homeless Prevention and Assistance Program (FHPAP).

BACKGROUND/KEY POINTS:

The 2023 Minnesota Legislature initiated the SAHA program for counties, tribal governments, and greater Minnesota local governments to develop and preserve affordable housing. In November 2023, the City Council authorized and directed staff to issue a request for affordable housing proposals to allocate and leverage SAHA resources (Resolution 2023-1127-F).

Assisting local nonprofits in their mission to prevent homelessness and provide housing supports is an eligible use of SAHA funds. It is suggested that the remaining SAHA funds that were not allocated during the RFP process be allocated to CAPLP to support the FHPAP program. Beginning October 1, 2025, CAPLP's grant through Minnesota Housing for the FHPAP program will have reduced funding as funding going back to pre-pandemic levels. This program provides direct assistance to households in Clay County who are behind on their rent and/or utilities which is paired with supportive services. CAPLP indicates that a decrease in funding will put a greater strain on households who are at risk of homelessness.

FINANCIAL CONSIDERATIONS:

Since the start of the SAHA program in 2023 and through December, 2025, the City of Moorhead will have received a total of \$636,192 in SAHA funds. In 2023, \$85,000 was allocated to Clay County HRA, in 2024 \$50,000 was allocated to Churches United and a total of \$475,000 is in a pool for affordable housing production or preservation through RFP. There is \$50,000 in that pool that has not been allocated, but a developer is in the process of submitting his final proposal. It is proposed that the remaining \$26,192 be allocated to CAPLP to support their Family Homeless Prevention and Assistance Program.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Tanya Kunza, Community Development Program Administrator

Attachments:

RESOLUTION

Resolution to Approve an Allocation of Statewide Affordable Housing Aid to Lakes and Prairies Community Action

WHEREAS, the City of Moorhead by the end of 2025 will have received \$636,192 in Statewide Affordable Housing Aid (SAHA) from the State of Minnesota; and

WHEREAS, the City of Moorhead has \$76,192 remaining SAHA funds not allocated; and

WHEREAS, Lakes and Prairies Community Action's (CAPLP) Family Homeless Prevention and Assistance Program (FHPAP) will experience a decrease in funding from Minnesota Housing in October 2025; and

WHEREAS, the FHPAP program aids and supports families and individuals in the City of Moorhead who are behind in rent and/or utilities and are at risk of homelessness.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that a grant of \$26,192 from the City's SAHA allocation for SAHA eligible purposes is herein approved.

BE IT FURTHER RESOLVED that \$50,000 remains in the RFP pool for housing production or preservation.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

September 22, 2025

SUBJECT:

Resolution to Approve 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16, modifying Tax Increment Financing District No. 31, regarding an Extension of the Five-Year Rule

RECOMMENDATION:

It is recommended that the City Council approve a resolution to approve the referenced 2025 Minnesota Special Session Law consistent with the City of Moorhead's 2025 Legislative Priorities.

BACKGROUND/KEY POINTS:

Both in 2024 and 2025, the City of Moorhead's legislative priorities included "Downtown Center Revitalization – Tax Increment Financing (TIF)/Redevelopment Opportunities." A specific bill was put forward to extend the five-year period for build-out of the TIF district to allow more time than the standard five-year period for development given the size, scope and complexity of the Downtown Center TIF District. This bill was included in the tax provisions approved by the legislature during the First Special Session of 2025.

Because the bill was approved in a special session, there are two additional procedural steps required of the City Council, documented in Minnesota Statutes, § 645.021, Subd. 2 and Subd. 3. Specifically, a local government impacted by a special law must approve that law by resolution and the City Clerk must file a copy of the resolution and a CERTIFICATE OF APPROVAL OF SPECIAL LAW BY GOVERNING BODY with the Secretary of State.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16, modifying Tax Increment Financing District No. 31, regarding an Extension of the Five-Year Rule

WHEREAS, the City of Moorhead, Minnesota (the “City” or “City of Moorhead”) advocates for targeted legislative initiatives to support a high quality of life for Moorhead residents and businesses, to respond to competitive disparities as a Minnesota Border City and to advance capital projects that benefit the City; and

WHEREAS, the City’s 2025 legislative priorities included modification of the Downtown Center Tax Increment Financing District No. 31, regarding an extension of the Five-Year Rule; and

WHEREAS, the Minnesota Legislature enacted 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16, which provides, “The five-year period under Minnesota Statutes, section 469.1763, subdivision 3, is extended to ten years and the period under Minnesota Statutes, section 469.1763, subdivision 4, relating to the use of increment after the expiration of the five-year period, is extended to 11 years for Tax Increment Financing District No. 31 in the city of Moorhead”; and

WHEREAS, pursuant to Minnesota Statutes, section 645.021, Subd. 2 and Subd. 3, the City impacted by a special law must approve that law by resolution and the City Clerk must file a copy of the resolution and a CERTIFICATE OF APPROVAL OF SPECIAL LAW BY GOVERNING BODY with the Secretary of State.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Council approves the 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to file a copy of this Resolution and a CERTIFICATE OF APPROVAL OF SPECIAL LAW BY GOVERNING BODY with the Secretary of State before the first day of the legislative session in 2026.

PASSED: September 22, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk