



**CITY COUNCIL
MEETING AGENDA
MARCH 25, 2024 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM**

City Council Meeting

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

1. Call to Order and 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. Presentation: Sanford Ambulance
6. Approve Minutes
 - A. March 11, 2024 Meeting Minutes
7. Citizens Addressing the Council (Time Reserved: 15 Minutes)

During "Citizens Addressing the Council", the Mayor will invite residents to share issues, concerns and opportunities. Individuals must limit their comments to three minutes. The Mayor may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Mayor or Council to respond to their comments tonight.
8. *Mayor and Council Appointments
 - A. *Resolution for Appointments to Boards and Committees
9. Public Hearings (5:45 pm)

During "Public Hearings", the Mayor will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Mayor may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.

 - A. Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)
 - B. Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000)

and 58.520.4100)

- C. Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)
- D. Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)
- E. Resolution to Award Bid for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)
- F. Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)
- G. Resolution to Order Improvements and Declare Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)
- H. Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)
- I. Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)
- J. Resolution to Award Bid for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

10. Economic Development

- A. *Resolution Determining that the Urban Renewal Plan of the City of Moorhead, as Amended, has Expired and is No Longer in Full Force and Effect

11. Engineering Department

- A. *Resolution to Award Bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02)
- B. *Resolution to Award Bid for the 2024 City-wide Striping Project (Eng. No. 24-13-01)

12. Community Development Department

- A. First Reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead
- B. *Resolution to Approve Extension of Conditional Use Permits for development in Flood Fringe and excavation and/or fill in Floodway at 1 4th Street S
- C. *Resolution to Approve Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Community Center and Public Library
- D. *Resolution to Approve Land Lease - Moorhead Municipal Airport Florence Klingensmith Field

13. Administration

A. *Resolution to Approve New Liquor License to Blantek LLC (DBA The Bunker)

14. Mayor and Council Reports

15. City Manager Reports

16. Executive Session

17. New Business

18. Adjourn



**CITY COUNCIL
MEETING MINUTES
MARCH 11, 2024 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM**

1. Call to Order and Roll Call

Roll call of the members was made as follows:

Present: Council Member: Ryan Nelson
Council Member: Matthew Gilbertson
Council Member: Heather Nesemeier
Council Member: Laura Caroon
Council Member: Deb White
Council Member: Larry Seljevold
Council Member: Sebastian McDougall
Council Member: Chuck Hendrickson
Mayor: Shelly Carlson

Absent:

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

Motion to Approve Consent Agenda made by Heather Nesemeier and seconded by Laura Caroon

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0

5. Recognitions - Presentations

A. MoorHeart Recognition: Jen Troska

Governmental Affairs Director Lisa Bode presented a MoorHeart Award to Jen Troska for her work and dedication to improve accessibility. Ms. Troska thanked the community and shared information about the Inclusive Playground in Moorhead.

B. Gate City Bank/City of Moorhead Neighborhood Impact Home Improvement Program

Gate City Bank Assistant Vice President Angie Fogel shared information on the Neighborhood Impact Program (NIP) partnership and presented a \$2M check dedicated to fund the housing rehabilitation program in Moorhead.

6. Approve Minutes

A. February 26, 2024 Meeting Minutes

Motion to Approve February 26, 2024 Meeting Minutes made by Deb White and seconded by Larry Seljevold

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

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 Actions Relating to Declaration of a Hazardous Building - 1008 2nd Avenue North, Parcel No. 58.324.0420

Motion to Open Public Hearing Public Hearing to Consider Actions Relating to Declaration of a Hazardous Building - 1008 2nd Avenue North, Parcel No. 58.324.0420 made by Heather Nesemeier and seconded by Deb White

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0

Community Development Director Kristie Leshovsky shared information about a hazardous building declaration on residential property located at 1008 2 Ave N in Moorhead.

Motion to Close Public Hearing Public Hearing to Consider Actions Relating to Declaration of a Hazardous Building - 1008 2nd Avenue North, Parcel No. 58.324.0420 made by Sebastian McDougall and seconded by Laura Caroon

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0

B. Resolution to Declare 1008 2nd Avenue North structure a hazardous building under Minnesota Statute 463 and order the owner of the hazardous building to correct or remove the hazardous conditions of the building

Motion to Approve Resolution to Declare 1008 2nd Avenue North structure a hazardous building under Minnesota Statute 463 and order the owner of the hazardous building to correct or remove the hazardous conditions of the building made by Ryan Nelson and seconded by Deb White

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0

- C. Resolution to Authorize Agreement(s) necessary to abate the hazardous conditions of 1008 2nd Avenue North by demolition if the owner fails to address hazardous conditions

Motion to Approve Resolution to Declare 1008 2nd Avenue North structure a hazardous building under Minnesota Statute 463 and order the owner of the hazardous building to correct or remove the hazardous conditions of the building made by Ryan Nelson and seconded by Deb White

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0

10. Engineering Department

- A. *Resolution to Award Bid for the North Moorhead Project, Phase 2
- B. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Proposed 2024 Final Wearing Course and Meadows Golf Course Parking Lot Improvements (Eng. No. 24-A2-02)
- C. *Resolution to Award Bid for Sanitary Lift Station No. 40 Improvements (Eng. No. 24-06-01)
- D. *Resolution to Award Bid for Storm Lift Station No. 13 Improvements (Eng. No. 24-05-01)

11. Community Development Department

- A. *Resolution to Approve Conditional Use Permit to allow Excavation/fill in the Floodway and Flood Fringe at 5751 Oakport St N
- B. *Resolution to Approve a Hangar Land Lease - Moorhead Airport
- C. *Resolution to Approve Minor Subdivision - 2107 40th Avenue S - Parcel 58.900.1758

12. Administration

- A. Request by Council Members Deb White and Heather Nesemeier to vote on the Moorhead Human Rights Commission's Ceasefire Resolution passed on February 29, 2024

The City Council heard testimony from residents about the Moorhead Human Rights Commission's approved resolution for a permanent ceasefire in Palestine and Israel. Moorhead resident Amanda Ghuari read the resolution and Moorhead HRC Chair Siham Amedy requested the City Council vote to approve the resolution. The Moorhead City Council discussed a motion to approve the ceasefire resolution as amended.

Motion to Accept the HRC Resolution and add the City Council of the City of Moorhead and the additional Whereas Request made by Deb White and seconded by Heather Nesemeier

Motion Passed

For: 5; Nesemeier, Caroon, White, Seljevold, Carlson

Against: 2; McDougall, Gilbertson

Abstain/Recuse: 2; Nelson, Hendrickson

Absent: 0

- B. *Resolution to Approve Short Term Extension to Lien Agreement
- C. *Resolution to Approve Settlement And Release Agreement between City of Moorhead and Benton Hicks
- D. *Resolution to Authorize Deposit of Appraised Values for FM Area Diversion

13. Mayor and Council Reports

Council Member Heather Nesemeier invited residents to the Cass Clay Food Commission meeting at Fargo City Hall on Wednesday, March 13 at 10:30. Council Member Nesemeier also spoke about an upcoming Clay County Extension Service meeting and resources that are available.

Council Member Deb White spoke about attending the National Association of Women in Construction Hard Hat Happy Hour and Hammer Slammin Tournament, which she read a proclamation and retained the 1st place trophy. Council Member White also mentioned her attendance at the International Women's Day Celebration hosted by Kondial Kel International. Council Member White shared that Moorhead Human Rights Commission Chair Siham Amedy is nominated for a YWCA Women of the Year Award.

Council Member Sebastian McDougall talked about the construction of a new private hanger at the Florence Klingensmith Airport in Moorhead and the possibility of another one or two more hangers in the future.

Council Member Ryan Nelson stated Amanda Glasoe has been offered the position of Executive Director with the Red River Regional Dispatch Center.

Council Member Laura Caroon spoke about her attendance with Mayor Carlson, Council Member Hendrickson and Governmental Affairs Director Lisa Bode at the Chamber's Moorhead Area Day at the Capital and the League of Minnesota Cities' Day on the Hill in St. Paul.

Council Member Chuck Hendrickson stated he attended the 2024 Greater Fargo Moorhead Economic Development Corporation's annual meeting.

14. City Manager Reports

15. Executive Session

16. New Business

17. Adjourn

Meeting adjourned at 7:41pm

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.

RESOLUTION

Resolution for Appointments to Boards and Committees

BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City council does hereby approve the following committee appointments:

Economic Development Authority

- Joel Paulsen, Moorhead resident, is appointed to a term commencing March 25, 2024 and ending January 31, 2027. (MPS)

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing and consider, upon the unanimous recommendation of the Moorhead Economic Development Authority, approval of a Renaissance Zone property tax exemption for Sterling Development Group Four LLC to construct a new mixed-use project located at the 600 block of Center Avenue.

BACKGROUND/KEY POINTS:

The Moorhead City Council and Moorhead Economic Development Authority find that granting property tax exemptions pursuant to program requirements set forth in policies approved on September 12, 2011, increases the community's long-term economic vitality through the creation of additional housing choice, new jobs, increasing employment opportunities for Moorhead residents and expanding Moorhead's property tax base. Further, that existing business will benefit by increasing total number of businesses in Moorhead, thereby positioning Moorhead as a destination to more customers.

Renaissance Zone: Moorhead's Renaissance Zone (RZ) is a zone targeting urban development, infill, and redevelopment of commercial or residential properties within the zone to concentrate reinvestment in Moorhead's downtown, near downtown, and transitional areas. Both commercial and multi-family residential may qualify for a 100% exemption. The City of Moorhead offer extended property tax exemption terms for this area as an added incentive to spur development within the zone. The project is in the downtown area of the RZ. There is no minimum job goal within the RZ.

Project: Sterling Development Group Four LLC has plans to redevelop the 600 block of Center Avenue which is currently parking lot used by the former occupants of the United Sugars building and the Moorhead Center Mall. The mixed-use project includes:

- 12,000 square foot commercial condo fronting Center Avenue. Once complete, this condo will be sold to Downtown Chiropractic for their practice, rehabilitation, and fitness center.
- 2,700 square foot commercial space(s) along 6th Ave.
- Two separate 3-story apartment towers with a combined total of 120-125 apartment units plus community rooms and roof terraces.
- Enclosed (on-grade) parking for approximately 115-120 vehicles.

Goals and Objectives: The Renaissance Zone Policy requires the applicant to outline how their project will meet or exceed the City's Renaissance Zone goals and objectives. Here are the highlights:



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- ✓ Activity Generators – New commercial spaces from on Center Avenue and 6th Street. Apartments all have direct access to the public sidewalks and streets.
- ✓ Walkable Districts – The building is within walking distance to a grocery store, drug store, banks, colleges and university, churches, eateries, coffee shops, bars, shopping, and park facilities.
- ✓ Neighborhood Center – The pedestrian friendly design is an excellent addition to other buildings already located in Moorhead's "Center." This is a single use building that will be an excellent addition to an existing mixed-use neighborhood.
- ✓ Transportation – The building includes enclosed parking for its tenants. Public transportation is very accessible at this site.
- ✓ Downtown Entryways – This project will create storefronts on Center Avenue. These improvements will provide a unique gateway to downtown.
- ✓ More objectives are included in the attached application.

Exemption Term: The term of the exemption is based on the developer's capital investment per square foot. To calculate "per square foot" values, the investment number is divided by the total square footage of the entire building, excluding the basement (if any) and all nonworking or non-living areas. Capital investment costs are defined as "demolition, repair, replacement, or renovation of a building's exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air condition systems, windows, exterior doors, elevator improvements, and accessibility improvements. In addition, capital costs include soft costs including architecture and construction management fees."

Cost per Square Foot (sf) Calculation

New Construction

\$24,745,000 cost / 118,184 sf = ~\$209 cost/sf

Based on the above criteria and the projections found within the application, this project is eligible for a 15-year exemption period. The exemption breakdown for a fifteen-year terms is as follows: 100% exemption for the first five-years, 75% exemption for years six through ten, and 50% exemption for years eleven through fifteen.

Timeline: Construction of the project, if approved, will begin in spring 2024 with an estimated completion of December 2025. Whatever construction is completed in 2024 will be assessed January 2, 2025, and become payable in 2026. Therefore, the first year of the proposed exemption would be 2026. In the event that construction is only partially complete on January 2, 2025, the project operator may choose to pay taxes for the partial year and begin the full exemption in 2027.

Zoning: The parcel is located within the "MU-1 Downtown Mixed Use" zoning district. The purpose of the MU-1 downtown mixed-use district is to "promote a variety of uses aimed at building and maintaining a pedestrian friendly, sustainable downtown environment. Uses that provide a diversity of jobs, residential opportunities, entertainment venues, civic functions, commercial services and shopping are encouraged in the downtown mixed-use district. The



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district will encourage a scale of development, mixture of uses and other such urban design attributes that promote the safe and efficient pedestrian and vehicular movements throughout the district.” (Ord. 2004-40, 1-3-2005)

FINANCIAL CONSIDERATIONS:

The maximum total benefit to the applicant for this expansion project is estimated at approximately \$3,474,000 in property tax exemptions using projected new assessed building value (\$19,300,000) and current tax rate (1.6%) for a period of fifteen (15) years (5 years at 100%, 5 years at 75%, 5 years at 50%).

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Amy Thorpe, Economic Development Program Administrator

Attachments: Draft Resolution
General Location Map
Renaissance Zone Application



GENERAL LOCATION MAP

RENAISSANCE ZONE REVIEW
Applicant: Sterling Development Group Four LLC
Project: 600 Block - 600 Center Ave

1ST AVE N

600 Block Mixed Use
Project Site
(Not to Scale)

CENTER AVENUE



600 Block

(Includes Downtown Chiropractic Condo)



**Sterling Development
Group Four, LLC**

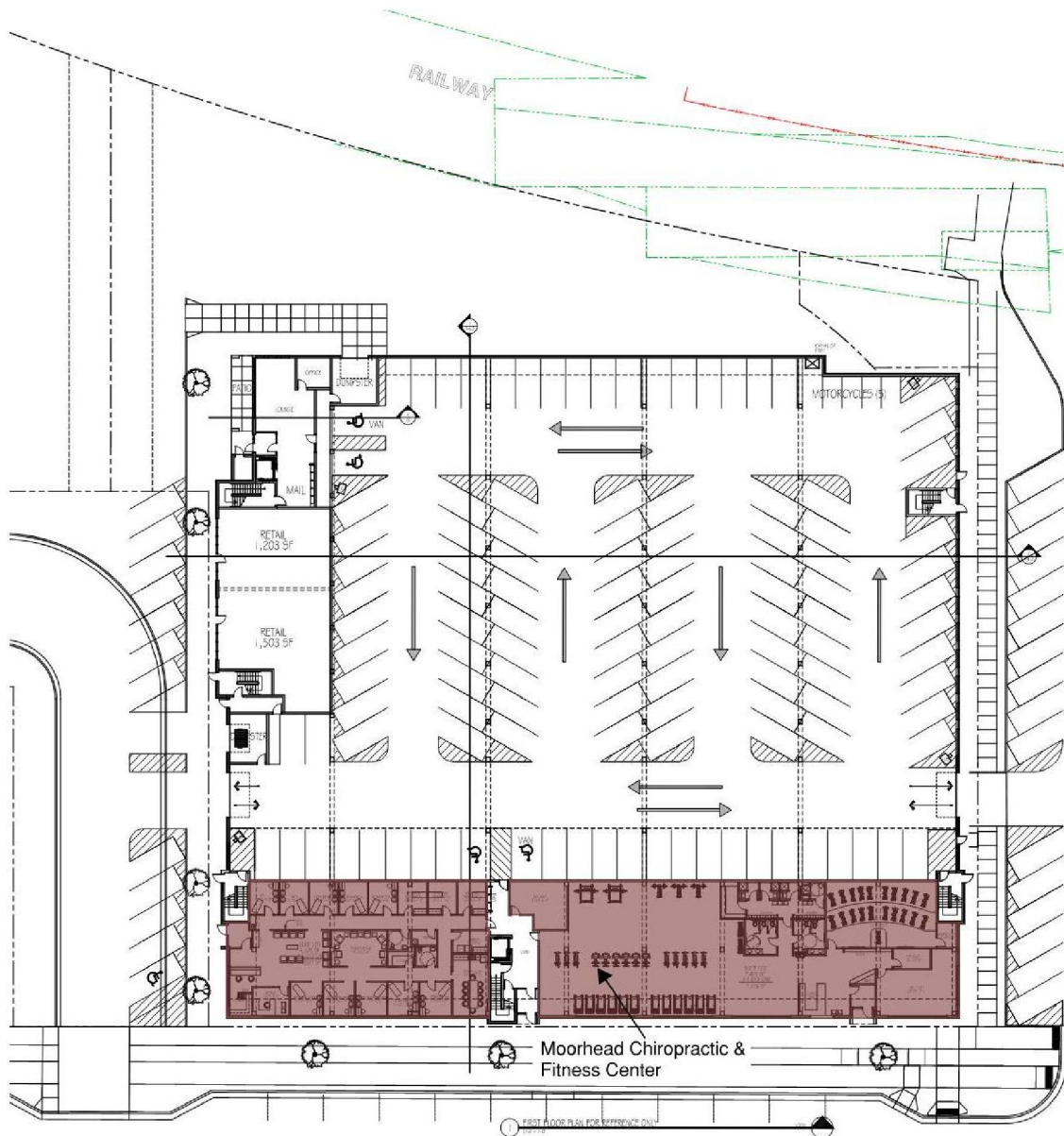
2. Street Addresses

600 Center Ave.

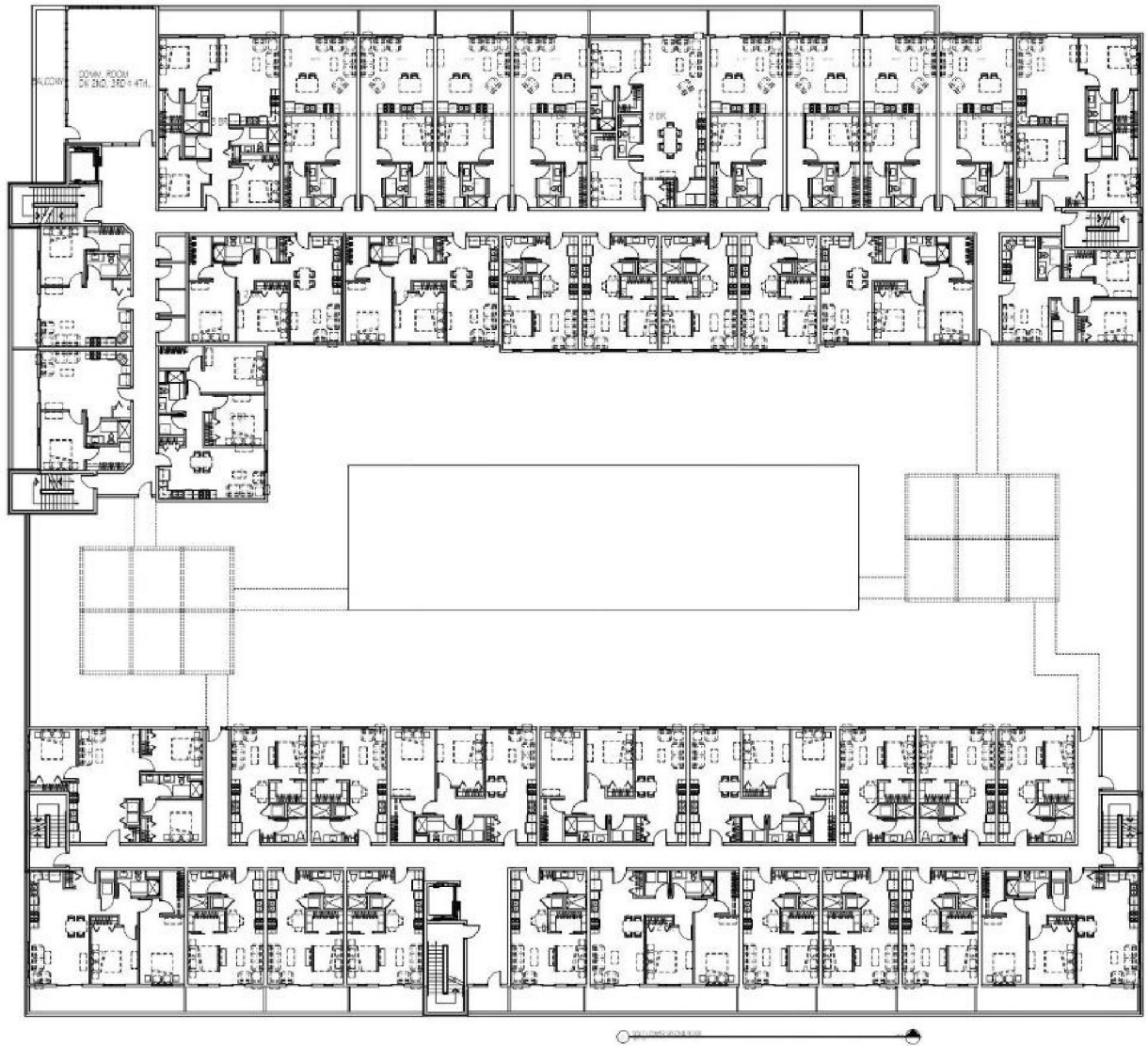
Legal Descriptions

1. Final land configuration being finalized.

2A. Site Plan / 1st Floor Plan:



2B. Floor Plan – 2nd thru 4th Floors:



3. Current Property Owner

Sterling Development Group Four, LLC is the current owner of the former United Sugars Building and parking lot east of the building. A Purchase Agreement / Land Swap Agreement is currently being finalized between Roers Properties, the City of Moorhead and Sterling Development Group Four, LLC (SDG4). The result will be that Roers will own the United Sugars building, the City will receive land for public ROW for 6th Street, and Sterling Development Group Four, LLC will retain the United Sugars parking lot and receive adjacent land to the north creating the site shown on the previous pages.

SDG4 is developing and building the entire building and when completed will sell condo and approximately 12,000 SF to Lau-Gilbertson, LLC, the owners of Downtown Chiropractic and a new Fitness Center. At that time, we would anticipate that the City Assessor would create two separate parcels, each with separate Renaissance Zone incentives.

Downtown Chiropractic clinic was part of the original Moorhead Center Mall project when Dr. Larum moved his clinic into the east end of the mall and has remained in a similar operation for the past 52 years. We are following in the footsteps of our predecessors and looking to exhibit leadership within our City and the heart of downtown by expanding our clinic footprint and our services provided as part of the new redevelopment plan.

By our partnership with Mutchler Bartram Architects and Kevin Bartram, we hope to kickstart the entire Downtown Moorhead Redevelopment, and we believe that our project combined with the new library and community center, will launch Downtown Moorhead toward a new, prosperous future.

4. Name of Applicant

Sterling Development Group Four, LLC
505 N. Broadway, Suite 201
Fargo, ND 58102
(701) 235-5563
kbartram@mbapc.com

5. Current Use of Property

Parking Lot

6. Square Footages – Lot & Building

Lot – Approximately 86,657 SF

No existing buildings on site

7. Impact on Historical Properties

No impact to historic properties

8. Type of Project

The project consists of new construction including on-grade enclosed parking for 115-120 vehicles, an approximately 12,000 SF commercial condo fronting Center Avenue, approximately 2,700 SF of commercial space along 6th Street, and two separate 3-story apartment towers with a combined total of 120-125 apartment units plus community rooms and roof terraces.

9. Project Description and Costs

Estimated Cost:

Site Acquisition	2,060,000
Construction Cost	19,425,000
Professional Fees	1,360,000
Financing Costs	900,000
Developer Fee	<u>1,000,000</u>
Total	24,745,000

Investment Thresholds:

**Eligible for a 15 year exemption based on an estimated new project cost of
\$24,745,000 ÷ 118,184 SF = \$209 / SF (exceeds minimum requirement of \$200 / SF).**

Tenant Mix – Approximately 15,000 SF of commercial spaces and approximately 120-125 market rate apartments.

Construction to begin in Summer, 2024 with anticipated completion end of 2025.

10. How Project Enhances Renaissance Zone Goals & Objectives

- **Activity Generator** – New commercial spaces front on Center Avenue and 6th Street. Apartments all have direct access to the public sidewalks and streets.
- **Walkable Districts** – This building is within walking distance to a grocery store, drug store, banks, Universities, churches, eateries, bars, shopping, apartments, and park facilities.
- **Ground Floor Uses** – The first floor includes 15,000 SF of commercial spaces.
- **Neighborhood Center** – The pedestrian friendly design is an excellent addition to other buildings already located in Moorhead's "Center." This is a facility that will be an excellent addition to an existing mixed-use neighborhood.
- **Urban Design** – The proposed project will infill parking lots in the downtown area with a high density mixed use development.
- **Transportation** – The building includes enclosed parking for its tenants and will generate activity at the street level.
- **Safe Streets-Safe Neighborhoods** – Increased activity and 24 hour usage will improve safety.
- **High Quality Housing** – Includes 120-125 market rate apartments of varying sizes and price points.
- **Infill** – The proposed project will infill existing parking lots and improve density in the downtown area.
- **Housing Amenities** – The building is within walking distance from public parks, the new library, HHIC and many other amenity spaces.
- **Downtown Entryways** – This project will create storefronts on Center Avenue. These improvements will provide a unique gateway to downtown.
- **The Place to Be** – The new housing will be in the heart of Downtown Moorhead and the Moorhead Parks system.
- **24 Hours/Day, 7 Days/Week, 365 Days** – Mixed use project will have 24 hour activity, 365 days/year.
- **Connections and Coordination** – The mixed use, high density design of this building will bring people together which will create a strong sense of community.

11. Extent of Exterior Rehabilitation

Refer to following pages for floor plans and exterior elevations.

12. Public and Private Financial Commitments

All private financing by developer cash and bank loan.

Developer has also been approved to receive \$119,700 from the Main Street Economic Revitalization (HWY 10 Corridor) Grant Fund. Lau-Gilbertson, LLC has been approved for a \$99,750 grant from the same source.

13. Evidence of Being Current on State and Local Taxes

Office of Minnesota Secretary of State Certificate of Good Standing has been requested.

RESOLUTION

Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

WHEREAS, Sterling Development Group Four LLC, Project Operator, desires to construct a new mixed-use redevelopment project on the 600 block of Center Avenue with approximately 15,000 square feet of commercial space, 120-125 apartment units with community rooms and a roof-top terrace, and on-grade structured parking for approximate 115-120 vehicles. A portion of the commercial space may be sold as a commercial condo to a qualified commercial business; and

WHEREAS, the City of Moorhead, pursuant to Minnesota Statute Chapter 469.1732, Subdivision 1, has authority to grant a partial or complete exemption from property taxation of all buildings, structures, fixtures, and improvements used in or necessary to a qualifying business; and

WHEREAS, the City of Moorhead has received a completed application form filed in accordance with applicable City procedures, policy, and guidelines from Kevin Bartram on behalf Sterling Development Group LLC requesting the following tax incentives: exemption from property taxation; and

WHEREAS, the application form filed with the City and all associated documentation are complete and have been reviewed and evaluated by City staff; and

WHEREAS, proper notice to competitors pursuant to Minnesota Statute Chapter 469.1734, Subdivision 7, was published twice in the City's official newspaper on February 29, 2024, and March 7, 2024, respectively; and

WHEREAS, Sterling Development Group Four LLC is a qualifying business as defined in Minnesota Statute 469.1734; and

WHEREAS, granting the requested tax incentive is in the best interest of the City of Moorhead to enhance the property tax base and create new jobs.

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

1. The City Council of the City of Moorhead hereby finds that granting an exemption from property taxation to Sterling Development Group Four LLC is necessary to enable Sterling Development Group Four LLC to expand services in the City of Moorhead and is in the best interest of the City of Moorhead.
2. The City Council of the City of Moorhead hereby grants the tax incentives contained here subject to the terms and conditions in this resolution, the corresponding Tax Incentive Agreement, and the Laws of Minnesota.
3. The City of Moorhead hereby approves the application and grants Sterling Development Group Four LLC an exemption from property taxation of new building value according to the following schedule:

New Construction Cost / square foot	Exemption Term	Exemption Percentage
\$100 / sq ft	5 years	Years 1 – 5: 100%
\$150 / sq ft	10 years	Years 1 – 5: 100% Years 6 – 10: 75%
\$200 / sq ft	15 years	Years 1 – 5: 100% Years 6 – 10: 75% Years 6 – 10: 50%

After the project is complete, Sterling Development Group Four LLC is responsible to provide the City a financial report with enough detail to document costs and capital investments in the project to be utilized by the City to determine the final minimum investment threshold and exemption term.

4. In the event that the commercial portion of the mixed-use project is sold to a qualified business, that business entity shall receive a property tax exemption with the same exemption term and percentages as the project as a whole.
5. The Mayor and City Manager are hereby authorized and directed to execute the Tax Incentive Agreement on file by and between the City of Moorhead and Sterling Development Group Four LLC.
6. The City Clerk is hereby authorized and directed to certify this grant of exemption from property taxation to the City Assessor and County Assessor contingent upon Sterling Development Group Four LLC and the City executing the Tax Incentive Agreement.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing to consider proposed improvements for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) and, after closing the Hearing, to consider the following resolutions:

- A. Order Improvements and Declare Intent to Assess
- B. Award Bid

BACKGROUND/KEY POINTS:

The proposed project area includes the streets of 4th Ave N from 28th St to 30th St N and 30th St N from 2nd Ave to 4th Ave N (see map in attached presentation). These streets are included in the City's 2024-2028 Capital Improvement Plan and are scheduled for construction of improvements in 2024.

On December 11, 2023, the City Council ordered the preparation of the Engineer's Report. The report was completed by City staff under the direction of the City Engineer and presented to Council on January 22, 2024. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The following street and utility improvements were recommended:

4th Ave N – Mill & Overlay from 28th to 30th St N
30th St N – Rehabilitation from 4th Ave N to 2nd Ave N

A mill & overlay involves removing the upper 2" (approximately) of pavement surface (by milling it off), and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. In both of these types of projects, most of the existing curb and gutter and sidewalks will remain in place, and only spot repairs will be made.

Other recommended improvements include making minor sidewalk repairs and replacing the existing pedestrian ramps in order to comply with current Americans with Disabilities Act (ADA) standards, construction of a new sidewalk along the east side of 30th St from 2nd Ave N to the driveway into the EastTen development and replacing sanitary and storm manhole castings. The report finds that the proposed improvements are necessary, cost-effective, and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project or in connection with some



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March 25, 2024

other improvement. A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates in accordance with the current fee schedule (\$85.00 per foot for rehabilitation projects and \$40.00 per foot for urban section mill & overlay projects).

On February 9, 2024, a virtual a public informational presentation on the proposed improvements was made available on the City website. The public informational presentation was intended to solicit resident/owner feedback prior to receiving bids. A letter was mailed to the abutting property owners notifying them of the presentation and how to contact staff to ask questions or submit comments regarding the proposed design. Several phone calls have been received in response to the project informational presentation. Calls mainly consisted of further questions from residents on how property access would be impacted and the proposed assessment amounts. A sidewalk letter was also mailed to the property owners adjacent to the area west of AutoZone where new sidewalk infill is proposed. The letter explained section 8-3-4 of the City Code regarding sidewalk infill and solicited a response in favor of or opposition to its installation. There was no opposition, so the proposed sidewalk is part of the project.

Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition from 100% of the benefiting property owners, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 58 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this communication was prepared, staff had not received any comments on the proposed improvements in response to the mailed notice. Staff will provide an update on comments received through Monday, March 25 at the Public Hearing. Staff recommends that at the close of the Public Hearing the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action instead of by petition of at least 35% of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Bids for the project were received on March 14, 2024, and are summarized in the Financial Considerations section of this communication. After ordering the improvements, staff recommends awarding the bid to the apparent lowest responsible bidder. Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 11, 2023
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	January 22, 2024
Approve Plans & Specs and Authorize Ad for Bids	February 12, 2024



City Council Communication

March 25, 2024

Receive Bids	March 14, 2024
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 25, 2024
Anticipated Construction Schedule	May/Sept. 2024
Hold Assessment Hearing	Fall, 2024

FINANCIAL CONSIDERATIONS:

Four bids for the project were received on March 14, 2024. The bids are detailed in the attached bid tabulation and summarized below:

Bidder	Bid
Border States Paving, Inc.	\$659,146.00
Master Construction	\$663,091.50
Northern Improvement Company	\$715,446.90
Central Specialties Incorporated	\$933,042.00
Engineer's Estimate	\$782,834.00

Based on the low bid, the total cost of the improvements, including contingencies and fees, is estimated to be approximately \$774,000. The project will be financed through the PIR fund. Of the total project cost, approximately \$175,000 will be special assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The balance will be paid as a City share with debt service on the City share paid through the general property tax levy.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager
Sylvia Lizotte, Office Specialist

Attachments: Public Hearing Presentation, Public Notice Mailing, Bid Tabulation

**4th AVE N AND 30TH ST N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS**

ENG. NO. 24-A2-05





EXISTING CONDITIONS

STREETS & SIDEWALKS:

- FULL-DEPTH ASPHALT PAVEMENT
- SOUTH PART 30TH ST BUILT 1978-1983
- 4TH AVE N & NORTH 30TH ST BUILT 1992
- PAVEMENT CONDITION INDEX (PCI):
 - SOUTH PART 30TH St N = 54-80
 - 4th Ave N & NORTH 30TH = 82
- SIDEWALK GAP
- SOME NON-COMPLIANT PED RAMPS

PUBLIC UTILITIES:

- CONSTRUCTED IN 1978
- STORM IS RCP, GOOD CONDITION
- SANITARY IS PVC, GOOD CONDITION
- WATER MAIN IS PVC, GOOD CONDITION

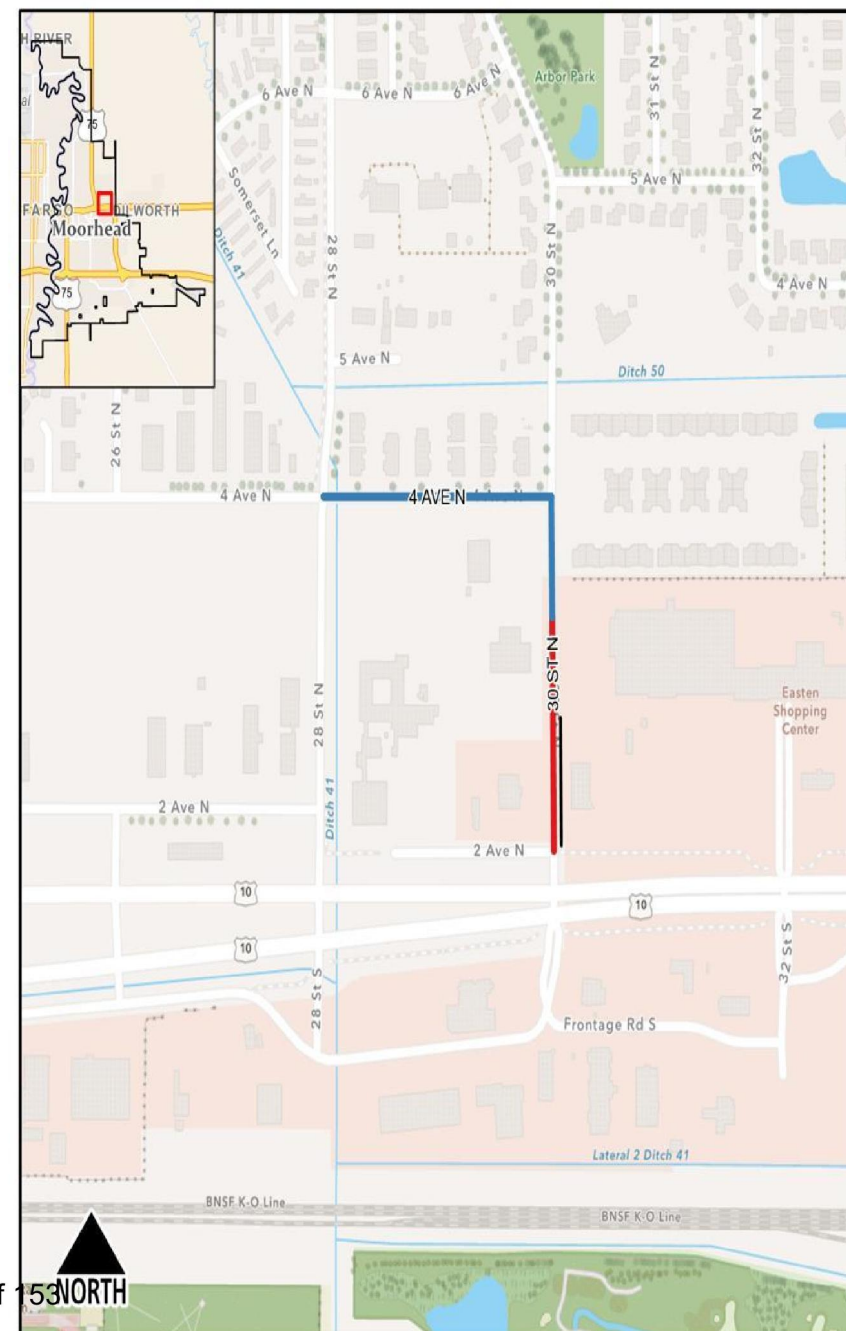


LEGEND

- CONSTRUCTED 1978
- CONSTRUCTED 1992
- PROPOSED SIDEWALK INFILL

24-A2-05 Street Project

4TH AVE N AND 30TH ST N UNDERGROUND
UTILITY AND STREET IMPROVEMENTS
CITY OF MOORHEAD



DATA SOURCES: ESRI, HERE

PLOTTED: 3/19/2024



PROPOSED IMPROVEMENTS

REHABILITATION:

- FULL PAVEMENT SECTION INCLUDING THE MATERIAL BELOW THE PAVEMENT IS REPLACED
- CURB & GUTTER REMAINS EXCEPT FOR SPOT REPAIRS

MILL & OVERLAY:

- UPPER 2" OF PAVEMENT IS REMOVED AND REPLACED
- CURB & GUTTER REMAINS EXCEPT FOR SPOT REPAIRS

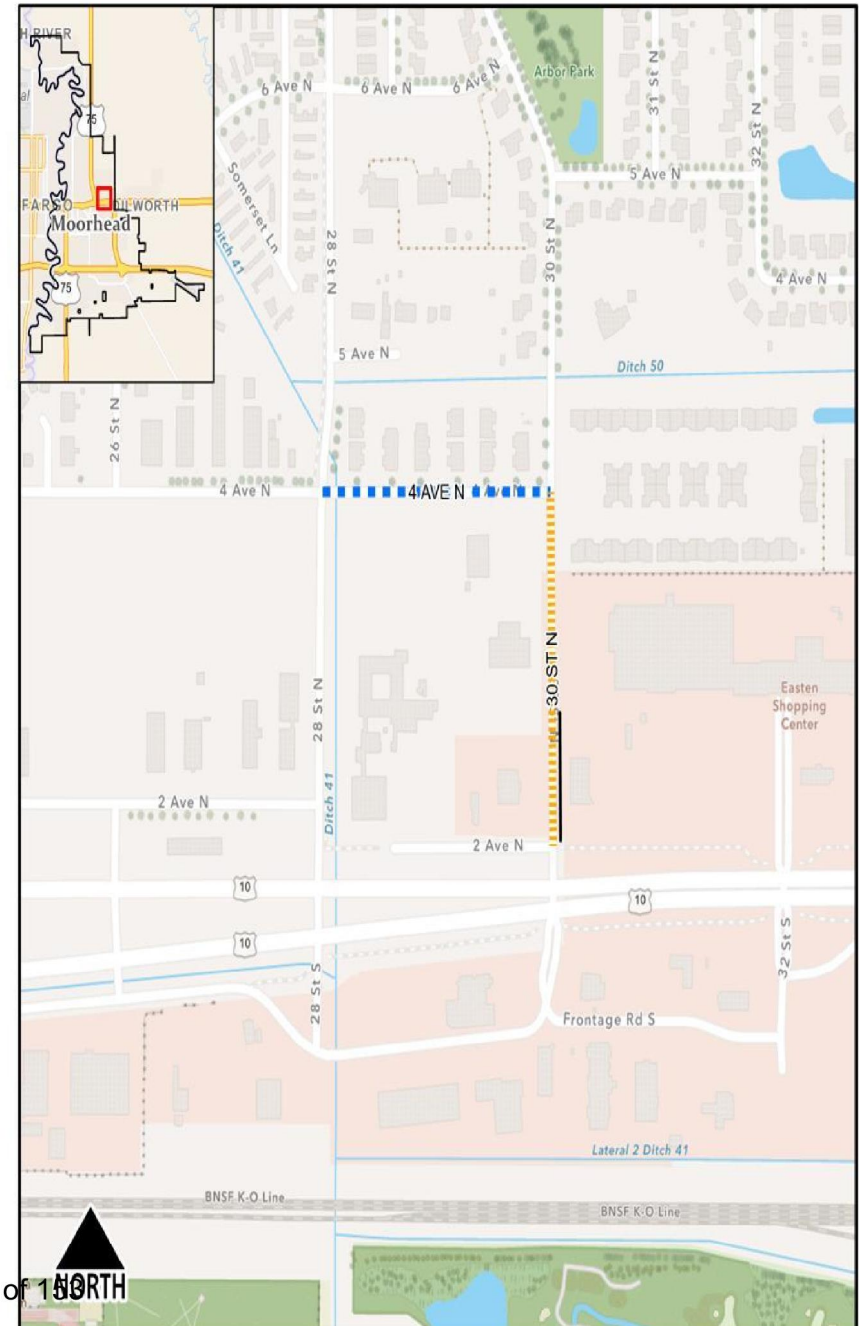


LEGEND

- MILL & OVERLAY
- REHABILITATION
- PROPOSED SIDEWALK INFILL

24-A2-05 Street Project

4TH AVE N AND 30TH ST N UNDERGROUND
UTILITY AND STREET IMPROVEMENTS
CITY OF MOORHEAD





PROPOSED IMPROVEMENTS (CONTINUED)

SIDEWALK:

- REPAIR HAZARDS
- NEW SIDEWALK ON EAST SIDE OF 30TH ST N
 - NO OPPOSITION

UTILITIES:

- NO PUBLIC OR PRIVATE UTILITY WORK ON THE PROJECT

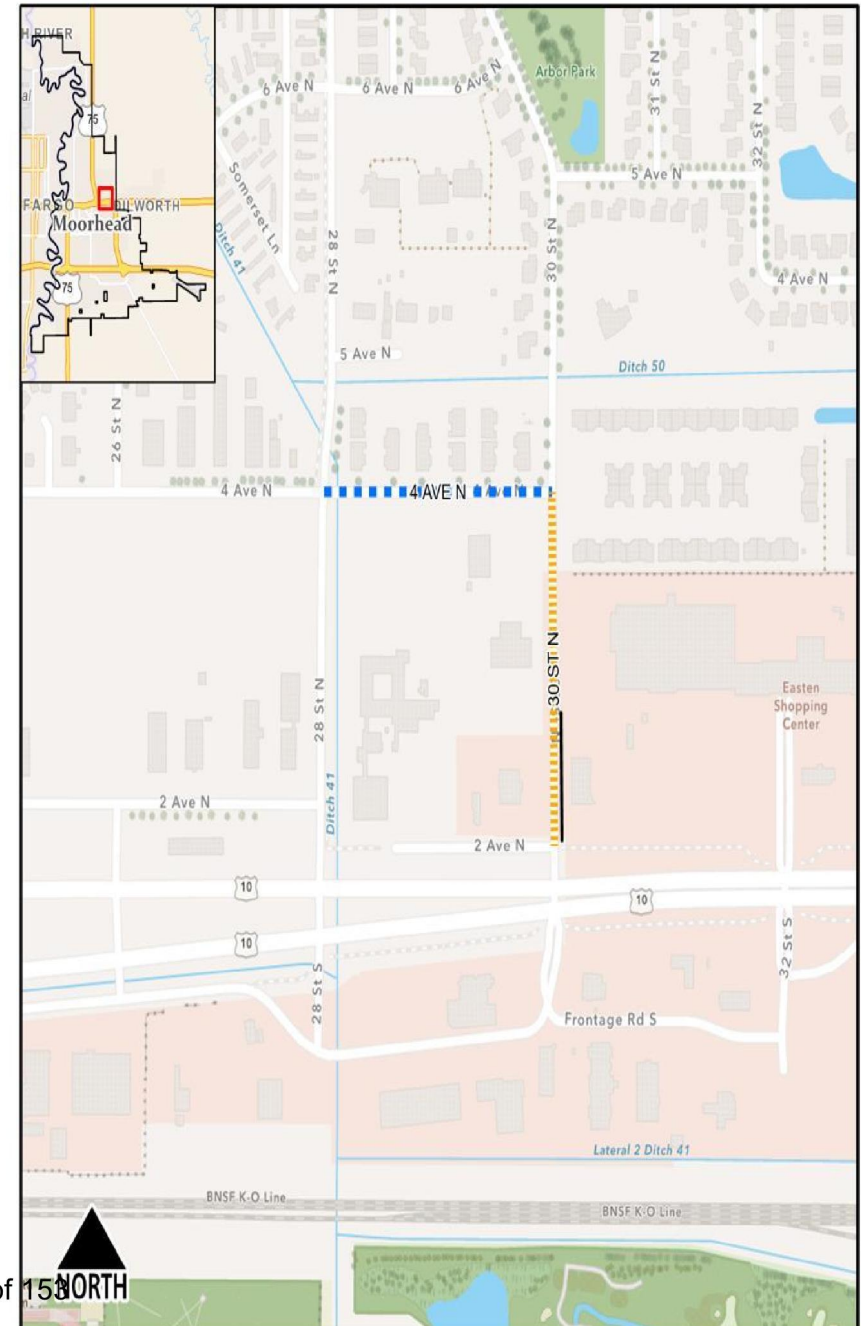


LEGEND

- MILL & OVERLAY
- REHABILITATION
- PROPOSED SIDEWALK INFILL

24-A2-05 Street Project

4TH AVE N AND 30TH ST N UNDERGROUND UTILITY AND STREET IMPROVEMENTS
CITY OF MOORHEAD



DATA SOURCES: ESRI, HERE

PLOTTED: 3/19/2024



ASSESSMENT AREA MAP

FRONT FOOTAGE:

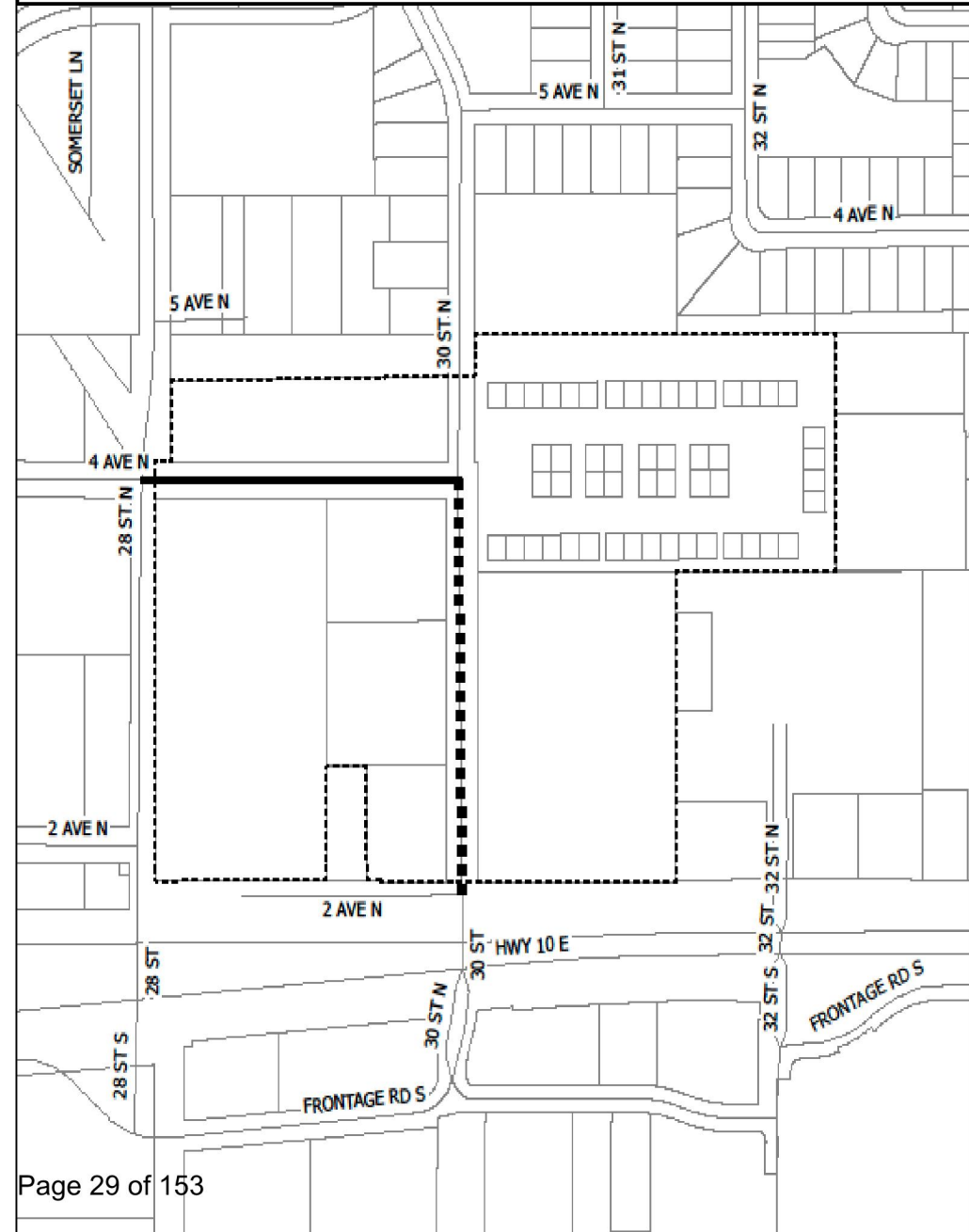
- APPLIES TO ALL DIRECTLY ABUTTING PROPERTIES

ASSESSMENT RATES:

- REHABILITATION RATE: \$85/FF
- MILL & OVERLAY: \$40/FF

Project 24-A2-5 Road Improvements on 2 Ave N and 4 Ave N between 28 and 30 St N, and 30 St N between 2 and 4 Ave N

- Mill And Overlay \$40/FF
- ▤ Assessment Area
- Road Rehab \$85/FF





ASSESSMENT SUMMARY

PROPOSED ASSESSMENT	
NUMBER OF PROPERTIES IN ASSESSMENT AREA	58
NUMBER OF PROPERTIES WITH NO ASSESSMENT	0
TOTAL AMOUNT ASSESSED	\$175,000
AVERAGE ASSESSMENT	\$3,017
MINIMUM ASSESSMENT	\$417
MEDIAN ASSESSMENT	\$417
MAXIMUM ASSESSMENT	\$44,200
CITY OWNED PROPERTY ASSESSMENTS	\$0
DEFERRED / POSTPONED ASSESSMENTS	\$0

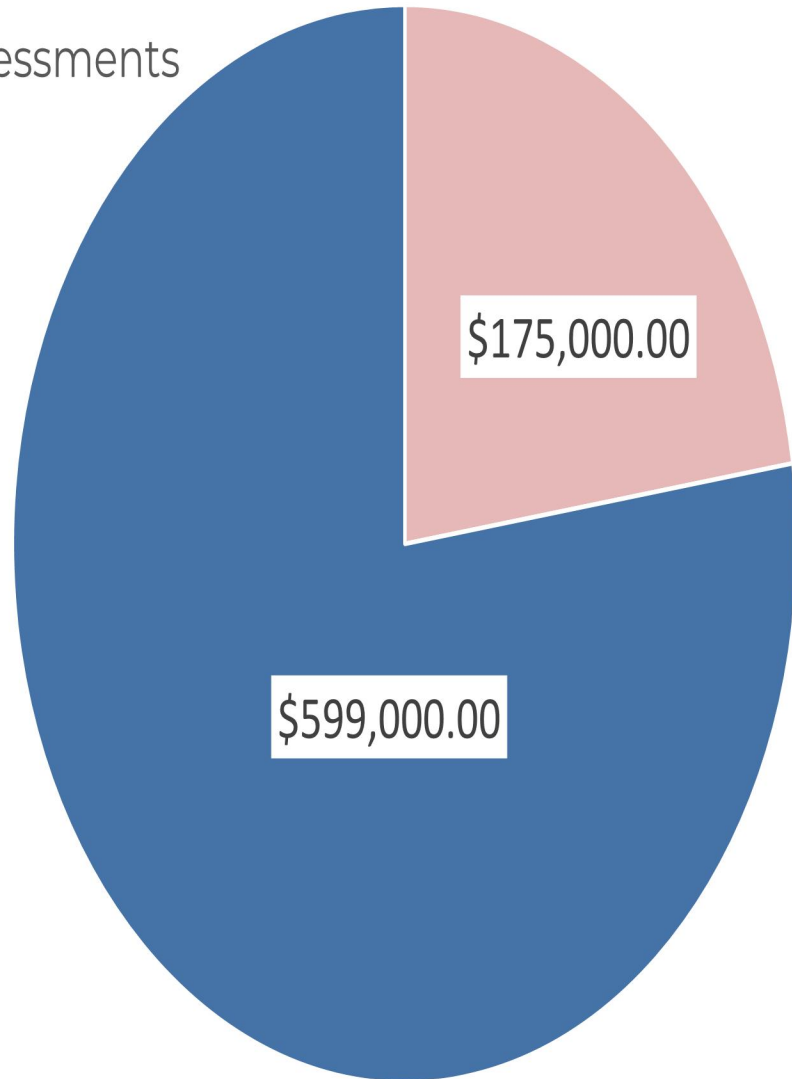


PROJECT FUNDING

ESTIMATED TOTAL PROJECT COST:

- \$774,000
- INCLUDES
CONSTRUCTION
COSTS & FEES

- Special Assessments
- City Funds





PUBLIC INPUT

- **MAILED PUBLIC HEARING NOTICE MARCH 14, 2023**
 - SEVERAL CALLS RECEIVED AS OF MARCH 19TH WITH GENERAL QUESTIONS
 - ANY COMMENTS RECEIVED WILL BE PROVIDED AT THE PUBLIC HEARING
- **INFORMATIONAL PRESENTATION POSTED TO CITY WEBSITE ON FEBRUARY 9, 2024.**
 - 30 VIEWS AS OF MARCH 18, 2024
 - SEVERAL GENERAL CONSTRUCTION QUESTIONS
- **SIDEWALK GAP LETTER ON JANUARY 31, 2024.**
 - 2 RESPONSES IN FAVOR, 1 NO RESPONSE



SCHEDULE

ACTION OR ACTIVITY	DATE
RECEIVE PETITIONS	NOT APPLICABLE
ORDER PRELIMINARY ENGINEERING REPORT	DECEMBER 11, 2023
RECEIVE REPORT, ORDER PLANS & CALL FOR HEARING,	JANUARY 22, 2024
APPROVE PLANS & AUTHORIZE AD FOR BIDS	FEBRUARY 12, 2024
RECEIVE BIDS	MARCH 14, 2024
HOLD PUBLIC HEARING	MARCH 25, 2024
ORDER IMPROVEMENTS AND AWARD BIDS	MARCH 25, 2024
CONSTRUCT PROJECT	MAY – SEPT, 2024
CALL FOR ASSESSMENT HEARING	FALL 2024
HOLD ASSESSMENT HEARING & ADOPT ASSESSMENT ROLL	FALL 2024



REQUESTED ACTIONS: 24-A2-05

- HOLD PUBLIC HEARING
- CONSIDER RESOLUTION TO ORDER IMPROVEMENTS
- CONSIDER RESOLUTION TO AWARD BIDS



CITY OF MOORHEAD
ENGINEERING DEPT.
PO BOX 779
MOORHEAD, MN 56561-0779

THIS IS NOT A BILL
This is a notification of the
proposed improvement hearing and
estimated special assessment.
A final assessment hearing will be
held at a later date.

March 14, 2024



PARCEL NO. [REDACTED]

PARCEL
ADDRESS [REDACTED] MOORHEAD MN 56560

Project No. 811942

Eng#. 24-A2-5

Project Description & Location: 24-A2-5-Mill and OL-4 Av N-28-30 St; Rehab 30 St N-2-4 Av

Assessment/Benefiting Area

Properties abutting 4th Av N between 28th and 30th St N and 30th St N between 2nd and 4th Ave N

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at 5:45 pm on Monday, March 25, 2024 to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$26,358.50 and would be assessed over a 20 year period at an estimated interest rate of 5.50 %.

Below is an example of your estimated special assessment cost.

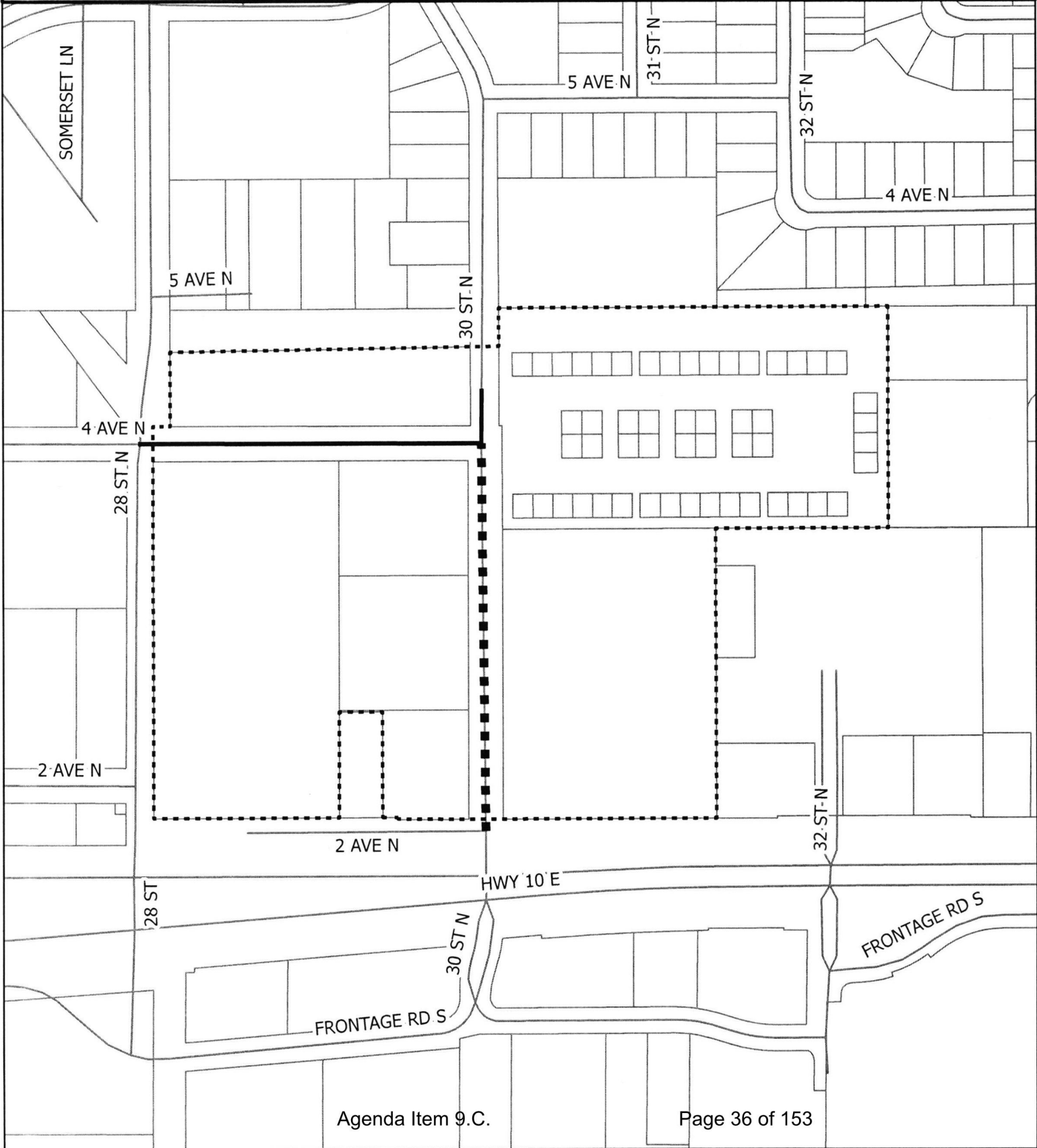
Principal Amount = \$26,358.50 / 20 years =	First year principal	\$1,317.93
	Plus 5.50% interest	\$1,449.72
	First Year payment	\$2,767.64
NOTE: Interest is charged each year on the unpaid balance		

Written or oral objections will be heard and considered at said hearing . If you wish to respond yet cannot attend, please respond in writing to the Engineering Office. Responses must be received prior to the hearing on March 25, 2024.

Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.

Project 24-A2-5 Road Improvements on 2 Ave N and 4 Ave N between 28 and 30 St N, and 30 St N between 2 and 4 Ave N

- Mill And Overlay \$40/FF
- Road Rehab \$85/FF
- ▤ Assessment Area



PROJECT INFORMATION - ENGINEERING NO. 24-A2-05 (811942)

PROPOSED WORK: Mill & Overlay – 4th Ave N between 28th and 30th St N and Rehab 30th St N between 2nd and 4th Ave N

A map showing the proposed improvements and assessment boundaries is included on the back of your notice.

PROJECT ENGINEER: Michael Aamodt, EIT Phone: 218-299-5389 Email: Michael.aamodt@moorheadmn.gov

STREET CLASSIFICATION: All streets in this project are classified as “Local” streets.

Local streets are the street network within a subdivision that is intended to provide access to the directly abutting properties and primarily serves local traffic. Typically, about 1/3 of the cost for local streets is assessed to the directly abutting lots within the subdivision. The city pays the rest of the cost through the general property tax levy.

PROJECT DETAILS: On Dec. 11, 2023, City Council ordered the preparation of an Engineer’s Report. The report evaluated the existing street and utility systems, considered how they were constructed and maintained, age, current condition, and information obtained from soil borings and sewer televising. The report recommended the following street and utility improvements:

4th Ave N – Mill & Overlay from 28th to 30th St N and 30th St from 4th Ave N to 35’ N of 4th Ave N
30th St N – Rehabilitation from 2nd Ave N to 4th Ave N

A mill & overlay involves milling off apx. 2” of pavement surface and placing a new layer of bituminous surface. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. Typically extends the life of the pavement by another 20 to 30 years.

The sanitary sewer and water mains in the project area are all polyvinyl chloride (PVC) pipe and in good condition, so no utility improvements are necessary.

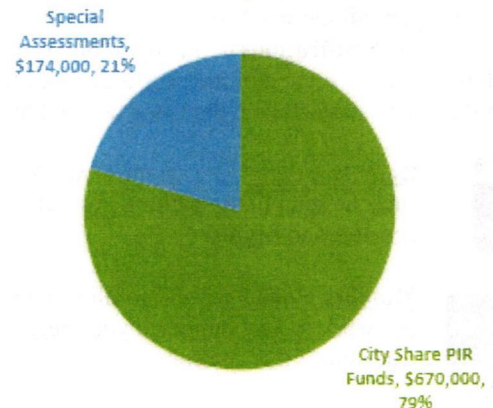
Pedestrian ramp improvements necessary to comply with ADA requirements will be made and the sidewalk gap located on 30th St N on the side yard, west of Autozone, will be infilled in accordance with the City Code 8.3.4D.

On Feb. 8, 2024, a letter was mailed to abutting properties notifying them of a virtual public information presentation on the City website. The virtual presentation shared project information and solicited feedback from property owners prior to the bid letting on March 14, 2024.

PUBLIC HEARING: Monday, March 25, 2024, 5:45pm at the Heritage Hjemkomst Center, 202 1st Av N., Moorhead, MN.

FINANCIAL CONSIDERATIONS: The estimated project cost is \$844,000.

CONSTRUCTION, CONTINGENCIES & FEES: \$844,000



ASSESSMENT INFO/CALCULATIONS: City assessment policy establishes a flat rate for street repair projects to keep things equitable among all properties. This policy has been in place since 2005. To account for variability in construction costs from year to year, and for the amount of front footage an assessment is based on (side lot footage isn’t assessed), the City established flat assessment rates per front foot for the various types of projects. Rates are set by the Council in its fee schedule, and is intended, on average, to generate between 30% and 40% of the total project cost. The remaining cost is paid by the city through general tax levy proceeds. The policy provides certainty to residents that their assessment won’t go higher, regardless of the final project cost. If the project cost goes up, the city pays the additional cost, if it goes down, city share is reduced. Current rates are as follows:

- Mill & Overlay is \$40/Front Foot
- Rehabilitation is \$85/Front Foot

ASSESSMENT EXAMPLES: A property abutting 4th Ave N, with 200’ of frontage, would be assessed \$8,000. (200’ x \$40/FF mill & overlay rate).

A property abutting 30th St, with 200’ of frontage, would be assessed \$17,000. (200’ x \$85/FF Rehabilitation rate).

**Alternate assessment calculation methods are used to determine front footage for irregular shaped, cul-de-sacs and lots on curves, and first 150 feet of side lot footage is exempted from corner lots to keep special assessments equitable.*

ASSESSMENT SCHEDULE: Final assessment notices are typically sent out in Sept/Oct and are certified to the County on Nov. 15. If you choose to do so, after the final assessment has been adopted by the council, you will have an opportunity to pay off, or buy down, the assessment, without interest, before it is certified to the County and added to your property tax statement in 2025.

This project will be spread over 20-years at an estimated interest rate of 5.5%. Actual interest rate is determined when the City bonds for the project. Below are two amortization examples of the assessment, if paid over the 20-year duration. **Note: Assessments can be paid off and paid down, at any time, without penalty, after the final assessment is adopted.**

EXAMPLE 1

SPECIAL ASSESSMENT AMORTIZATION SCHEDULE

Special Assmt	
Principal	\$ 417
Rate	5.50%
Principal	\$ 21
Total Interest	\$ 240
Years	20

Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2025	1	416.50	20.83	22.91	43.74	3.65
2026	2	395.67	20.83	21.76	42.59	3.55
2027	3	374.84	20.83	20.62	41.45	3.45
2028	4	354.01	20.83	19.47	40.30	3.36
2029	5	333.18	20.83	18.32	39.15	3.26
2030	6	312.35	20.83	17.18	38.01	3.17
2031	7	291.52	20.83	16.03	36.86	3.07
2032	8	270.69	20.83	14.89	35.72	2.98
2033	9	249.86	20.83	13.74	34.57	2.88
2034	10	229.03	20.83	12.60	33.43	2.79
2035	11	208.20	20.83	11.45	32.28	2.69
2036	12	187.37	20.83	10.31	31.14	2.60
2037	13	166.54	20.83	9.16	29.99	2.50
2038	14	145.71	20.83	8.01	28.84	2.40
2039	15	124.88	20.83	6.87	27.70	2.31
2040	16	104.05	20.83	5.72	26.55	2.21
2041	17	83.22	20.83	4.58	25.41	2.12
2042	18	62.39	20.83	3.43	24.26	2.02
2043	19	41.56	20.83	2.29	23.12	1.93
2044	20	20.73	20.83	1.14	21.97	1.83
			416.60	240.48	657.08	

EXAMPLE 2

SPECIAL ASSESSMENT AMORTIZATION SCHEDULE

Special Assmt	
Principal	\$ 27,000
Rate	5.50%
Principal	\$ 1,350
Total Interest	\$ 15,593
Years	20

Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2025	1	27,000.00	1,350.00	1,485.00	2,835.00	236.25
2026	2	25,650.00	1,350.00	1,410.75	2,760.75	230.06
2027	3	24,300.00	1,350.00	1,336.50	2,686.50	223.88
2028	4	22,950.00	1,350.00	1,262.25	2,612.25	217.69
2029	5	21,600.00	1,350.00	1,188.00	2,538.00	211.50
2030	6	20,250.00	1,350.00	1,113.75	2,463.75	205.31
2031	7	18,900.00	1,350.00	1,039.50	2,389.50	199.13
2032	8	17,550.00	1,350.00	965.25	2,315.25	192.94
2033	9	16,200.00	1,350.00	891.00	2,241.00	186.75
2034	10	14,850.00	1,350.00	816.75	2,166.75	180.56
2035	11	13,500.00	1,350.00	742.50	2,092.50	174.38
2036	12	12,150.00	1,350.00	668.25	2,018.25	168.19
2037	13	10,800.00	1,350.00	594.00	1,944.00	162.00
2038	14	9,450.00	1,350.00	519.75	1,869.75	155.81
2039	15	8,100.00	1,350.00	445.50	1,795.50	149.63
2040	16	6,750.00	1,350.00	371.25	1,721.25	143.44
2041	17	5,400.00	1,350.00	297.00	1,647.00	137.25
2042	18	4,050.00	1,350.00	222.75	1,572.75	131.06
2043	19	2,700.00	1,350.00	148.50	1,498.50	124.88
2044	20	1,350.00	1,350.00	74.25	1,424.25	118.69
			27,000.00	15,592.50	42,592.50	

CONSTRUCTION SCHEDULE: Anticipated work schedule is between May–Oct., 2024. During construction, City will maintain project info on its website through an interactive map, which you can find by doing the following.



1. Go to www.cityofmoorhead.com and click on button.
2. Below the map, click on “[click here to enlarge the map](#)”
3. Click on the project on the map you are interested in, and an information box will pop up.

Note: On the left-hand side of the screen, you can also click on the link to your project 24-A2-05 for additional project information.

E-Notifications: You can also sign up for electronic notifications to receive periodic updates regarding this specific project.

1. Go to www.cityofmoorhead.com
2. Click on the **e-Notifications** at the top of the page then fill in the required information
3. Scroll to the News section of the page and check the project **24-A2-05 – 4th Ave N and 30th St N**
4. Enter the verification code in the Code box and hit submit.



Door Hangers: Occasionally we may distribute printed door hangers to communicate important project information to you such as temporary parking restrictions or driveway access limitations. Please check your front doors periodically once construction begins.



Mobility Concerns: If mobility is a concern within your home, an individual is disabled, etc., please contact us ASAP so we can work to accommodate your needs during construction. The road and/or sidewalk will be removed in some areas. Please reach out if this is a concern.



To request this information in a different language, please contact: 218.299.5427
 Para solicitar esta información en otro idioma, comuníquese con: 218.299.5427
 Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin: 218.299.5427
 218.299.5427: لطالب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ
 Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriiir: 218.299.5427

03/14/2024 10:00 AM CDT

Bid Opening 03/14/2024					Engineer Estimate		Border States Paving, Inc.		Master Construction		Orthern Improvement Comp		Central Specialties Incorporated	
Line Item	Item Code	Item Description	Unit Price	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION I - STREET IMPROVEMENTS														
1	2021.5	MOBILIZATION	LS	1	\$50,000.00	\$50,000.00	\$33,900.00	\$33,900.00	\$39,500.00	\$39,500.00	\$37,500.00	\$37,500.00	\$109,670.00	\$109,670.00
2	2104.5	REMOVE SIGN TYPE C	EA	11	\$16.00	\$176.00	\$15.80	\$173.80	\$20.00	\$220.00	\$15.75	\$173.25	\$15.00	\$165.00
3	2104.5	REMOVE SIGN TYPE D	EA	8	\$16.00	\$128.00	\$15.80	\$126.40	\$20.00	\$160.00	\$15.75	\$126.00	\$15.00	\$120.00
4	2104.5	REMOVE CURB AND GUTTER	LF	964	\$14.00	\$13,496.00	\$11.60	\$11,182.40	\$10.00	\$9,640.00	\$15.00	\$14,460.00	\$15.00	\$14,460.00
		SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	64	\$30.00	\$1,920.00	\$13.70	\$876.80	\$7.00	\$448.00	\$11.60	\$742.40	\$6.00	\$384.00
6	2104.5	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	531	\$10.00	\$5,310.00	\$5.25	\$2,787.75	\$4.00	\$2,124.00	\$2.50	\$1,327.50	\$2.00	\$1,062.00
7	2104.5	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	83	\$23.00	\$1,909.00	\$26.30	\$2,182.90	\$7.00	\$581.00	\$14.00	\$1,162.00	\$40.00	\$3,320.00
8	2104.5	REMOVE BITUMINOUS PAVEMENT	SY	4085	\$6.00	\$24,510.00	\$7.70	\$31,454.50	\$6.00	\$24,510.00	\$10.00	\$40,850.00	\$24.00	\$98,040.00
9	2104.5	REMOVE CONCRETE PAVEMENT	SY	39	\$45.00	\$1,755.00	\$31.50	\$1,228.50	\$10.00	\$390.00	\$14.00	\$546.00	\$40.00	\$1,560.00
10	2104.5	REMOVE CONCRETE SIDEWALK	SF	1240	\$3.00	\$3,720.00	\$2.35	\$2,914.00	\$1.00	\$1,240.00	\$3.50	\$4,340.00	\$5.00	\$6,200.00
11	2106.5	EXCAVATION - COMMON (EV) (P)	CY	1606	\$19.00	\$30,514.00	\$20.70	\$33,244.20	\$20.00	\$32,120.00	\$20.50	\$32,923.00	\$20.00	\$32,120.00
		SELECT GRANULAR EMBANKMENT (CV) (P)	CY	681	\$80.00	\$54,480.00	\$23.90	\$16,275.90	\$41.00	\$27,921.00	\$52.00	\$35,412.00	\$65.00	\$44,265.00
13	2108.5	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	5292	\$3.00	\$15,876.00	\$3.35	\$17,728.20	\$3.50	\$18,522.00	\$3.85	\$19,315.80	\$4.00	\$21,168.00
14	2112.6	SUBGRADE PREPARATION	SY	4085	\$2.00	\$8,170.00	\$1.65	\$6,740.25	\$2.50	\$10,212.50	\$2.60	\$10,621.00	\$2.60	\$10,621.00
15	2123.6	MACHINE TIME	HR	10	\$350.00	\$3,500.00	\$261.00	\$2,610.00	\$300.00	\$3,000.00	\$290.00	\$2,900.00	\$150.00	\$1,500.00
16	2211.5	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	1362	\$65.00	\$88,530.00	\$46.50	\$63,333.00	\$60.00	\$81,720.00	\$60.00	\$81,720.00	\$70.00	\$95,340.00
		MILL BITUMINOUS PAVEMENT (SPECIAL PROFILE MILL)	SY	3840	\$2.00	\$7,680.00	\$4.20	\$16,128.00	\$4.40	\$16,896.00	\$4.50	\$17,280.00	\$5.00	\$19,200.00
18	2360.5	TYPE SP 12.5 WEAR COURSE MIX (3.B)	TON	991	\$85.00	\$84,235.00	\$78.00	\$77,298.00	\$80.00	\$79,280.00	\$80.00	\$79,280.00	\$87.00	\$86,217.00
		TYPE SP 12.5 NON WEAR COURSE MIX (3.B)	TON	1404	\$85.00	\$119,340.00	\$78.00	\$109,512.00	\$80.00	\$112,320.00	\$80.00	\$112,320.00	\$80.00	\$112,320.00
20	2360.5	TYPE SP 9.5 NON WEAR COURSE MIX (3.B) (LEVELING COURSE)	TON	50	\$85.00	\$4,250.00	\$74.80	\$3,740.00	\$90.00	\$4,500.00	\$95.00	\$4,750.00	\$80.00	\$4,000.00
21	2521.6	4" CONCRETE COLORED WALK - STAMPED	SF	226	\$40.00	\$9,040.00	\$29.70	\$6,712.20	\$14.50	\$3,277.00	\$20.00	\$4,520.00	\$30.50	\$6,893.00
22	2521.5	4" CONCRETE WALK	SF	2290	\$12.00	\$27,480.00	\$12.80	\$29,312.00	\$10.00	\$22,900.00	\$13.50	\$30,915.00	\$13.25	\$30,342.50
23	2531.5	7" CONCRETE DRIVEWAY PAVEMENT	SY	158	\$110.00	\$17,380.00	\$130.00	\$20,540.00	\$90.00	\$14,220.00	\$110.00	\$17,380.00	\$133.00	\$21,014.00
24	2531.6	PEDESTRIAN CURB RAMP - 5' WIDE	EA	10	\$2,200.00	\$22,000.00	\$2,170.00	\$21,700.00	\$1,925.00	\$19,250.00	\$2,140.00	\$21,400.00	\$2,150.00	\$21,500.00
25	2531.6	CONCRETE CURB AND GUTTER	LF	985	\$55.00	\$54,175.00	\$54.70	\$53,879.50	\$45.00	\$44,325.00	\$45.00	\$44,325.00	\$69.50	\$68,457.50
26	2563.6	TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00	\$4,040.00	\$4,040.00	\$6,000.00	\$6,000.00	\$5,200.00	\$5,200.00	\$3,845.00	\$3,845.00
27	2564.6	FURNISH AND INSTALL SIGN TYPE C	SF	54	\$50.00	\$2,700.00	\$57.80	\$3,121.20	\$55.00	\$2,970.00	\$57.75	\$3,118.50	\$55.00	\$2,970.00
28	2564.6	FURNISH AND INSTALL SIGN TYPE D	SF	15	\$55.00	\$825.00	\$63.10	\$946.50	\$60.00	\$900.00	\$63.00	\$945.00	\$60.00	\$900.00
29	2573.5	STABILIZED CONSTRUCTION EXIT	LS	1	\$8,000.00	\$8,000.00	\$3,350.00	\$3,350.00	\$1,250.00	\$1,250.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
30	2573.5	STORM DRAIN INLET PROTECTION	EA	9	\$200.00	\$1,800.00	\$208.00	\$1,872.00	\$220.00	\$1,980.00	\$210.00	\$1,890.00	\$198.00	\$1,782.00
31	2574.5	SELECT TOPSOIL BORROW (LV)	CY	56	\$60.00	\$3,360.00	\$85.30	\$4,776.80	\$55.00	\$3,080.00	\$70.00	\$3,920.00	\$75.00	\$4,200.00
		TURF ESTABLISHMENT - GRASS SEEDING	SY	1435	\$2.00	\$2,870.00	\$2.30	\$3,300.50	\$3.00	\$4,305.00	\$2.30	\$3,300.50	\$2.20	\$3,157.00
33	2575.5	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$70.00	\$7,000.00	\$78.80	\$7,880.00	\$70.00	\$7,000.00	\$78.00	\$7,800.00	\$75.00	\$7,500.00
		4" BROKEN LINE YELLOW-EPOXY GROUND IN (WR)	LF	380	\$8.00	\$3,040.00	\$5.25	\$1,995.00	\$6.00	\$2,280.00	\$5.25	\$1,995.00	\$5.00	\$1,900.00
35	2582.5	6" SOLID LINE WHITE - EPOXY GROUND IN (WR)	LF	135	\$10.00	\$1,350.00	\$12.60	\$1,701.00	\$14.00	\$1,890.00	\$12.60	\$1,701.00	\$12.00	\$1,620.00
36	2582.5	24" STOP LINE SOLID WHITE-EPOXY GROUND IN (WR)	LF	55	\$25.00	\$1,375.00	\$26.30	\$1,446.50	\$30.00	\$1,650.00	\$26.25	\$1,443.75	\$25.00	\$1,375.00
37	2582.5	24" CROSSWALK MARKING-EPOXY GROUND IN (WR)	SF	144	\$10.00	\$1,440.00	\$16.80	\$2,419.20	\$20.00	\$2,880.00	\$16.80	\$2,419.20	\$16.00	\$2,304.00
38	SPEC P	CRUSHED CONCRETE BASE (CV)	CY	200	\$65.00	\$13,000.00	\$44.20	\$8,840.00	\$35.00	\$7,000.00	\$70.00	\$14,000.00	\$60.00	\$12,000.00
39	SPEC P	MUD JACKING CURB & GUTTER	LF	100	\$25.00	\$2,500.00	\$21.00	\$2,100.00	\$25.00	\$2,500.00	\$21.00	\$2,100.00	\$20.00	\$2,000.00
SECTION TOTAL						\$708,834.00		\$613,569.00		\$614,961.50		\$668,121.90		\$866,492.00
SECTION II - SANITARY SEWER														
		FURNISH AND INSTALL MANHOLE EXTENSION RING	EA	4	\$700.00	\$2,800.00	\$230.00	\$920.00	\$410.00	\$1,640.00	\$350.00	\$1,400.00	\$500.00	\$2,000.00
41	SPEC P	SALVAGE AND REINSTALL CASTING	EA	1	\$2,000.00	\$2,000.00	\$2,680.00	\$2,680.00	\$1,900.00	\$1,900.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
SECTION TOTAL						\$4,800.00		\$3,600.00		\$3,540.00		\$3,600.00		\$4,500.00
SECTION III - WATERMAIN														
42	2504.6	ADJUST GATE VALVE AND BOX	EA	2	\$1,200.00	\$2,400.00	\$1,680.00	\$3,360.00	\$1,100.00	\$2,200.00	\$1,700.00	\$3,400.00	\$1,750.00	\$3,500.00
SECTION TOTAL						\$2,400.00		\$3,360.00		\$2,200.00		\$3,400.00		\$3,500.00
SECTION IV - STORM SEWER														
43	2502.5	4" PERF PVC PIPE DRAIN	LF	1630	\$20.00	\$32,600.00	\$13.50	\$22,005.00	\$15.00	\$24,450.00	\$12.50	\$20,375.00	\$30.00	\$48,900.00
		CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	4	\$1,000.00	\$4,000.00	\$353.00	\$1,412.00	\$750.00	\$3,000.00	\$350.00	\$1,400.00	\$750.00	\$3,000.00
45	2503.6	4" CLEAN-OUT ASSEMBLY (FOR 4" PVC PIPE DRAIN)	EA	4	\$3,000.00	\$12,000.00	\$660.00	\$2,640.00	\$700.00	\$2,800.00	\$1,400.00	\$5,600.00	\$600.00	\$2,400.00
		FURNISH AND INSTALL MANHOLE EXTENSION RING	EA	4	\$700.00	\$2,800.00	\$620.00	\$2,480.00	\$410.00	\$1,640.00	\$350.00	\$1,400.00	\$500.00	\$2,000.00
47	SPEC P	FURNISH AND INSTALL NEW CASTING	EA	7	\$2,200.00	\$15,400.00	\$1,440.00	\$10,080.00	\$1,500.00	\$10,500.00	\$1,650.00	\$11,550.00	\$1,750.00	\$12,250.00
SECTION TOTAL						\$66,800.00		\$38,617.00		\$42,390.00		\$40,325.00		\$68,550.00
Base Bid Total:						\$782,834.00		\$659,146.00		\$663,091.50		\$715,446.90		\$933,042.00

RESOLUTION

Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

WHEREAS, pursuant to a resolution of the City Council adopted on December 11, 2023, a Preliminary Engineering Report has been prepared by City staff under the direction of the City Engineer with reference to proposed improvements in 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05); and

WHEREAS, pursuant to a resolution of the City Council adopted January 22, 2024, the City Council received the report from the City Engineer and fixed a date of March 25, 2024, for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement on December 4, 2023, and found it to be in compliance with the City's Comprehensive Plan; and

WHEREAS, ten days' mailed notice and ten days' published notice of the hearing was given, and the hearing was held thereon on the 25th day of March 2024, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be combined into a single project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City's Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted January 22, 2024.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: March 25, 2024, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Award Bid for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

WHEREAS, bids were received, opened and tabulated according to law, and the following bids were received:

<u>Bidder</u>	<u>Bid</u>
Border States Paving, Inc.	\$659,146.00
Master Construction	\$663,091.50
Northern Improvement Company	\$715,446.90
Central Specialties Incorporated	\$933,042.00
Engineer's Estimate	\$782,834.00

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

1. It is found, determined and declared that the lowest responsive, responsible bid with respect to the proposed improvement was received from Border States Paving, Inc. of Fargo, ND in the amount of 659,146.00. Said bid is in all respects in accordance with the plans and specifications heretofore approved by the City Council. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the PIR fund with a portion of the cost to be assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The balance will be paid as a City share with debt service on the City share paid through the general property tax levy.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with Border States Paving, Inc. of Fargo, ND, for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05), according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$32,957.30) of the total contract amount.

PASSED: March 25, 2024, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing to consider proposed improvements for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) and, following the Hearing, to consider a resolution to Order Improvements and Declare Intent to Assess.

BACKGROUND/KEY POINTS:

The proposed project area includes portions of 14th and 16th St N, and 6th Ave N (see map in attached presentation). These streets are included in the City's 2024-2028 Capital Improvement Plan and are scheduled for construction of improvements in 2024.

On December 11, 2023, the City Council ordered the preparation of the Engineer's Report. The report was completed by City staff under the direction of the City Engineer and presented to Council on January 22, 2024. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The following street and utility improvements were recommended:

14th St N – Mill & Overlay from 6th to 15th Ave N

16th St N –

- Rehabilitation from 2nd to 4th Ave N
- Mill & Overlay from 4th to 5th Ave N
- Rehabilitation from 5th to 7th Ave N
- Mill & Overlay from 10th to 13th Ave N

6th Ave N –

- Rehabilitation from 9th to 10th St N
- Mill & Overlay from 10th to 12th St N
- Rehabilitation from 12th to 13th St N
- Rehabilitation from 13th to 15th St N
- Mill & Overlay from 15th to 17th St N

A mill & overlay involves removing the upper 2" (approximately) of pavement surface (by milling it off), and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. In both of these types of projects, most of the existing curb and gutter and sidewalks will remain in place, and only spot repairs will be made.



City Council Communication

March 25, 2024

Other recommended improvements include making minor sidewalk repairs and replacing the existing pedestrian ramps in order to comply with current Americans with Disabilities Act (ADA) standards; replacing sanitary and storm manhole castings; reconstructing several sanitary sewer brick manholes; extending sanitary sewer main and water main (as part of the City contract); and that Moorhead Public Service (MPS) should replace their cast iron pipe (CIP) water mains. During design of the improvements, Xcel Energy notified staff that they would replace their gas mains concurrent with the City's project. The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project or in connection with some other improvement. It is recommended to coordinate with MPS and Xcel Energy during construction so they can replace their utilities in advance of the street paving. A portion of the project cost will be financed using special assessments at the standard rates in accordance with the current fee schedule. This includes primary benefits to properties directly abutting the improvements and secondary benefit rates for properties within the benefiting area of the 14th St improvements because 14th St is a collector street. The primary benefit rates are \$85.00 per foot for rehabilitation projects and \$40.00 per foot for urban section mill & overlay projects, and the secondary assessment rate is \$575 per equivalent lot. The assessment areas are shown in the attached public notice mailing.

On February 9, 2024 a virtual public informational presentation on the proposed improvements was made available on the City website. The public informational presentation was intended to solicit resident/owner feedback prior to receiving bids. A letter was mailed to the abutting property owners notifying them of the presentation, and how to contact staff to ask questions or submit comments regarding the proposed design. Several dozen phone calls have been received in response to the informational presentation. Calls mainly consisted of further questions from residents on how property access would be impacted, the assessment amounts, and inquiries into the possible replacement or repair of their private sanitary sewer services in advance of the street paving. A sidewalk letter was also mailed to the property owners on 6th Ave N between 12th and 13th St N where a new sidewalk infill is proposed. The letter explained section 8-3-4 of the City Code regarding sidewalk infill and solicited a response in favor of or opposition to its installation. Based on the responses from the property owners, only 33% of properties opposed the sidewalk, so it will be installed in accordance with City Code.

Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition from 100% of the benefiting property owners, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 450 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this communication was prepared, staff had not received any comments on the proposed improvements in response to the mailed notice. Staff will provide an update on comments received through Monday, March 25 at the Public Hearing. Staff recommends that at the close of the Public Hearing the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action instead of by petition of at least 35%



City Council Communication

March 25, 2024

of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Per the below project schedule, bids are scheduled to be received on the project on March 28, 2024.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 11, 2023
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	January 22, 2024
Approve Plans & Specs and Authorize Ad for Bids	February 12, 2024
Hold Public Hearing, Order Improvements & Declare Intent to Assess	March 25, 2024
Receive Bids	March 28, 2024
Award Bid	April 8, 2024
Anticipated Construction Schedule	May/Sept. 2024
Hold Assessment Hearing	Fall, 2024

FINANCIAL CONSIDERATIONS:

Based on the current estimate, the total cost of the improvements, including contingencies and fees is estimated to be approximately \$3,820,500. This includes about \$322,000 in water main improvements that will be reimbursed by Moorhead Public Service. It is proposed to finance the remaining project cost through the PIR Fund using a General Obligation Improvement Bond, and to assess approximately \$843,000 of the total project cost to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$2,655,500) will be paid as a City share.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager
Sylvia Lizotte, Office Specialist

Attachments: Public Hearing Presentation, Public Notice Mailing



CITY OF MOORHEAD
ENGINEERING DEPT.
PO BOX 779
MOORHEAD, MN 56561-0779

THIS IS NOT A BILL

This is a notification of the proposed improvement hearing and estimated special assessment. A final assessment hearing will be held at a later date.

March 14, 2024



PARCEL NO. [REDACTED]

PARCEL ADDRESS [REDACTED] MOORHEAD MN 56560

Project No. 811941

Eng#. 24-A2-4

Project Description & Location: 24-A2-4 M&O-4 St N-6-15Av; 16 St N-2-6 and 10-13Av; Rhb-6Av

Assessment/Benefiting Area

All properties abutting 14th St N between 6th and 15th Ave N; 16th St N between 2nd and 7th Ave N and 10th and 13th Ave N; 6th Ave N between 9th and 17th St N and all properties between 6th Ave N and 15th Ave N and between 13th St N and 15 1/2 St N

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at **5:45 pm on Monday, March 25, 2024** to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$575.00 and would be assessed over a 20 year period at an estimated interest rate of 5.50 %.

Below is an example of your estimated special assessment cost.

Principal Amount = \$575.00 / 20 years =	First year principal	\$28.75
	Plus 5.50% interest	\$31.63
	First Year payment	\$60.38
NOTE: Interest is charged each year on the unpaid balance		

Written or oral objections will be heard and considered at said hearing. If you wish to respond yet cannot attend, please respond in writing to the Engineering Office. Responses must be received prior to the hearing on **March 25, 2024**.

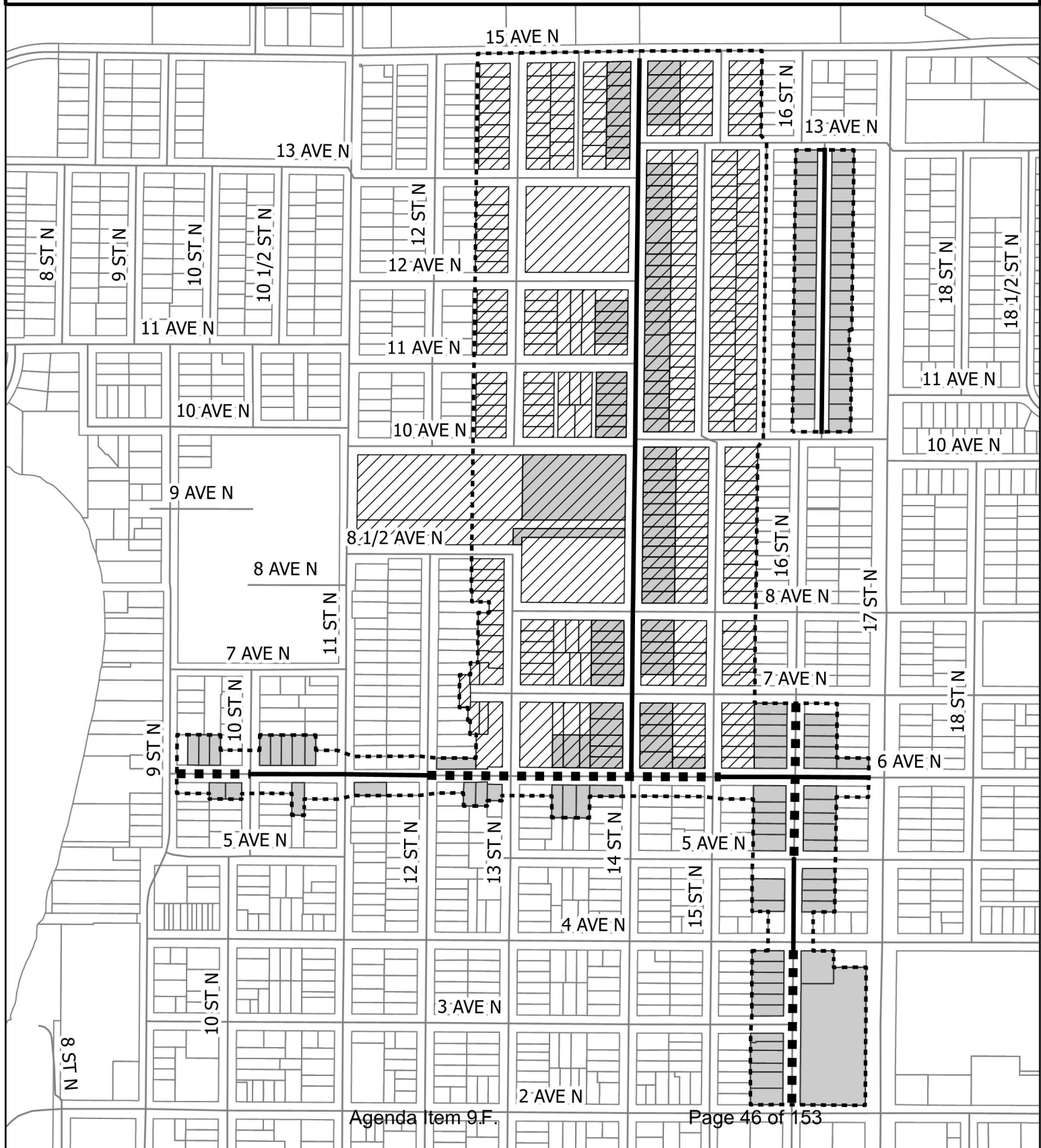
Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.

Project 24-A2-4 Road Improvements on 14 St N between 6 and 15 Ave N,
6 Ave N between 9 and 17 St N, and 16 St N between 2 and 7 Ave N
as well as 10 and 13 Ave N

— Mill And Overlay \$40/FF ▨ 14th St N Areawide Assessment \$575

■ Road Rehab \$85/FF ■ Front Footage Assessment

⋯ Assessment Area



PROJECT INFORMATION – ENGINEERING NO. 24-A2-04 (811941)

PROPOSED WORK: Mill & Overlay-14 St N between 6 & 15 Ave N and 16 St N between 10 & 13 Ave N
Combination of Mill & Overlay and Rehabilitation on 6 Ave between 9 and 17 St N and 16 St between 2 and 7 Ave N

A map showing the proposed improvements and assessment boundaries is included on the back of your notice.

PROJECT ENGINEER: Michael Aamodt, EIT **Phone:** 218-299-5389 **Email:** Michael.aamodt@moorheadmn.gov

STREET CLASS: - 14th St - Local and Arterial/Collector - 6th Ave and 16 St - Local

Local streets are the street network within a subdivision that is intended to provide access to the directly abutting properties and primarily serves local traffic. Typically, about 1/3 of the cost for local streets is assessed to the directly abutting lots within the subdivision. The city pays the rest of the cost through the general property tax levy.

Arterial/collector streets connect local streets to other major corridors. Direct driveway access is typically restricted to balance needs of local and through traffic. Benefitting area typically spans ½ the distance to next arterial/collector street.

PROJECT DETAILS: On Dec. 11, 2023, City Council ordered the preparation of an Engineer's Report. The report evaluated the existing street and utility systems, considered how they were constructed and maintained, age, current condition, and information obtained from soil borings and sewer televising. The report recommended the following street and utility improvements:

14th St N -Mill & Overlay from 6th to 15th Ave N

16th St N -Mill & Overlay from 4th to 5th Ave N and 10th to 13th Ave N

-Rehabilitation from 2nd to 4th Ave N and 5th to 7th Ave N

6th Ave N -Mill & Overlay from 10th to 12th St N and 15th to 17th St n

-Rehabilitation from 9th to 10th St N and 12th to 15th St N

A mill & overlay involves milling off apx. 2" of pavement surface and placing a new layer of bituminous surface. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. Typically extends the life of the pavement by another 20 to 30 years.

MPS (in-house construction crew) will be replacing apx. 4,300' of cast iron pipe (CIP) water mains in the project area. Also, in the City street construction project, on 6th Ave N between 12th and 13th St N, apx. 370' of CIP will be replaced with new 6" PVC watermain. There are no water or sewer mains on 6th Ave N from 9th to 10th St or 13th to 14th St. The properties interior to this block are connected to mains on side streets by running long services down the boulevard or have shared water services with adjacent properties. To better service these lots, MPS, under the City street construction project, will install apx. 330' of new water main from 9th to 10th St and 550' from 13th to 14th St. In addition to the watermain improvements, 215' of sanitary sewer main will be installed between 9th and 10th Street and 185' between 12th and 13th St. The sewer services in these areas are either shared or have long runs from the side streets. Since these blocks will be rehabilitated, and streets will be open, it's the most cost-effective time for the City to install new sanitary sewer mains under its contract at the same time. Other water mains in the project area are PVC pipe. Sanitary sewer mains are vitrified clay pipe and all are in good, acceptable condition.

Pedestrian ramp improvements necessary to comply with ADA requirements will be made and a sidewalk gap at 521 13th St N will be infilled in accordance with the City Code 8.3.4D.

On Feb. 8, 2024, a letter was mailed to abutting properties notifying them of a virtual public information presentation on the City website. The virtual presentation shared project information and solicited feedback from property owners prior to the bid letting on March 20, 2024.

PUBLIC HEARING: Monday, March 25, 2024, 5:45pm at the Heritage Hjemkomst Center, 202 1st Av N., Moorhead, MN.

FINANCIAL CONSIDERATIONS: The estimated project cost is \$3,600,000.

ASSESSMENT INFO/CALCS: City assessment policy establishes a flat rate for street repair projects to keep things equitable among all properties. This policy has been in place since 2005. To account for variability in construction costs from year to year, and for the amount of front footage an assessment is based on (side lot footage isn't assessed), the City established flat assessment rates per front foot for the various types of projects. Rates are set by the Council in its fee schedule, and is intended, on average, to generate between 30% and 40% of the total project cost. The remaining cost is paid by the city through general tax levy proceeds. The policy provides certainty to residents that their assessment won't go higher, regardless of the final project cost. If the project cost goes up, the city pays the additional cost, if it goes down, city share is reduced. Current rates are as follows:

CONSTRUCTION, CONTINGENCIES & FEES:



-Mill & Overlay is \$40/Front Foot

-Rehabilitation is \$85/Front Foot **Agenda Item 9.F.**

-Arterial/Collector Area Wide \$575/Unit (One unit is 10,890/SF – Minimum 1 unit)

As per City's assessment policy every parcel owner pays for one north/south and one east/west arterial/collector road. If you don't abut 14th St N, your assessment will be a minimum of \$575 as 14th St N is your north/south collector road.

ASSESSMENT EXAMPLES: A single family home, with no frontage on the roads being improved, but within the assessment district, would be assessed a minimum of \$575 as 14th St is your north/south collector road. A commercial property would be assessed an areawide assessment rate of \$575/unit. One unit = 10,890/SF.

A 50' lot abutting 14th St would be assessed \$2,575. Mill & Overlay cost is \$2,000 (50' x \$40) plus \$575/unit for 14th St N/S collector.
 A 50' lot abutting 6th St or 6th Ave, where mill & overlay is being done would be assessed \$2,000 (50' x \$40).
 A 50' lot abutting 6th St or 6th Ave, where rehab work is being done would be assessed \$4,250 (50' x \$85).

Note: Alternate assessment calculation methods are used to determine front footage for irregular shaped lots, cul-de-sac lots and lots on curves, and the first 150 feet of side lot footage is exempted from corner lots to keep special assessments equitable.

ASSESSMENT SCHEDULE: Final assessment notices are typically sent out in Sept/Oct and are certified to the County on Nov. 15. If you choose to do so, after the final assessment has been adopted by the council, you will have an opportunity to pay off, or buy down, the assessment, without interest, before it is certified to the County and added to your property tax statement in 2025.

This project will be spread over 20-years at an estimated interest rate of 5.5%. Actual interest rate is determined when the City bonds for the project. Below are two amortization examples of the assessment, if paid over the 20-year duration. **Note: Assessments can be paid off and paid down, at any time, without penalty, after the final assessment is adopted.**

EXAMPLE 1						
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE						
Special Assmt						
Principal		\$ 575				
Rate		5.50%				
Principal		\$ 29				
Total Interest		\$ 332				
Years		20				
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2025	1	575.00	28.75	31.63	60.38	5.03
2026	2	546.25	28.75	30.04	58.79	4.90
2027	3	517.50	28.75	28.46	57.21	4.77
2028	4	488.75	28.75	26.88	55.63	4.64
2029	5	460.00	28.75	25.30	54.05	4.50
2030	6	431.25	28.75	23.72	52.47	4.37
2031	7	402.50	28.75	22.14	50.89	4.24
2032	8	373.75	28.75	20.56	49.31	4.11
2033	9	345.00	28.75	18.98	47.73	3.98
2034	10	316.25	28.75	17.39	46.14	3.85
2035	11	287.50	28.75	15.81	44.56	3.71
2036	12	258.75	28.75	14.23	42.98	3.58
2037	13	230.00	28.75	12.65	41.40	3.45
2038	14	201.25	28.75	11.07	39.82	3.32
2039	15	172.50	28.75	9.49	38.24	3.19
2040	16	143.75	28.75	7.91	36.66	3.06
2041	17	115.00	28.75	6.33	35.08	2.92
2042	18	86.25	28.75	4.74	33.49	2.79
2043	19	57.50	28.75	3.16	31.91	2.66
2044	20	28.75	28.75	1.58	30.33	2.53
			575.00	332.07	907.07	

EXAMPLE 2						
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE						
Special Assmt						
Principal		\$ 4,250				
Rate		5.50%				
Principal		\$ 213				
Total Interest		\$ 2,454				
Years		20				
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2025	1	4,250.00	212.50	233.75	446.25	37.19
2026	2	4,037.50	212.50	222.06	434.56	36.21
2027	3	3,825.00	212.50	210.38	422.88	35.24
2028	4	3,612.50	212.50	198.69	411.19	34.27
2029	5	3,400.00	212.50	187.00	399.50	33.29
2030	6	3,187.50	212.50	175.31	387.81	32.32
2031	7	2,975.00	212.50	163.63	376.13	31.34
2032	8	2,762.50	212.50	151.94	364.44	30.37
2033	9	2,550.00	212.50	140.25	352.75	29.40
2034	10	2,337.50	212.50	128.56	341.06	28.42
2035	11	2,125.00	212.50	116.88	329.38	27.45
2036	12	1,912.50	212.50	105.19	317.69	26.47
2037	13	1,700.00	212.50	93.50	306.00	25.50
2038	14	1,487.50	212.50	81.81	294.31	24.53
2039	15	1,275.00	212.50	70.13	282.63	23.55
2040	16	1,062.50	212.50	58.44	270.94	22.58
2041	17	850.00	212.50	46.75	259.25	21.60
2042	18	637.50	212.50	35.06	247.56	20.63
2043	19	425.00	212.50	23.38	235.88	19.66
2044	20	212.50	212.50	11.69	224.19	18.68
			4,250.00	2,454.40	6,704.40	

CONSTRUCTION SCHEDULE: Anticipated work schedule is between May–Oct., 2024. During construction, City will maintain project info on its website through an interactive map, which you can find by doing the following.

1. Go to www.cityofmoorhead.com and click on  button.
2. Below the map, click on “[click here to enlarge the map](#)”
3. Click on the project on the map you are interested in, and an information box will pop up.

Note: On the left-hand side of the screen you can also click on the link to your project 24-A2-4 for additional project information.

E-Notifications: You can also sign up for electronic notifications to receive periodic updates regarding this specific project.

1. Go to www.cityofmoorhead.com
2. Click on the **e-Notifications** at the top of the page then fill in the required information
3. Scroll to the News section of the page and check the project **24-A2-04 – 14th & 16th St N and 6th Ave N**
4. Enter the verification code in the Code box and hit submit.



Door Hangers: Occasionally we may distribute printed door hangers to communicate important project information to you such as temporary parking restrictions or driveway access limitations. Please check your front doors periodically once construction begins.



Mobility Concerns: If mobility is a concern within your home, an individual is disabled, etc., please contact us ASAP so we can work to accommodate your needs during construction. The road and/or sidewalk will be removed in some areas. Please reach out if this is a concern.

To request this information in a different language, please contact: 218.299.5427

Para solicitar esta información en otro idioma, comuníquese con: 218.299.5427

Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin: 218.299.5427

218.299.5427: يرجى الاتصال ، بـ 218.299.5427

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii: 218.299.5427

**14th ST N, 16th ST N, 6th AVE N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS**

ENG. NO. 24-A2-04





EXISTING CONDITIONS

STREETS & SIDEWALKS:

- 6TH AVE (9TH-14TH) & 14TH ST = BITUMINOUS WITH SOIL CEMENT BASE
- OTHER = BITUMINOUS WITH GRAVEL BASE
- GENERALLY CONSTRUCTED IN 1955-1959
- PCI RANGES FROM 34 TO 72
- SIDEWALK GAPS AS SHOWN ON MAP
- FEW ADA-COMPLIANT PEDESTRIAN RAMPS

PUBLIC UTILITIES:

- STORM IS RCP, ACCEPTABLE CONDITION
- SANITARY IS VCP, ACCEPTABLE CONDITION
- WATER MAIN IS CAST IRON (CIP) AND PVC
- SOME LEAD WATER SERVICES
- 2 BLOCKS EACH WITHOUT SANITARY OR WATER MAINS

Agenda Item 9.F.

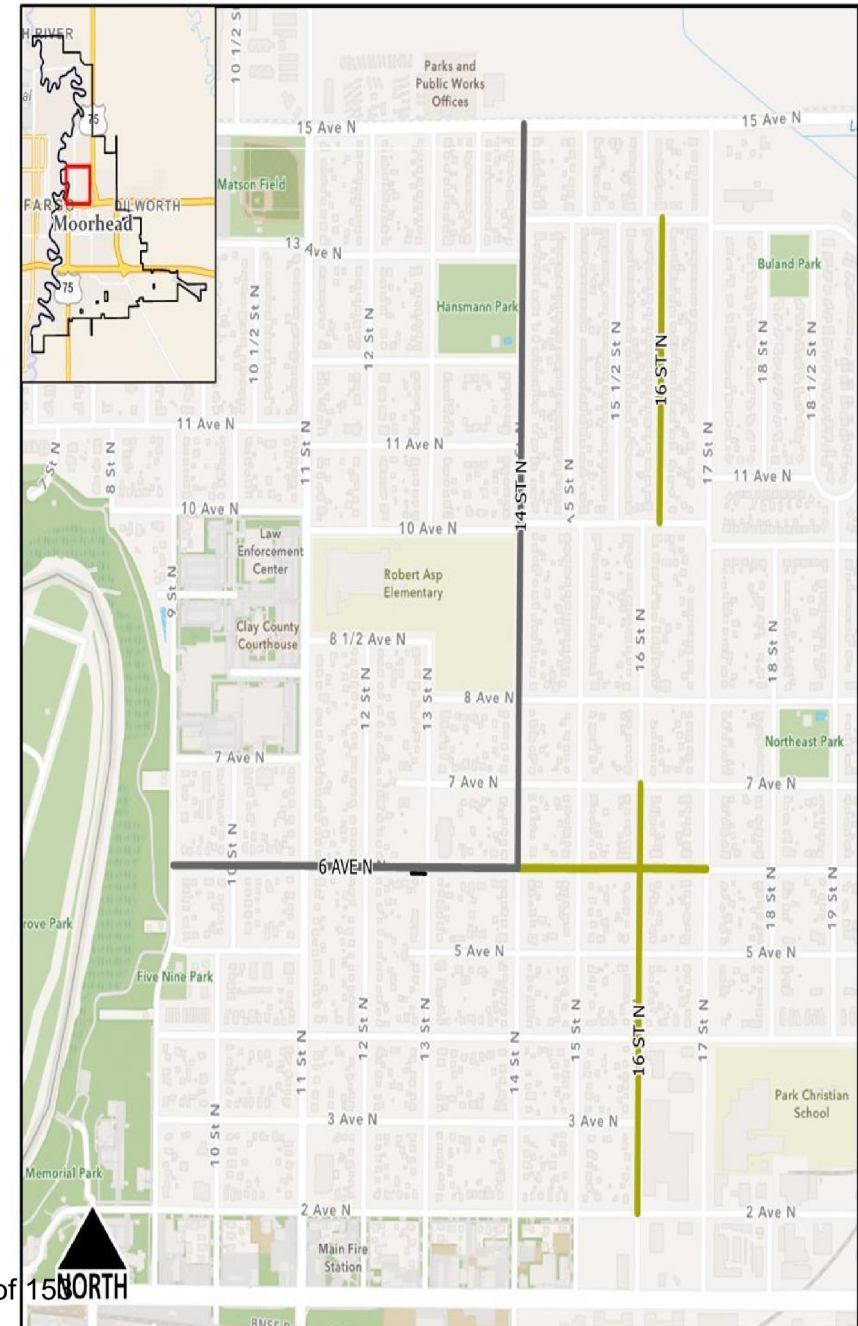


LEGEND

- BITUMINOUS WITH GRAVEL BASE
- BITUMINOUS WITH SOIL CEMENT BASE
- PROPOSED SIDEWALK INFILL

24-A2-04 Street Project

14TH ST N, 16TH ST N, AND 6TH AVE N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS
CITY OF MOORHEAD



DATA SOURCES: ESRI, HERE

PLOTTED: 3/19/2024



PROPOSED IMPROVEMENTS

REHABILITATION:

- RECOMMENDED WHERE PCI < 50
- FULL PAVEMENT SECTION INCLUDING THE MATERIAL BELOW THE PAVEMENT IS REPLACED
- CURB & GUTTER REMAINS EXCEPT FOR SPOT REPAIRS

MILL & OVERLAY:

- RECOMMENDED WHERE PCI > 50
- UPPER 2" OF PAVEMENT IS REMOVED AND REPLACED
- CURB & GUTTER REMAINS EXCEPT FOR SPOT REPAIRS
- SOME PAVEMENT PATCHING

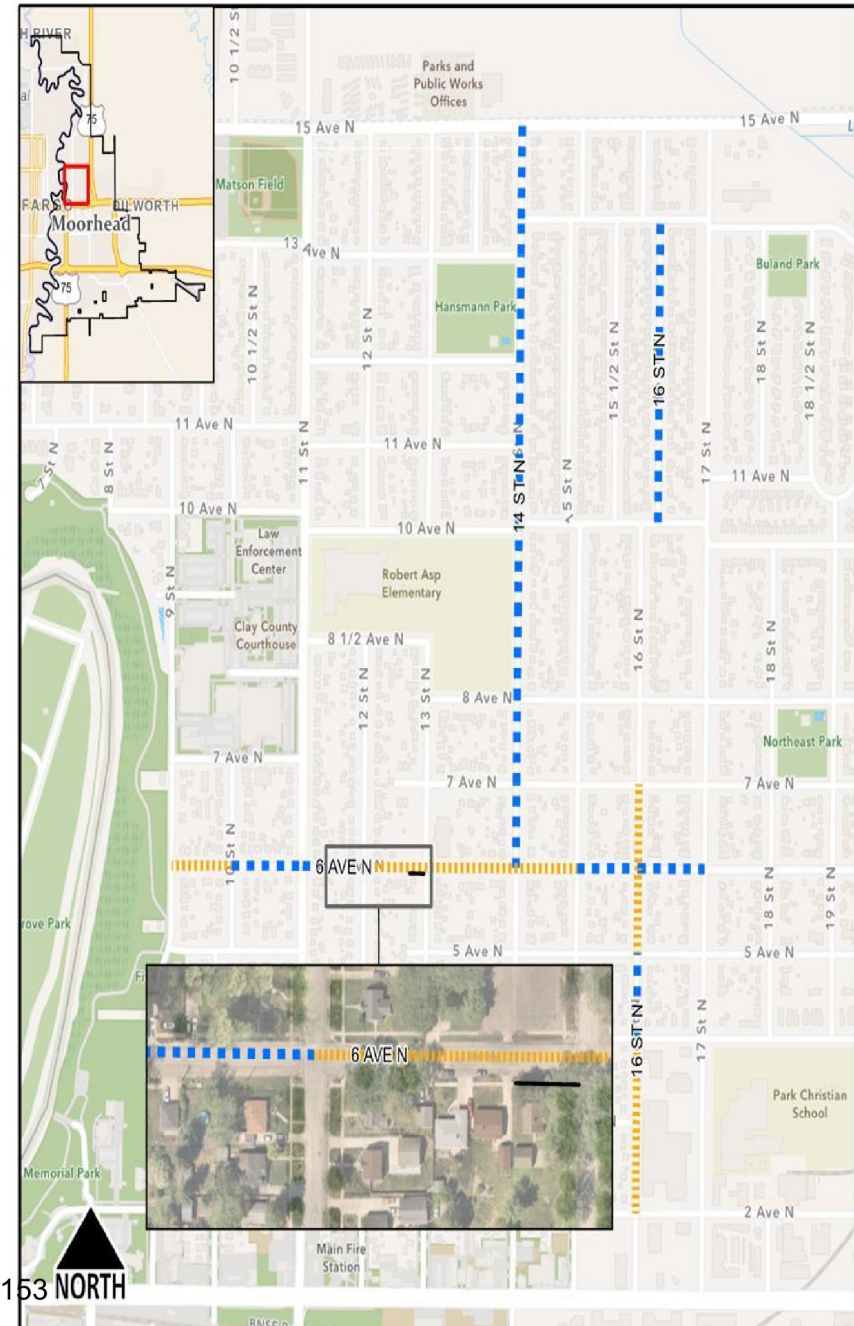


LEGEND

- MILL & OVERLAY
- REHABILITATION
- PROPOSED SIDEWALK INFILL

24-A2-04 Street Project

14TH ST N, 16TH ST N, AND 6TH AVE N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS
CITY OF MOORHEAD



DATA SOURCES: ESRI, HERE

PLOTTED: 3/19/2024



PROPOSED IMPROVEMENTS (CONTINUED)

SIDEWALK:

- REPAIR HAZARDS
- MAKE PEDESTRIAN RAMPS ADA-COMPLIANT
- FILL ONE SIDEWALK GAP
 - 2 OF 6 OWNERS OPPOSED
 - OTHER GAPS HAVE ROW/UTILITY CONFLICTS

UTILITIES:

- REPLACE CIP WATER MAIN & LEAD SERVICES
 - 10 BLOCKS BY MPS
 - 1 BLOCK IN CITY CONTRACT
- 2 BLOCKS EACH NEW SEWER & WATER MAINS
- XCEL ENERGY TO REPLACE GAS MAINS
 - 15 BLOCKS

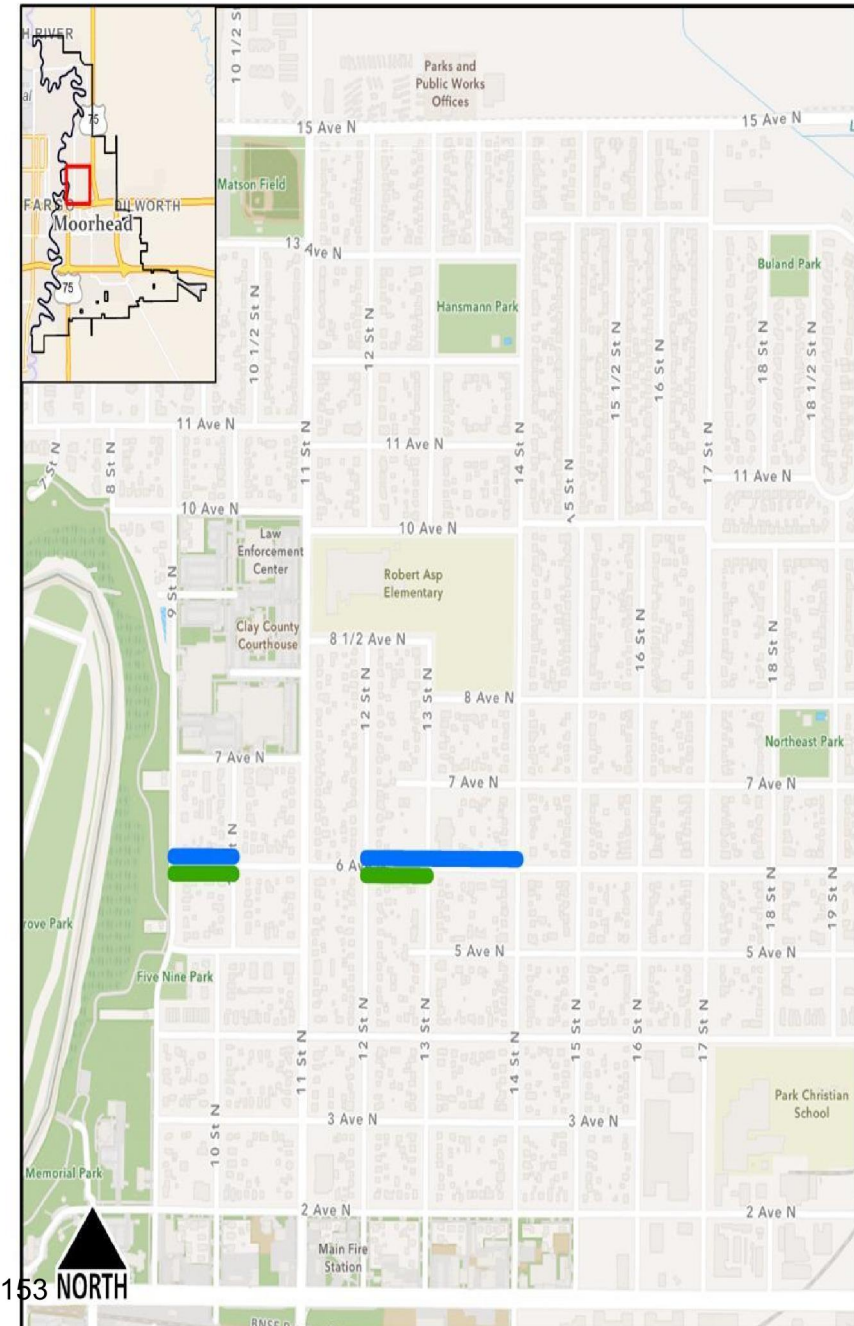


LEGEND

- UTILITY IMPROVEMENTS
- SANITARY SEWER
- WATER MAIN

24-A2-04 Street Project

14TH ST N, 16TH ST N, AND 6TH AVE N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS
CITY OF MOORHEAD





ASSESSMENT AREA MAP

FRONT FOOTAGE:

- APPLIES TO DIRECTLY ABUTTING PROPERTIES

AREAWIDE:

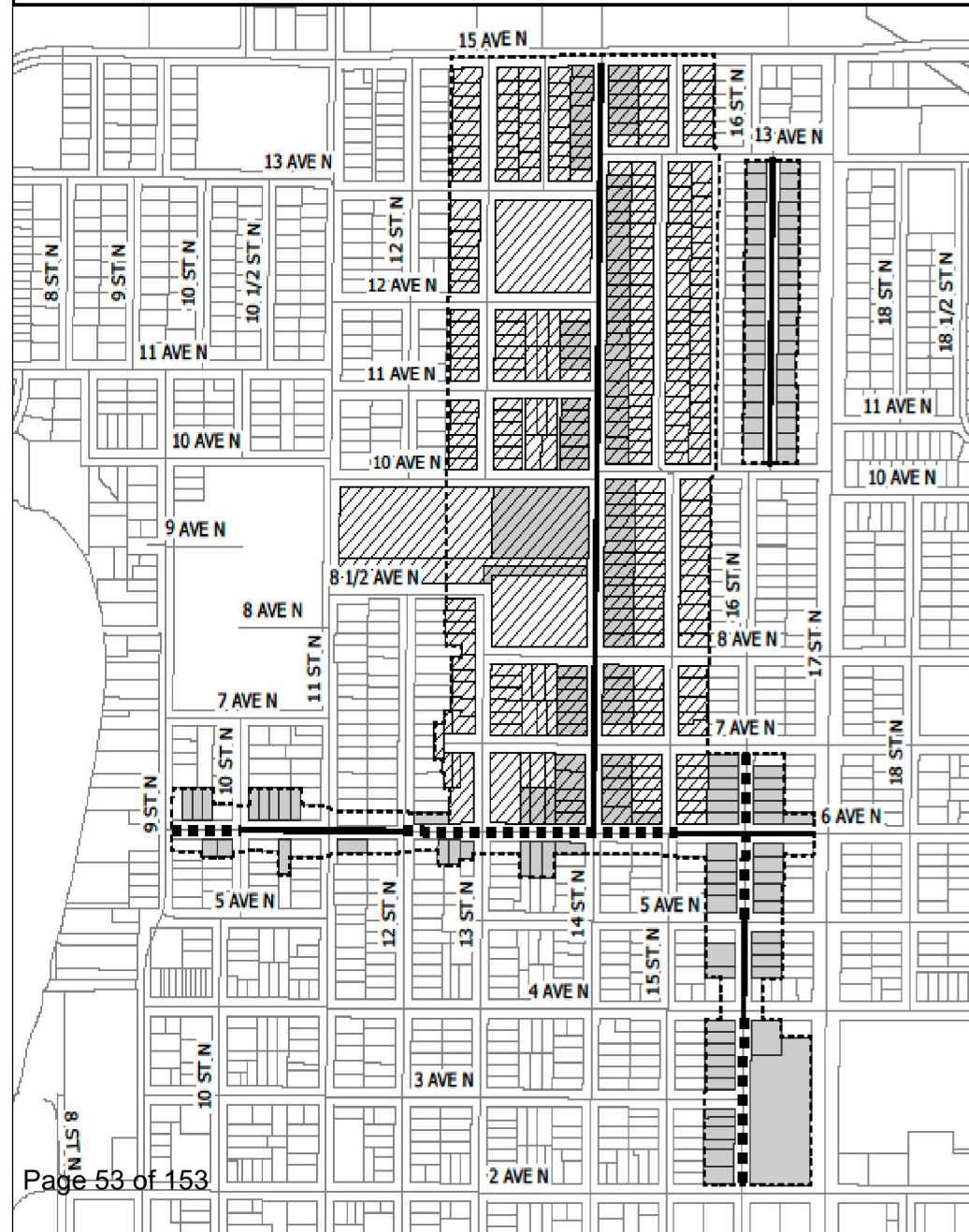
- APPLIES TO ALL PROPERTIES WITHIN 14TH ST N COLLECTOR ASSESSMENT AREA

ASSESSMENT RATES:

- REHABILITATION RATE: \$85/FF
- MILL & OVERLAY: \$40/FF
- AREAWIDE: \$575

Project 24-A2-4 Road Improvements on 14 St N between 6 and 15 Ave N, 6 Ave N between 9 and 17 St N, and 16 St N between 2 and 7 Ave N as well as 10 and 13 Ave N

- Mill And Overlay \$40/FF
- 14th St N Areawide Assessment \$575
- Road Rehab \$85/FF
- Front Footage Assessment
- Assessment Area





ASSESSMENT SUMMARY

PROPOSED ASSESSMENT	
NUMBER OF PROPERTIES IN ASSESSMENT AREA	450
NUMBER OF PROPERTIES WITH NO ASSESSMENT	2
TOTAL AMOUNT ASSESSED	\$843,000
AVERAGE ASSESSMENT	\$1,872
MINIMUM ASSESSMENT	\$575
MEDIAN ASSESSMENT	\$575
MAXIMUM ASSESSMENT	\$47,481
CITY OWNED PROPERTY ASSESSMENTS	\$25,575
DEFERRED / POSTPONED ASSESSMENTS	\$0

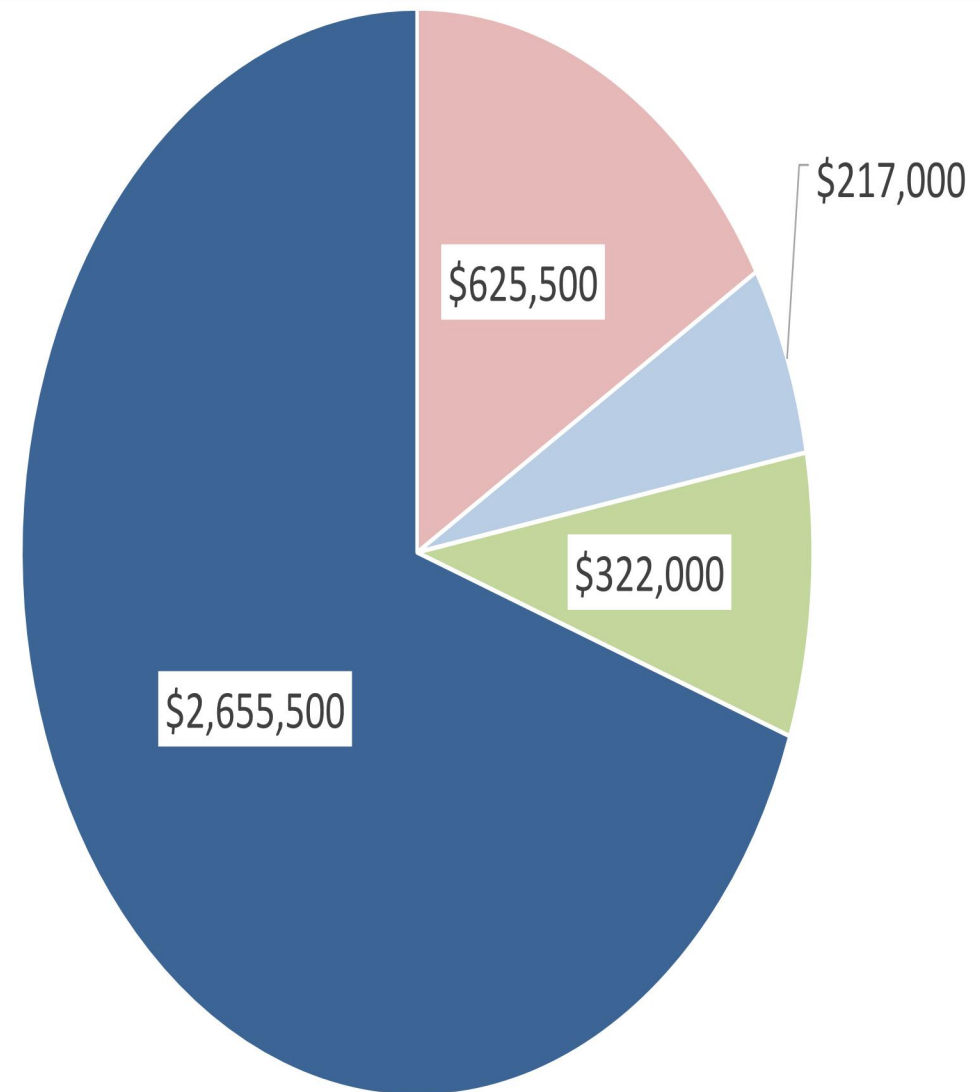


PROJECT FUNDING

ESTIMATED TOTAL PROJECT COST:

- \$3,820,000
- INCLUDES CONSTRUCTION COSTS & FEES

- Front Footage Assessments
- Areawide Assessments
- MPS Funds
- City Funds





PUBLIC INPUT

- **MAILED PUBLIC HEARING NOTICE MARCH 14, 2024**
 - SEVERAL GENERAL QUESTIONS AS OF MARCH 19TH
 - ANY COMMENTS RECEIVED WILL BE PROVIDED AT THE PUBLIC HEARING
- **INFORMATIONAL PRESENTATION POSTED TO CITY WEBSITE ON FEBRUARY 9, 2024.**
 - 64 VIEWS AS OF MARCH 18, 2024
 - SEVERAL DOZEN CALLS WITH GENERAL QUESTIONS
- **SIDEWALK GAP LETTER JANUARY 31, 2024**
 - 6 AFFECTED PROPERTIES
 - 2 OPPOSED



SCHEDULE

ACTION OR ACTIVITY	DATE
RECEIVE PETITIONS	NOT APPLICABLE
ORDER PRELIMINARY ENGINEERING REPORT	DECEMBER 11, 2023
RECEIVE REPORT, ORDER PLANS & CALL FOR HEARING,	JANUARY 22, 2024
APPROVE PLANS & AUTHORIZE AD FOR BIDS	FEBRUARY 12, 2024
HOLD PUBLIC HEARING	MARCH 25, 2024
ORDER IMPROVEMENTS AND AWARD BIDS	MARCH 25, 2024
RECEIVE BIDS	MARCH 28, 2024
CONSTRUCT PROJECT	MAY – SEPT, 2024
CALL FOR ASSESSMENT HEARING	FALL 2024
HOLD ASSESSMENT HEARING & ADOPT ASSESSMENT ROLL	FALL 2024



REQUESTED ACTIONS: 24-A2-05

- HOLD PUBLIC HEARING
- CONSIDER RESOLUTION TO ORDER IMPROVEMENTS

RESOLUTION

Resolution to Order Improvements and Declare Official Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

WHEREAS, pursuant to a resolution of the City Council adopted on December 11, 2023 a Preliminary Engineering Report has been prepared by City staff under the direction of the City Engineer with reference to proposed improvements in 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04); and

WHEREAS, pursuant to a resolution of the City Council adopted January 22, 2024, the City Council received the report from the City Engineer and fixed a date of March 25, 2024 for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement on December 4, 2023, and found it to be in compliance with the City's Comprehensive Plan; and

WHEREAS, ten days' mailed notice and ten days' published notice of the hearing was given, and the hearing was held thereon on the 25th day of March, 2024, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be combined into a single project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City's Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted January 22, 2024.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing to consider proposed improvements for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) and, after closing the Hearing, to consider the following resolutions:

- Order Improvements and Declare Intent to Assess
- Award Bid

BACKGROUND/KEY POINTS:

The proposed project area includes portions of 4th Ave S, 5th Ave S and 6th St S (see map in attached presentation). These streets are included in the City's 2024-2028 Capital Improvement Plan and are scheduled for construction of improvements in 2024.

On December 11th, the City Council ordered the preparation of the Engineer's Report. The report was completed by City staff under the direction of the City Engineer and presented to Council on January 22, 2024. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The following street and utility improvements were recommended:

4th Ave South – Mill & Overlay from 4th St to 8th St
5th Ave South – Mill & Overlay from 4th St to 6th St
6th St South – Reconstruction from 4th Ave to 7th Ave

A mill & overlay involves removing the upper 2" (approximately) of pavement surface (by milling it off), and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base. In both of these types of projects, most of the existing curb and gutter and sidewalks will remain in place, and only spot repairs will be made. A reconstruction includes the replacement of the entire pavement and gravel section as well as the curb & gutter.

Other recommended improvements include minor sidewalk repairs and replacement of the existing pedestrian ramps in order to comply with current Americans with Disabilities Act (ADA) standards; and replacement of sanitary and storm manhole castings. It was also recommended to coordinate with Moorhead Public Service (MPS) as they replace their cast iron pipe (CIP) water mains in advance of the project. The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient



City Council Communication

March 25, 2024

size to achieve a desirable economy of scale and may be constructed as a stand-alone project or in connection with some other improvement. A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates in accordance with the current fee schedule (\$135.00/foot for Reconstruction, \$40.00/foot for Mill & Overlay).

On February 9, 2024 a virtual a public informational presentation on the proposed improvements was made available on the City website. The public informational presentation was intended to solicit resident/owner feedback prior to receiving bids. A letter was mailed to the abutting property owners notifying them of the presentation, and how to contact staff to ask questions or submit comments regarding the proposed design. Staff fielded several questions regarding the procedure for replacing their private sewer services in response to the presentation.

During the design of the project, it became apparent that the MPS work on 4th Ave S would require far more extensive pavement patching than typical (nearly 33% of the area). Generally, as the amount of patching increases, a street rehabilitation project may become more cost-effective than a mill & overlay. Although a rehabilitation will typically cost about twice as much as a mill & overlay, it was anticipated that construction efficiencies would reduce the cost differential. Further, a rehabilitation project would be expected to have substantially more benefit due to having a more uniform pavement section as opposed to a mill & overlay with large patch areas. This would lead to substantially longer expected street life at a relatively low increase of cost. For this reason, staff included an alternate bid to compare the cost of a rehabilitation vs. a mill & overlay for 4th Ave S. Bid results and financial implications of the alternate bid are discussed in more detail in the "Financial Considerations" portion of this communication.

Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition of the benefiting property owners, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 75 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this report was prepared, there had been no comments or questions in response to the Public Hearing notice. Staff will provide an update on comments received through Monday, March 25 at the Public Hearing. Staff recommends that at the close of the Public Hearing the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action instead of by petition of at least 35% of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Bids for the project were received on March 13, 2024, and are summarized in the Financial Considerations section of this communication. After ordering the improvements, Staff recommends awarding the bid on the basis of the alternate bid to the apparent lowest responsible bidder. Below is an outline of the proposed project schedule.



City Council Communication

March 25, 2024

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 11, 2023
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	January 22, 2024
Approve Plans & Specs and Authorize Ad for Bids	February 12, 2024
Receive Bids	March 13, 2024
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 25, 2024
Anticipated Construction Schedule	May – Sept., 2024
Hold Assessment Hearing	Fall 2024

FINANCIAL CONSIDERATIONS:

Four bids for the project were received on March 13, 2024. The bids are detailed in the attached bid tabulation and summarized below:

Base Bid

Bidder	Base Bid	Alternate Bid
Border States Paving	\$1,869,085.78	\$1,969,493.53
Northern Improvement	\$2,179,941.94	\$2,326,456.39
Master Construction	\$2,187,671.25	\$2,369,932.50
Dakota Underground	\$3,441,091.40	\$3,698,410.40
Engineer's Estimate	\$2,440,963.00	\$2,592,870.00

The total cost of the improvements for the Base and Alternate bids, including contingencies and fees, are stated below:

	Base Bid	Alternate Bid
Estimate Total Cost	\$2,054,000	\$2,168,000
MPS Cost Share	\$731,000	\$710,000
CITY Cost Share	\$1,323,000	\$1,458,000

Staff recommends awarding the alternate bid, which is estimated to have a cost of approximately \$2,168,000. Although the project cost is slightly increased, the benefit/cost ratio is significantly better. The project will be financed through the PIR fund. Approximately \$710,000 will be paid by MPS for their share of the water main replacement. The remaining \$1,458,000 will be financed using a General Obligation bond, and approximately \$293,000 will be special assessed



City Council Communication

March 25, 2024

to the benefiting properties in accordance with the City's Special Assessment Policy. Of note, since the originally recommended improvement for 4th Ave S was a mill & overlay and that is the rate that was used for the Public Hearing Notice, it is proposed to use the mill & overlay assessment rate for those abutting properties rather than the rehabilitation rate if the Alternate Bid is awarded. The remaining balance will be paid as a City share with debt service on the City share paid through the general property tax levy.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Sylvia Lizotte, Office Specialist

Attachments: Public Hearing Presentation, Public Notice Mailing, Bid Tabulation

**4TH AVE S, 5TH AVE S, 6TH ST S
STREET & UTILITY IMPROVEMENTS**

ENG. NO. 24-A2-06





EXISTING CONDITIONS

STREETS & SIDEWALKS

- ALL ORIGINALLY CONCRETE IN 1940
- 5TH AVE & 6TH ST S BIT OVERLAYS 1955/1970
- 4TH AVE S RECONSTRUCTED BIT/GRAVEL 1992
- PCI RANGES FROM 17 TO 76
- SIDEWALK BOTH SIDES ALL STREETS
- NO ADA-COMPLIANT PED RAMPS

PUBLIC UTILITIES:

- STORM IS RCP, GOOD CONDITION
- SANITARY SEWER = 1 BLOCK PVC, 1 BLOCK VCP, REST IS CIPP (LINED VCP)
- ALL WATER MAINS ARE CAST IRON & ASSUMED TO BE IN POOR CONDITION

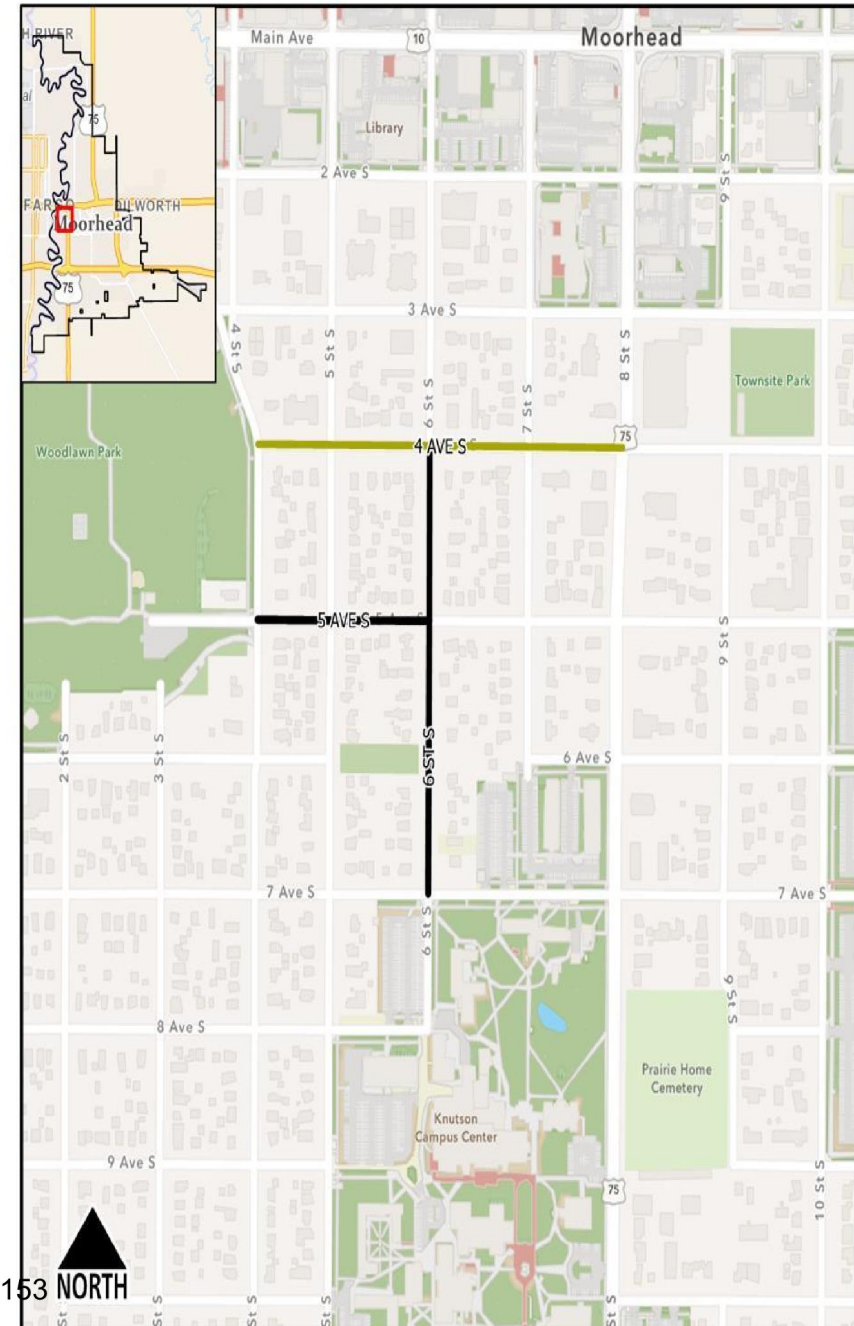


LEGEND

- BITUMINOUS WITH GRAVEL BASE
- CONCRETE WITH BITUMINOUS OVERLAY

24-A2-06 Street Project

4TH AVE S, 5TH AVE S AND 6TH ST S
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS
CITY OF MOORHEAD





PROPOSED IMPROVEMENTS

RECONSTRUCTION:

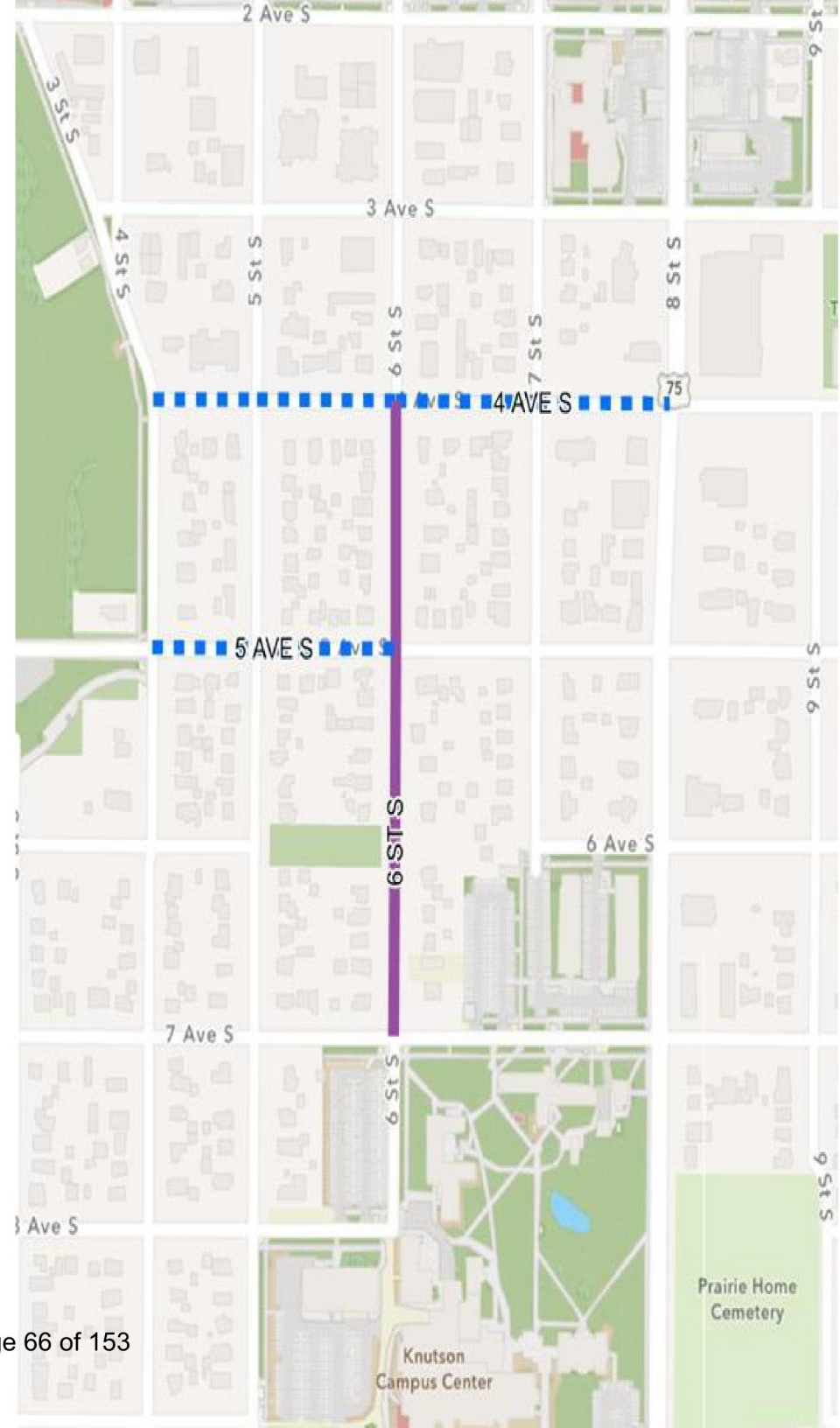
- TYPICALLY FOR PCI < 50
- FULL PAVEMENT SECTION INCLUDING THE MATERIAL BELOW THE PAVEMENT IS REPLACED
- ALL CURB & GUTTER REPLACED
- REPAIR SIDEWALK HAZARDS & MAKE ADA IMPROVEMENTS

MILL & OVERLAY:

- TYPICALLY FOR PCI > 50
- 2" OF PAVEMENT IS REMOVED AND REPLACED
- CURB & GUTTER REMAINS EXCEPT FOR SPOT REPAIRS
- REPAIR SIDEWALK HAZARDS & MAKE ADA IMPROVEMENTS
- MINOR AMOUNT OF PAVEMENT PATCHING

UTILITY WORK:

- WATER MAIN REPLACEMENT





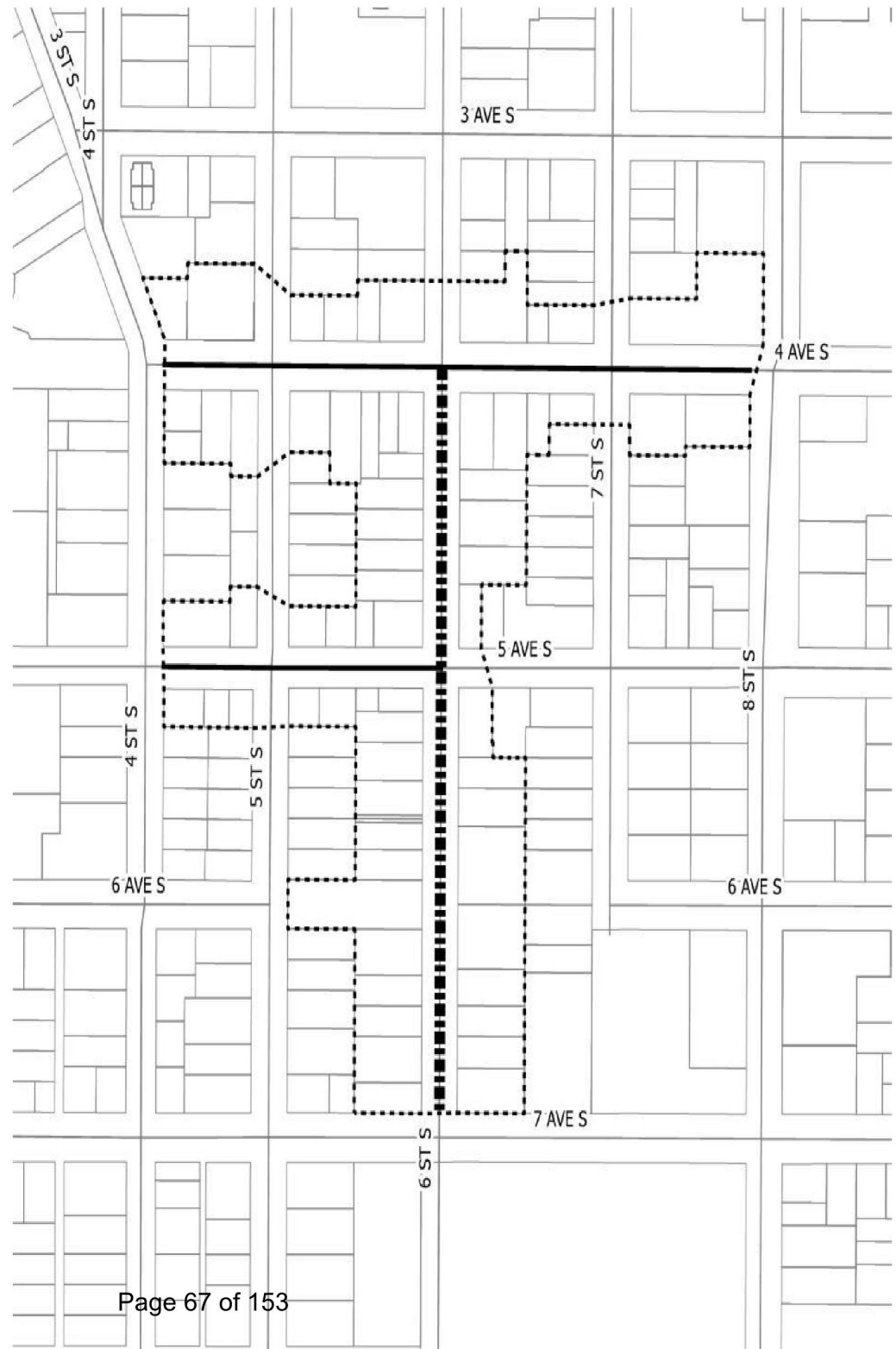
ASSESSMENT AREA MAP

FRONT FOOTAGE:

- APPLIES TO ALL DIRECTLY ABUTTING PROPERTIES

ASSESSMENT RATES:

- RECONSTRUCT RATE: \$135/FF
- MILL & OVERLAY: \$40/FF





ASSESSMENT SUMMARY

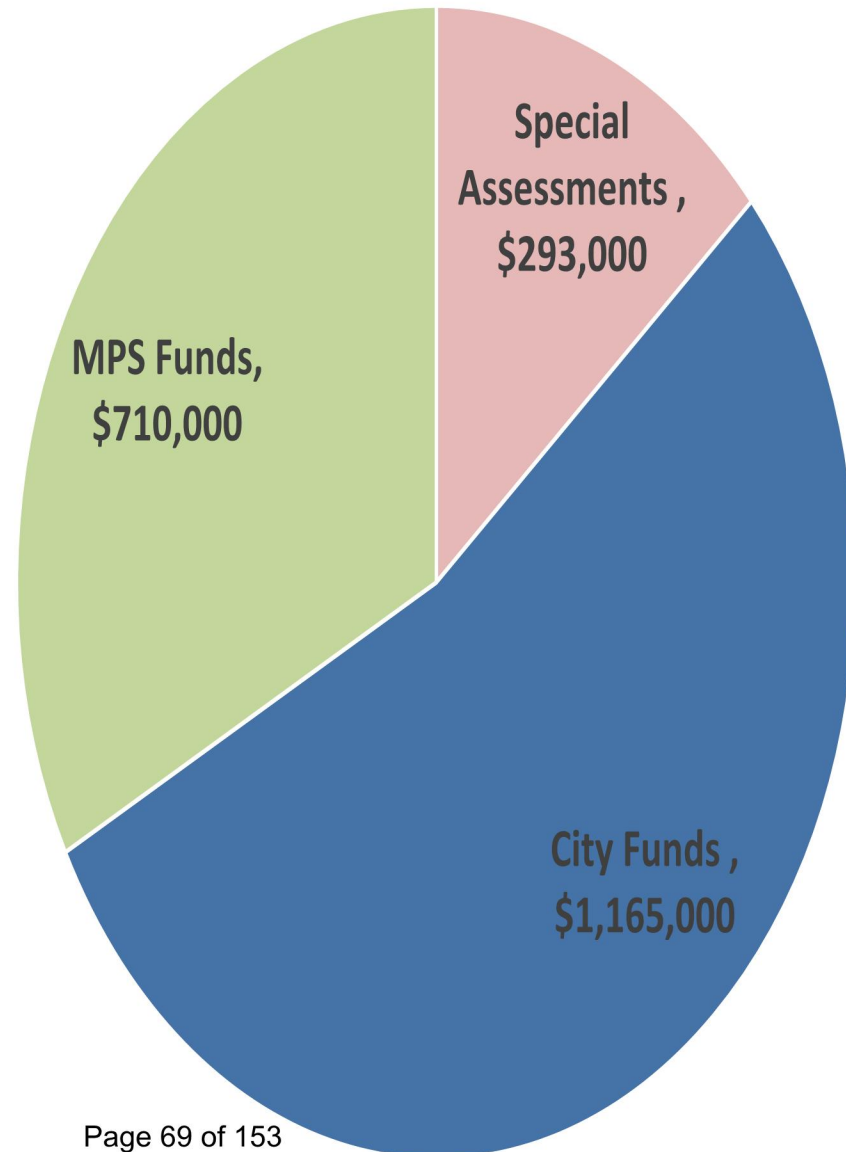
PROPOSED ASSESSMENT	
NUMBER OF PROPERTIES IN ASSESSMENT AREA	75
NUMBER OF PROPERTIES WITH NO ASSESSMENT	15
TOTAL AMOUNT ASSESSED	\$292,901
AVERAGE ASSESSMENT	\$3,996
MINIMUM ASSESSMENT	\$500
MEDIAN ASSESSMENT	\$3,000
MAXIMUM ASSESSMENT	\$11,758
CITY OWNED PROPERTY ASSESSMENTS	\$0
DEFERRED / POSTPONED ASSESSMENTS	\$0



PROJECT FUNDING

ESTIMATED TOTAL PROJECT COSTS:

- \$2,168,000
- INCLUDES CONSTRUCTION COSTS & FEES





PUBLIC INPUT

- **MAILED PUBLIC HEARING NOTICE MARCH 14, 2024**
 - NO COMMENTS RECEIVED AS OF MARCH 19TH
 - ANY COMMENTS RECEIVED WILL BE PROVIDED AT THE PUBLIC HEARING
- **INFORMATIONAL PRESENTATION POSTED TO CITY WEBSITE ON FEBRUARY 9, 2024.**
 - 57 VIEWS AS OF MARCH 19, 2024



SCHEDULE

ACTION OR ACTIVITY	DATE
RECEIVE PETITIONS	NOT APPLICABLE
ORDER PRELIMINARY ENGINEERING REPORT	DEC 11, 2023
RECEIVE REPORT, ORDER PLANS & CALL FOR HEARING,	JAN 22, 2024
APPROVE PLANS & AUTHORIZE AD FOR BIDS	FEB 12, 2024
RECEIVE BIDS	MARCH 13, 2024
HOLD PUBLIC HEARING	MARCH 25, 2024
ORDER IMPROVEMENTS AND AWARD BIDS	MARCH 25, 2024
CONSTRUCT PROJECT	MAY – SEPT, 2024
CALL FOR ASSESSMENT HEARING	FALL 2024
HOLD ASSESSMENT HEARING & ADOPT ASSESSMENT ROLL	FALL 2024



REQUESTED ACTIONS: 24-A2-06

- HOLD PUBLIC HEARING
- CONSIDER RESOLUTION TO ORDER IMPROVEMENTS
- CONSIDER RESOLUTION TO AWARD BIDS



CITY OF MOORHEAD
ENGINEERING DEPT.
PO BOX 779
MOORHEAD, MN 56561-0779

THIS IS NOT A BILL

This is a notification of the proposed improvement hearing and estimated special assessment. A final assessment hearing will be held at a later date.

March 14, 2024



PARCEL NO. [REDACTED]

PARCEL ADDRESS [REDACTED] MOORHEAD MN 56560

Project No. 811943

Eng#. 24-A2-6

Project Description & Location: 24-A2-06-M and OL-4 and 5 Av S-4-8 St; Recon-6 St S-4-7 Av S

Assessment/Benefiting Area

All properties abutting 6th St S between 4th and 7th Ave S; 4th Ave S between 4th and 8th St S and 5th Ave S between 4th and 6th St S

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at 5:45 pm on Monday, March 25, 2024 to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$7,627.50 and would be assessed over a 20 year period at an estimated interest rate of 5.50 %.

Below is an example of your estimated special assessment cost.

Principal Amount = \$7,627.50 / 20 years =	First year principal	\$381.38
	Plus 5.50% interest	\$419.51
	First Year payment	\$800.89
NOTE: Interest is charged each year on the unpaid balance		

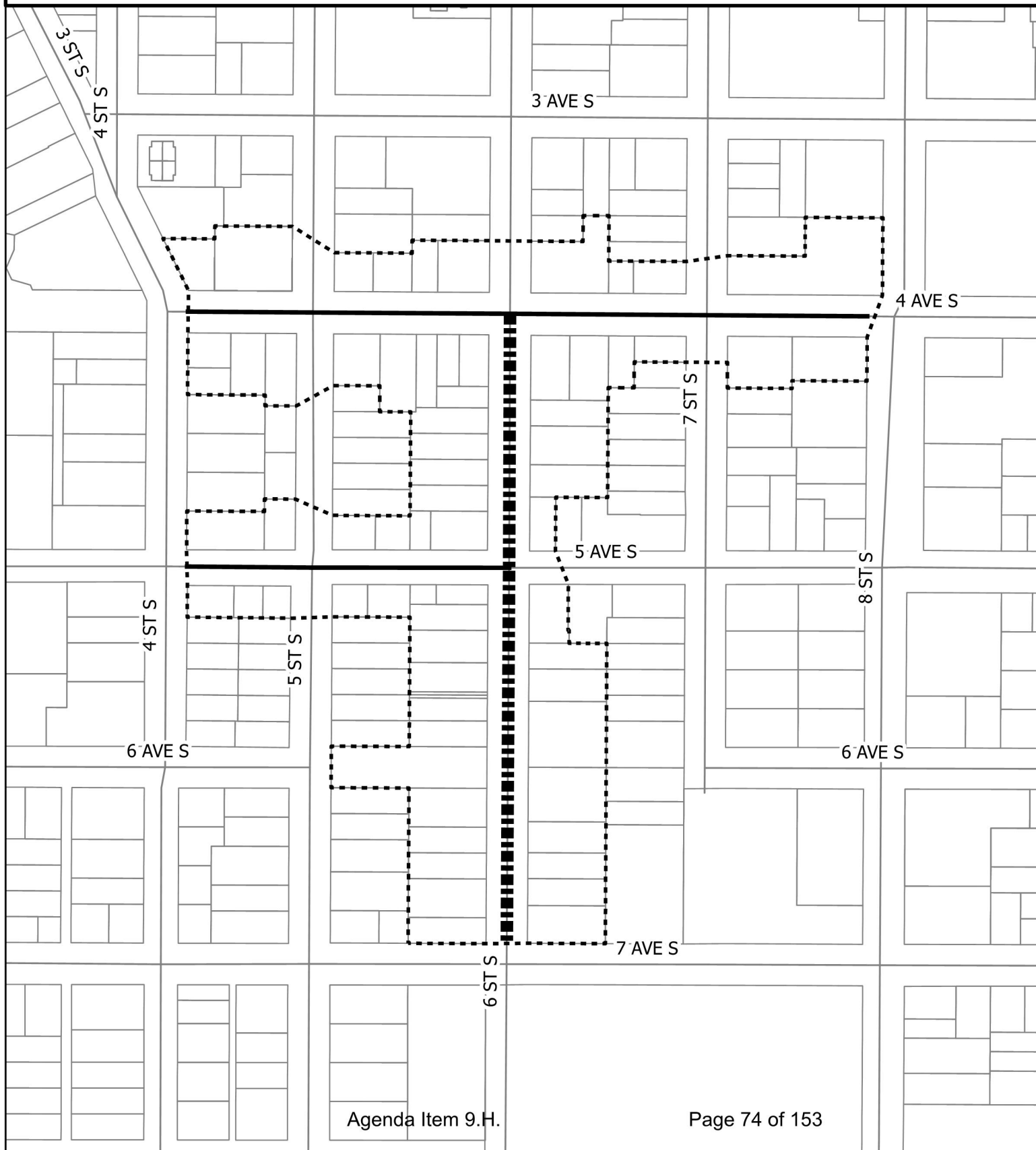
Written or oral objections will be heard and considered at said hearing. If you wish to respond yet cannot attend, please respond in writing to the Engineering Office. Responses must be received prior to the hearing on March 25, 2024.

Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.

Project 24-A2-6 Road Improvements on 4 Ave S between 4 and 8 St S,
5 Ave S between 4 and 6 St S, and 6 St S between 4 and 7 Ave S

— Mill And Overlay \$40/FF Assessment Area

■■ Reconstruction \$135/FF



PROJECT INFORMATION - ENGINEERING NO. 24-A2-06 (811943)

PROPOSED WORK: Reconstruction – 6th St S between 4th and 7th Ave S and
Mill & Overlay - 4th Ave S between 4th and 8th St and 5th Ave S between 4th and 6th St S

A map showing the proposed improvements and assessment boundaries is included on the back of your notice.

PROJECT ENGINEER: Clay Lexen, Assistant City Engineer **Phone:** 218-299-5494 **Email:** Clay.lexen@moorheadmn.gov

STREET CLASSIFICATION: All streets in this project are classified as “Local” streets.

Local streets are the street network within a subdivision that is intended to provide access to the directly abutting properties and primarily serves local traffic. Typically, about 1/3 of the cost for local streets is assessed to the directly abutting lots within the subdivision. The city pays the rest of the cost through the general property tax levy.

PROJECT DETAILS: On Dec. 11, 2023, City Council ordered the preparation of an Engineer’s Report. The report evaluated the existing street and utility systems, considered how they were constructed and maintained, age, current condition, and information obtained from soil borings and sewer televising. The report recommended the following street and utility improvements:

4th Ave S – Mill & Overlay from 4th St S to 8th St S

5th Ave S – Mill & Overlay from 4th St S to 6th St S

6th St S – Reconstruction from 4th Ave S to 7th Ave S

A mill & overlay involves removing the upper 2” (approximately) of pavement surface (by milling it off), and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. A reconstruction involves the full pavement depth being removed and replaced, including the gravel base and the curb & gutter.

With this project, the City is coordinating with MPS to replace the cast iron pipe (CIP) water mains on all streets (4th Ave S, 5th Ave S and 6th St S) as well as several lead water services. All sanitary sewer mains are vitrified clay pipe (VCP) and are in good condition therefore, no sanitary sewer improvements are included in this project.

Pedestrian ramp improvements and spot replacement of sidewalk as necessary to comply with ADA requirements will be made, a significant amount of the sidewalk on 6th St S due to the overall poor condition of that sidewalk.

On Feb. 9, 2024, a letter was mailed to abutting properties notifying them of a virtual public information presentation on the City website. The virtual presentation shared project information and solicited feedback from property owners prior to the bid letting on March 13, 2024.

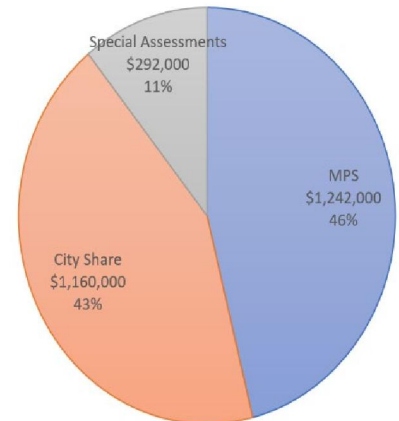
PUBLIC HEARING: Monday, March 25, 2024, 5:45pm at the Heritage Hjemkomst Center, 202 1st Av N., Moorhead, MN.

FINANCIAL CONSIDERATIONS: The estimated project cost is \$2,694,000.

Construction, Contingencies & Fees: \$2,694,000

ASSESSMENT INFO/CALCULATIONS: City assessment policy establishes a flat rate for street repair projects to keep things equitable among all properties. This policy has been in place since 2005. To account for variability in construction costs from year to year, and for the amount of front footage an assessment is based on (side lot footage isn’t assessed), the City established flat assessment rates per front foot for the various types of projects. Rates are set by the Council in its fee schedule, and is intended, on average, to generate between 30% and 40% of the total project cost. The remaining cost is paid by the city through general tax levy proceeds. The policy provides certainty to residents that their assessment won’t go higher, regardless of the final project cost. If the project cost goes up, the city pays the additional cost, if it goes down, city share is reduced. Current rates are as follows:

- Mill & Overlay is \$40/Front Foot
- Reconstruction is \$135/Front Foot



ASSESSMENT EXAMPLES: -A 50’ lot abutting 4th or 5th Ave, would be assessed \$2,000 (50’ x \$40/FF M&O rate).

-A 50’ lot abutting 6th St S; would be assessed \$6,750 (50’ x \$135/FF Reconstruction rate).

**Alternate assessment calculation methods are used to determine front footage for irregular shaped, cul-de-sacs and lots on curves, and first 150 feet of side lot footage is exempted from corner lots to keep special assessments equitable.*

ASSESSMENT SCHEDULE: Final assessment notices are typically sent out in Sept/Oct and are certified to the County on Nov. 15. If you choose to do so, after the final assessment has been adopted by the council, you will have an opportunity to pay off, or buy down, the assessment, without interest, before it is certified to the County and added to your property tax statement in 2025.

This project will be spread over 20-years at an estimated interest rate of 5.5%. Actual interest rate is determined when the City bonds for the project. Below are two amortization examples of the assessment, if paid over the 20-year duration. **Note:** Assessments can be paid off and paid down, at any time, without penalty, after the final assessment is adopted.

EXAMPLE 1							EXAMPLE 2						
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE							SPECIAL ASSESSMENT AMORTIZATION SCHEDULE						
Special Assmt							Special Assmt						
Principal \$ 6,750							Principal \$ 2,000						
Rate 5.50%							Rate 5.50%						
Principal \$ 338							Principal \$ 100						
Total Interest \$ 3,898							Total Interest \$ 1,155						
Years 20							Years 20						
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget	Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2025	1	6,750.00	337.50	371.25	708.75	59.06	2025	1	2,000.00	100.00	110.00	210.00	17.50
2026	2	6,412.50	337.50	352.69	690.19	57.52	2026	2	1,900.00	100.00	104.50	204.50	17.04
2027	3	6,075.00	337.50	334.13	671.63	55.97	2027	3	1,800.00	100.00	99.00	199.00	16.58
2028	4	5,737.50	337.50	315.56	653.06	54.42	2028	4	1,700.00	100.00	93.50	193.50	16.13
2029	5	5,400.00	337.50	297.00	634.50	52.88	2029	5	1,600.00	100.00	88.00	188.00	15.67
2030	6	5,062.50	337.50	278.44	615.94	51.33	2030	6	1,500.00	100.00	82.50	182.50	15.21
2031	7	4,725.00	337.50	259.88	597.38	49.78	2031	7	1,400.00	100.00	77.00	177.00	14.75
2032	8	4,387.50	337.50	241.31	578.81	48.23	2032	8	1,300.00	100.00	71.50	171.50	14.29
2033	9	4,050.00	337.50	222.75	560.25	46.69	2033	9	1,200.00	100.00	66.00	166.00	13.83
2034	10	3,712.50	337.50	204.19	541.69	45.14	2034	10	1,100.00	100.00	60.50	160.50	13.38
2035	11	3,375.00	337.50	185.63	523.13	43.59	2035	11	1,000.00	100.00	55.00	155.00	12.92
2036	12	3,037.50	337.50	167.06	504.56	42.05	2036	12	900.00	100.00	49.50	149.50	12.46
2037	13	2,700.00	337.50	148.50	486.00	40.50	2037	13	800.00	100.00	44.00	144.00	12.00
2038	14	2,362.50	337.50	129.94	467.44	38.95	2038	14	700.00	100.00	38.50	138.50	11.54
2039	15	2,025.00	337.50	111.38	448.88	37.41	2039	15	600.00	100.00	33.00	133.00	11.08
2040	16	1,687.50	337.50	92.81	430.31	35.86	2040	16	500.00	100.00	27.50	127.50	10.63
2041	17	1,350.00	337.50	74.25	411.75	34.31	2041	17	400.00	100.00	22.00	122.00	10.17
2042	18	1,012.50	337.50	55.69	393.19	32.77	2042	18	300.00	100.00	16.50	116.50	9.71
2043	19	675.00	337.50	37.13	374.63	31.22	2043	19	200.00	100.00	11.00	111.00	9.25
2044	20	337.50	337.50	18.56	356.06	29.67	2044	20	100.00	100.00	5.50	105.50	8.79
			6,750.00	3,898.15	10,648.15					2,000.00	1,155.00	3,155.00	

CONSTRUCTION SCHEDULE: Anticipated work schedule is between May–Oct. 2024. During construction, City will maintain project info on its website through an interactive map, which you can find by doing the following.

1. Go to www.cityofmoorhead.com and click on  button.
2. Below the map, click on “[click here to enlarge the map](#)”
3. Click on the project on the map you are interested in, and an information box will pop up.

Note: On the left-hand side of the screen, you can also click on the link to your project 24-A2-06 for additional project information.

E-Notifications: You can also sign up for electronic notifications to receive periodic updates regarding this specific project.

1. Go to www.cityofmoorhead.com
2. Click on the **e-Notifications** at the top of the page then fill in the required information
3. Scroll to the News section of the page and check the project **24-A2-06 – 4th & 5th Ave S and 6th St S**
4. Enter the verification code in the Code box and hit submit.

 **Door Hangers:** Occasionally we may distribute printed door hangers to communicate important project information to you such as temporary parking restrictions or driveway access limitations. Please check your front doors periodically once construction begins.

 **Mobility Concerns:** If mobility is a concern within your home, an individual is disabled, etc., please contact us ASAP so we can work to accommodate your needs during construction. The road and/or sidewalk will be removed in some areas. Please reach out if this is a concern.

 To request this information in a different language, please contact: 218.299.5427
 Para solicitar esta información en otro idioma, comuníquese con: 218.299.5427
 Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin: 218.299.5427
 218.299.5427: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ
 Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriir: 218.299.5427

03/13/2024 10:00 AM CDT

Base Bid						Engineer Estimate		Border States Paving, Inc.		Northern Improvement Company		Master Construction		Dakota Underground Company	
	Line Item	Item Code	Item Description	Unit Price	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION I - STREET IMPROVMENTS															
	1	2021.501	MOBILIZATION	LS	1	\$125,000.00	\$125,000.00	\$53,000.00	\$53,000.00	\$107,750.00	\$107,750.00	\$100,000.00	\$100,000.00	\$370,000.00	\$370,000.00
	2	2101.502	CLEARING	EA	2	\$16.00	\$32.00	\$1,560.00	\$3,120.00	\$2,310.00	\$4,620.00	\$1,000.00	\$2,000.00	\$4,000.00	\$8,000.00
	3	2101.502	GRUBBING	EA	2	\$16.00	\$32.00	\$1,560.00	\$3,120.00	\$630.00	\$1,260.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00
	4	2104.502	REMOVE SIGN TYPE C	EA	91	\$25.00	\$2,275.00	\$15.60	\$1,419.60	\$15.75	\$1,433.25	\$17.00	\$1,547.00	\$17.00	\$1,547.00
	5	2104.502	REMOVE SIGN TYPE D	EA	32	\$25.00	\$800.00	\$26.00	\$832.00	\$26.25	\$840.00	\$30.00	\$960.00	\$28.00	\$896.00
	6	2104.502	REMOVE SIGN TYPE S	EA	3	\$25.00	\$75.00	\$20.80	\$62.40	\$21.00	\$63.00	\$25.00	\$75.00	\$22.00	\$66.00
	7	2104.503	REMOVE CURB AND GUTTER	LF	3727	\$7.00	\$26,089.00	\$8.50	\$31,679.50	\$5.25	\$19,566.75	\$7.00	\$26,089.00	\$30.00	\$111,810.00
	8	2104.603	SAW PAVEMENT (FULL DEPTH)	LF	2778	\$15.00	\$41,670.00	\$3.10	\$8,611.80	\$4.50	\$12,501.00	\$4.00	\$11,112.00	\$6.00	\$16,668.00
	11	2104.504	REMOVE PAVEMENT (FULL DEPTH)	SY	4030	\$10.00	\$40,300.00	\$9.70	\$39,091.00	\$12.00	\$48,360.00	\$5.00	\$20,150.00	\$25.00	\$100,750.00
	12	2104.504	REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)	SY	2170	\$4.00	\$8,680.00	\$6.05	\$13,128.50	\$9.75	\$21,157.50	\$5.00	\$10,850.00	\$50.00	\$108,500.00
	13	2104.504	REMOVE CONCRETE PAVEMENT	SY	172	\$15.00	\$2,580.00	\$9.35	\$1,608.20	\$18.50	\$3,182.00	\$6.00	\$1,032.00	\$35.00	\$6,020.00
	14	2104.518	REMOVE CONCRETE SIDEWALK	SF	23951	\$1.50	\$35,926.50	\$0.85	\$20,358.35	\$1.75	\$41,914.25	\$1.00	\$23,951.00	\$2.00	\$47,902.00
	15	2106.507	EXCAVATION - COMMON (EV) (P)	CY	1450	\$18.00	\$26,100.00	\$28.10	\$40,745.00	\$20.00	\$29,000.00	\$21.00	\$30,450.00	\$30.00	\$43,500.00
	16	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	7110	\$4.00	\$28,440.00	\$4.40	\$31,284.00	\$3.85	\$27,373.50	\$3.50	\$24,885.00	\$4.00	\$28,440.00
	17	2112.604	SUBGRADE PREPARATION	SY	7110	\$2.00	\$14,220.00	\$2.85	\$20,263.50	\$2.75	\$19,552.50	\$2.25	\$15,997.50	\$10.00	\$71,100.00
	18	2123.61	MACHINE TIME	HR	25	\$300.00	\$7,500.00	\$155.00	\$3,875.00	\$350.00	\$8,750.00	\$300.00	\$7,500.00	\$750.00	\$18,750.00
	19	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	1580	\$65.00	\$102,700.00	\$55.60	\$87,848.00	\$62.00	\$97,960.00	\$61.00	\$96,380.00	\$85.00	\$134,300.00
	20	2231.604	BITUMINOUS PATCH SPECIAL	SY	125	\$150.00	\$18,750.00	\$93.50	\$11,687.50	\$70.00	\$8,750.00	\$105.00	\$13,125.00	\$130.00	\$16,250.00
	21	2232.604	MILL BITUMINOUS PAVEMENT (SPECIAL) PROFILE MILL	SY	4954	\$2.25	\$11,146.50	\$3.30	\$16,348.20	\$3.00	\$14,862.00	\$3.00	\$14,862.00	\$3.00	\$14,862.00
	22	2301.504	CONCRETE PAVEMENT 7"	SY	50	\$150.00	\$7,500.00	\$81.20	\$4,060.00	\$105.00	\$5,250.00	\$100.00	\$5,000.00	\$180.00	\$9,000.00
	23	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	1410	\$85.00	\$119,850.00	\$77.30	\$108,993.00	\$91.00	\$128,310.00	\$75.00	\$105,750.00	\$81.00	\$114,210.00
	24	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	1543	\$85.00	\$131,155.00	\$82.60	\$127,451.80	\$90.00	\$138,870.00	\$83.00	\$128,069.00	\$88.00	\$135,784.00
	25	2521.518	4" CONCRETE WALK	SF	14134	\$10.00	\$141,340.00	\$7.70	\$108,831.80	\$10.75	\$151,940.50	\$10.00	\$141,340.00	\$15.00	\$212,010.00
	26	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	971	\$100.00	\$97,100.00	\$77.60	\$75,349.60	\$95.00	\$92,245.00	\$100.00	\$97,100.00	\$140.00	\$135,940.00
	27	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EA	40	\$2,000.00	\$80,000.00	\$2,140.00	\$85,600.00	\$1,900.00	\$76,000.00	\$2,100.00	\$84,000.00	\$2,500.00	\$100,000.00
	28	2531.603	CONCRETE CURB AND GUTTER DESIGN B624	LF	3735	\$35.00	\$130,725.00	\$36.40	\$135,954.00	\$36.00	\$134,460.00	\$44.00	\$164,340.00	\$65.00	\$242,775.00
	29	2531.503	CONCRETE CURB AND GUTTER DESIGN V6	LF	125	\$75.00	\$9,375.00	\$44.80	\$5,600.00	\$66.50	\$8,312.50	\$44.00	\$5,500.00	\$80.00	\$10,000.00
	30	2563.601	TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00	\$7,940.00	\$7,940.00	\$8,000.00	\$8,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
	31	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	197.75	\$70.00	\$13,842.50	\$45.30	\$8,958.08	\$45.75	\$9,047.06	\$45.00	\$8,898.75	\$48.00	\$9,492.00
	32	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	67.5	\$100.00	\$6,750.00	\$50.20	\$3,388.50	\$50.65	\$3,418.88	\$52.00	\$3,510.00	\$53.00	\$3,577.50
	33	2564.602	FURNISH AND INSTALL SIGN TYPE S	EA	3	\$350.00	\$1,050.00	\$31.20	\$93.60	\$31.50	\$94.50	\$35.00	\$105.00	\$33.00	\$99.00
	34	2573.501	STABILIZED CONSTRUCTION EXIT	LS	4	\$1,000.00	\$4,000.00	\$1,680.00	\$6,720.00	\$950.00	\$3,800.00	\$2,200.00	\$8,800.00	\$1,000.00	\$4,000.00
	35	2573.502	STORM DRAIN INLET PROTECTION	EA	35	\$150.00	\$5,250.00	\$206.00	\$7,210.00	\$210.00	\$7,350.00	\$210.00	\$7,350.00	\$220.00	\$7,700.00
	36	2574.507	SELECT TOPSOIL BORROW (LV)	CY	1300	\$50.00	\$65,000.00	\$22.00	\$28,600.00	\$28.00	\$36,400.00	\$47.00	\$61,100.00	\$40.00	\$52,000.00
	37	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	7295	\$5.50	\$40,122.50	\$2.50	\$18,237.50	\$1.55	\$11,307.25	\$3.00	\$21,885.00	\$3.00	\$21,885.00
	38	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$65.00	\$6,500.00	\$78.10	\$7,810.00	\$78.75	\$7,875.00	\$80.00	\$8,000.00	\$80.00	\$8,000.00
	39	2581.503	6" CROSSWALK SOLID WHITE-EPOXY GROUND IN (WR)	LF	932	\$4.00	\$3,728.00	\$12.00	\$11,184.00	\$12.60	\$11,743.20	\$13.00	\$12,116.00	\$13.20	\$12,302.40

Base Bid						Engineer Estimate		Border States Paving, Inc.		Northern Improvement Company		Master Construction		Dakota Underground Company	
	Line Item	Item Code	Item Description	Unit Price	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
			24" CROSSWALK SOLID WHITE-EPOXY GROUND IN (WR)	LF	97	\$5.00	\$485.00	\$16.70	\$1,619.90	\$26.25	\$2,546.25	\$18.00	\$1,746.00	\$27.50	\$2,667.50
	40	2581.503	CRUSHED CONCRETE BASE (CV)	CY	100	\$70.00	\$7,000.00	\$55.40	\$5,540.00	\$55.00	\$5,500.00	\$55.00	\$5,500.00	\$90.00	\$9,000.00
	42	SPEC PRG	MUD JACKING CURB & GUTTER	LF	200	\$22.00	\$4,400.00	\$20.80	\$4,160.00	\$21.00	\$4,200.00	\$25.00	\$5,000.00	\$22.00	\$4,400.00
	43	SPEC PRG	MUD JACKING FLATWORK	SF	400	\$5.50	\$2,200.00	\$5.20	\$2,080.00	\$5.25	\$2,100.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00
	44	SPEC PRG	YARD GRADING	SY	4260	\$5.00	\$21,300.00	\$3.30	\$14,058.00	\$6.00	\$25,560.00	\$17.50	\$74,550.00	\$12.00	\$51,120.00
Section Total						\$1,400,989.00		\$1,167,522.33		\$1,343,225.89		\$1,366,025.25		\$2,266,723.40	
Section II - Storm Sewer															
	45	SPEC PRG	FURNISH AND INSTALL NEW CASTING	EA	9	\$2,200.00	\$19,800.00	\$2,800.00	\$25,200.00	\$2,500.00	\$22,500.00	\$2,100.00	\$18,900.00	\$1,800.00	\$16,200.00
	46	SPEC PRG	RECONSTRUCT DRAINAGE STRUCTURE/BRICK MANHOLE	EA	6	\$4,500.00	\$27,000.00	\$1,560.00	\$9,360.00	\$3,570.00	\$21,420.00	\$3,400.00	\$20,400.00	\$7,500.00	\$45,000.00
Section Total						\$46,800.00		\$34,560.00		\$43,920.00		\$39,300.00		\$61,200.00	
Section III - Watermain															
	47	2104.502	REMOVE HYDRANT	EA	6	\$2,000.00	\$12,000.00	\$635.00	\$3,810.00	\$525.00	\$3,150.00	\$500.00	\$3,000.00	\$1,500.00	\$9,000.00
	48	2104.603	ABANDON WATERMAIN	EA	8	\$100.00	\$800.00	\$874.00	\$6,992.00	\$945.00	\$7,560.00	\$900.00	\$7,200.00	\$2,500.00	\$20,000.00
	49	2503.602	DUCTILE IRON FITTINGS	EA	30	\$1,500.00	\$45,000.00	\$588.00	\$17,640.00	\$945.00	\$28,350.00	\$900.00	\$27,000.00	\$1,500.00	\$45,000.00
	50	2504.601	TEMPORARY WATER SERVICE	LS	1	\$100,000.00	\$100,000.00	\$25,100.00	\$25,100.00	\$73,500.00	\$73,500.00	\$70,000.00	\$70,000.00	\$65,000.00	\$65,000.00
	51	2504.602	HYDRANT	EA	7	\$7,800.00	\$54,600.00	\$8,730.00	\$61,110.00	\$8,400.00	\$58,800.00	\$8,000.00	\$56,000.00	\$9,500.00	\$66,500.00
	52	2504.602	ADJUST GATE VALVE AND BOX	EA	21	\$800.00	\$16,800.00	\$1,980.00	\$41,580.00	\$1,100.00	\$23,100.00	\$910.00	\$19,110.00	\$800.00	\$16,800.00
	53	2504.602	4" GATE VALVE AND BOX	EA	1	\$3,000.00	\$3,000.00	\$2,350.00	\$2,350.00	\$2,415.00	\$2,415.00	\$2,300.00	\$2,300.00	\$3,400.00	\$3,400.00
	54	2504.602	6" GATE VALVE AND BOX	EA	16	\$3,500.00	\$56,000.00	\$2,680.00	\$42,880.00	\$2,730.00	\$43,680.00	\$2,600.00	\$41,600.00	\$3,500.00	\$56,000.00
	55	2504.602	8" GATE VALVE AND BOX	EA	5	\$5,000.00	\$25,000.00	\$3,370.00	\$16,850.00	\$3,675.00	\$18,375.00	\$3,500.00	\$17,500.00	\$4,500.00	\$22,500.00
	56	2504.602	CONNECT NEW WATER SERVICE	EA	58	\$1,500.00	\$87,000.00	\$1,230.00	\$71,340.00	\$535.50	\$31,059.00	\$510.00	\$29,580.00	\$850.00	\$49,300.00
	57	2504.602	1" CURB STOP AND BOX	EA	30	\$1,500.00	\$45,000.00	\$992.00	\$29,760.00	\$1,650.00	\$49,500.00	\$1,575.00	\$47,250.00	\$1,500.00	\$45,000.00
	58	2504.602	CONNECT TO EXISTING WATER SERVICE	EA	27	\$1,500.00	\$40,500.00	\$904.00	\$24,408.00	\$1,155.00	\$31,185.00	\$1,100.00	\$29,700.00	\$1,000.00	\$27,000.00
	59	2504.602	1" WATER SERVICE PIPE	LF	1388	\$35.00	\$48,580.00	\$22.20	\$30,813.60	\$47.00	\$65,236.00	\$45.00	\$62,460.00	\$90.00	\$124,920.00
	60	2504.602	6" PVC WATERMAIN C900	LF	2210	\$90.00	\$198,900.00	\$47.70	\$105,417.00	\$76.00	\$167,960.00	\$72.00	\$159,120.00	\$127.00	\$280,670.00
	61	2504.602	8" PVC WATERMAIN C900	LF	1048	\$110.00	\$115,280.00	\$58.60	\$61,412.80	\$86.00	\$90,128.00	\$82.00	\$85,936.00	\$136.00	\$142,528.00
	62	2504.602	RELOCATE WATERMAIN	EA	1	\$10,000.00	\$10,000.00	\$2,960.00	\$2,960.00	\$4,305.00	\$4,305.00	\$4,100.00	\$4,100.00	\$7,500.00	\$7,500.00
	63	2504.603	WATER SERVICE PIPE INSULATION	LF	200	\$10.00	\$2,000.00	\$7.20	\$1,440.00	\$10.50	\$2,100.00	\$10.00	\$2,000.00	\$20.00	\$4,000.00
	64	2504.604	4" POLYSTYRENE INSULATION	SY	100	\$60.00	\$6,000.00	\$45.50	\$4,550.00	\$57.75	\$5,775.00	\$55.00	\$5,500.00	\$50.00	\$5,000.00
Section Total						\$866,460.00		\$550,413.40		\$706,178.00		\$669,356.00		\$990,118.00	
Section IV -Storm Sewer															
	65	2104.502	REMOVE CATCH BASIN	EA	2	\$1,000.00	\$2,000.00	\$913.00	\$1,826.00	\$475.00	\$950.00	\$450.00	\$900.00	\$1,500.00	\$3,000.00
	66	2104.503	REMOVE SEWER PIPE (STORM) 15" RCP	LF	73	\$50.00	\$3,650.00	\$7.95	\$580.35	\$16.00	\$1,168.00	\$15.00	\$1,095.00	\$40.00	\$2,920.00
	67	2502.503	4" PERF PVC PIPE DRAIN	LF	2458	\$13.00	\$31,954.00	\$14.00	\$34,412.00	\$9.65	\$23,719.70	\$16.00	\$39,328.00	\$15.00	\$36,870.00
	68	2503.503	15" RC PIPE SEWER DESIGN 3006 CL III	LF	73	\$150.00	\$10,950.00	\$115.00	\$8,395.00	\$105.00	\$7,665.00	\$100.00	\$7,300.00	\$175.00	\$12,775.00
	69	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	73	\$20.00	\$1,460.00	\$10.40	\$759.20	\$4.20	\$306.60	\$4.00	\$292.00	\$20.00	\$1,460.00
	70	2504.604	4" POLYSTYRENE INSULATION	SY	25	\$60.00	\$1,500.00	\$45.50	\$1,137.50	\$57.75	\$1,443.75	\$55.00	\$1,375.00	\$50.00	\$1,250.00
	71	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN G OR H	EA	2	\$3,500.00	\$7,000.00	\$3,350.00	\$6,700.00	\$3,045.00	\$6,090.00	\$2,900.00	\$5,800.00	\$4,900.00	\$9,800.00
	72	2506.602	CONNECT INTO EXISTING STORM SEWER	EA	1	\$1,500.00	\$1,500.00	\$1,190.00	\$1,190.00	\$1,050.00	\$1,050.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
	73	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	6	\$1,500.00	\$9,000.00	\$2,150.00	\$12,900.00	\$525.00	\$3,150.00	\$1,400.00	\$8,400.00	\$1,000.00	\$6,000.00
	74	SPEC PRG	INSTALL SALVAGED CASTING	EA	1	\$1,000.00	\$1,000.00	\$1,980.00	\$1,980.00	\$1,925.00	\$1,925.00	\$1,600.00	\$1,600.00	\$900.00	\$900.00
	75	SPEC PRG	FURNISH AND INSTALL NEW CASTING	EA	27	\$2,100.00	\$56,700.00	\$1,730.00	\$46,710.00	\$1,450.00	\$39,150.00	\$1,700.00	\$45,900.00	\$1,725.00	\$46,575.00
Section Total						\$126,714.00		\$116,590.05		\$86,618.05		\$112,990.00		\$123,050.00	
Base Bid Total						\$2,440,963.00		\$1,869,085.78		\$2,179,941.94		\$2,187,671.25		\$3,441,091.40	

Alternate Bid - Street Improvements Total

					Engineer Estimate		Border States Paving, Inc.		Northern Improvement Company		Master Construction		Dakota Underground Company	
Item	Item Code	Item Description	Unit Price	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Section V - Street Improvements Alternate														
76	2021.501	MOBILIZATION	LS	1	\$125,000.00	\$125,000.00	\$50,400.00	\$50,400.00	\$107,750.00	\$107,750.00	\$100,000.00	\$100,000.00	\$370,000.00	\$370,000.00
77	2101.502	CLEARING	EA	2	\$16.00	\$32.00	\$1,560.00	\$3,120.00	\$2,310.00	\$4,620.00	\$1,000.00	\$2,000.00	\$4,000.00	\$8,000.00
78	2101.502	GRUBBING	EA	2	\$16.00	\$32.00	\$1,560.00	\$3,120.00	\$630.00	\$1,260.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00
79	2104.502	REMOVE SIGN TYPE C	EA	91	\$25.00	\$2,275.00	\$15.60	\$1,419.60	\$15.75	\$1,433.25	\$17.00	\$1,547.00	\$17.00	\$1,547.00
80	2104.502	REMOVE SIGN TYPE D	EA	32	\$25.00	\$800.00	\$26.00	\$832.00	\$26.25	\$840.00	\$30.00	\$960.00	\$28.00	\$896.00
81	2104.502	REMOVE SIGN TYPE S	EA	3	\$25.00	\$75.00	\$20.80	\$62.40	\$21.00	\$63.00	\$25.00	\$75.00	\$22.00	\$66.00
82	2104.503	REMOVE CURB AND GUTTER	LF	3727	\$7.00	\$26,089.00	\$8.50	\$31,679.50	\$5.25	\$19,566.75	\$7.00	\$26,089.00	\$30.00	\$111,810.00
83	2104.503	SAW PAVEMENT (FULL DEPTH)	LF	1195	\$15.00	\$17,925.00	\$3.10	\$3,704.50	\$4.50	\$5,377.50	\$4.00	\$4,780.00	\$6.00	\$7,170.00
84	2104.504	REMOVE PAVEMENT (FULL DEPTH)	SY	4030	\$10.00	\$40,300.00	\$9.70	\$39,091.00	\$12.00	\$48,360.00	\$5.00	\$20,150.00	\$25.00	\$100,750.00
85	2104.504	REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)	SY	5880	\$4.00	\$23,520.00	\$4.20	\$24,696.00	\$5.90	\$34,692.00	\$5.00	\$29,400.00	\$30.00	\$176,400.00
86	2104.504	REMOVE CONCRETE PAVEMENT	SY	172	\$15.00	\$2,580.00	\$9.35	\$1,608.20	\$18.50	\$3,182.00	\$6.00	\$1,032.00	\$35.00	\$6,020.00
87	2104.518	REMOVE CONCRETE SIDEWALK	SF	23951	\$1.50	\$35,926.50	\$0.85	\$20,358.35	\$1.75	\$41,914.25	\$1.00	\$23,951.00	\$2.00	\$47,902.00
88	2106.507	EXCAVATION - COMMON (EV) (P)	CY	2200	\$18.00	\$39,600.00	\$18.00	\$39,600.00	\$20.00	\$44,000.00	\$21.00	\$46,200.00	\$30.00	\$66,000.00
89	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	10977	\$4.00	\$43,908.00	\$3.40	\$37,321.80	\$3.85	\$42,261.45	\$3.50	\$38,419.50	\$4.00	\$43,908.00
90	2112.604	SUBGRADE PREPARATION	SY	10977	\$2.00	\$21,954.00	\$1.85	\$20,307.45	\$2.75	\$30,186.75	\$2.25	\$24,698.25	\$9.00	\$98,793.00
91	2123.61	MACHINE TIME	HR	35	\$300.00	\$10,500.00	\$155.00	\$5,425.00	\$350.00	\$12,250.00	\$300.00	\$10,500.00	\$750.00	\$26,250.00
92	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	2231	\$65.00	\$145,015.00	\$50.40	\$112,442.40	\$58.75	\$131,071.25	\$61.00	\$136,091.00	\$80.00	\$178,480.00
93	2231.604	BITUMINOUS PATCH SPECIAL	SY	125	\$150.00	\$18,750.00	\$93.50	\$11,687.50	\$70.00	\$8,750.00	\$105.00	\$13,125.00	\$130.00	\$16,250.00
94	2232.604	MILL	SY	4954	\$2.25	\$11,146.50	\$2.45	\$12,137.30	\$3.00	\$14,862.00	\$7.00	\$34,678.00	\$3.00	\$14,862.00
95	2301.504	CONCRETE PAVEMENT 7"	SY	50	\$150.00	\$7,500.00	\$81.20	\$4,060.00	\$105.00	\$5,250.00	\$100.00	\$5,000.00	\$180.00	\$9,000.00
96	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	1410	\$85.00	\$119,850.00	\$76.90	\$108,429.00	\$87.00	\$122,670.00	\$75.00	\$105,750.00	\$81.00	\$114,210.00
97	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	2470	\$85.00	\$209,950.00	\$76.80	\$189,696.00	\$84.00	\$207,480.00	\$80.00	\$197,600.00	\$88.00	\$217,360.00
98	2521.518	4" CONCRETE WALK	SF	14134	\$10.00	\$141,340.00	\$7.70	\$108,831.80	\$10.75	\$151,940.50	\$10.00	\$141,340.00	\$15.00	\$212,010.00
99	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	971	\$100.00	\$97,100.00	\$77.60	\$75,349.60	\$95.00	\$92,245.00	\$100.00	\$97,100.00	\$140.00	\$135,940.00
100	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EA	40	\$2,000.00	\$80,000.00	\$2,140.00	\$85,600.00	\$1,900.00	\$76,000.00	\$2,100.00	\$84,000.00	\$2,500.00	\$100,000.00
101	2531.603	CONCRETE CURB AND GUTTER DESIGN B624	LF	3735	\$35.00	\$130,725.00	\$36.40	\$135,954.00	\$36.00	\$134,460.00	\$44.00	\$164,340.00	\$65.00	\$242,775.00
102	2531.503	CONCRETE CURB AND GUTTER DESIGN V6	LF	125	\$75.00	\$9,375.00	\$44.80	\$5,600.00	\$66.50	\$8,312.50	\$44.00	\$5,500.00	\$80.00	\$10,000.00
103	2563.601	TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00	\$7,940.00	\$7,940.00	\$8,000.00	\$8,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
104	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	197.75	\$70.00	\$13,842.50	\$45.30	\$8,958.08	\$45.75	\$9,047.06	\$45.00	\$8,898.75	\$48.00	\$9,492.00
105	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	67.5	\$100.00	\$6,750.00	\$50.20	\$3,388.50	\$50.65	\$3,418.88	\$52.00	\$3,510.00	\$53.00	\$3,577.50
106	2564.602	FURNISH AND INSTALL SIGN TYPE S	EA	3	\$350.00	\$1,050.00	\$31.20	\$93.60	\$31.50	\$94.50	\$35.00	\$105.00	\$33.00	\$99.00
107	2573.501	STABILIZED CONSTRUCTION EXIT	LS	4	\$1,000.00	\$4,000.00	\$1,680.00	\$6,720.00	\$950.00	\$3,800.00	\$2,200.00	\$8,800.00	\$1,000.00	\$4,000.00
108	2573.502	STORM DRAIN INLET PROTECTION	EA	35	\$150.00	\$5,250.00	\$206.00	\$7,210.00	\$210.00	\$7,350.00	\$210.00	\$7,350.00	\$220.00	\$7,700.00
109	2574.507	SELECT TOPSOIL BORROW (LV)	CY	1300	\$50.00	\$65,000.00	\$22.00	\$28,600.00	\$28.00	\$36,400.00	\$47.00	\$61,100.00	\$40.00	\$52,000.00
110	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	7295	\$5.50	\$40,122.50	\$2.50	\$18,237.50	\$1.55	\$11,307.25	\$3.00	\$21,885.00	\$3.00	\$21,885.00
111	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$65.00	\$6,500.00	\$78.10	\$7,810.00	\$78.75	\$7,875.00	\$80.00	\$8,000.00	\$80.00	\$8,000.00
112	2581.503	6" CROSSWALK SOLID WHITE-EPOXY GROUND IN (WR)	LF	932	\$4.00	\$3,728.00	\$12.00	\$11,184.00	\$12.60	\$11,743.20	\$13.00	\$12,116.00	\$13.20	\$12,302.40
113	2581.503	24" CROSSWALK SOLID WHITE-EPOXY GROUND IN (WR)	LF	97	\$5.00	\$485.00	\$101.00	\$9,797.00	\$26.25	\$2,546.25	\$18.00	\$1,746.00	\$27.50	\$2,667.50
114	SPEC PR	CRUSHED CONCRETE BASE (CV)	CY	100	\$70.00	\$7,000.00	\$51.60	\$5,160.00	\$55.00	\$5,500.00	\$55.00	\$5,500.00	\$90.00	\$9,000.00
115	SPEC PR	MUD JACKING CURB & GUTTER	LF	200	\$22.00	\$4,400.00	\$20.80	\$4,160.00	\$21.00	\$4,200.00	\$25.00	\$5,000.00	\$22.00	\$4,400.00
116	SPEC PR	MUD JACKING FLATWORK	SF	400	\$5.50	\$2,200.00	\$5.20	\$2,080.00	\$5.25	\$2,100.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00
117	SPEC PR	YARD GRADING	SY	4260	\$5.00	\$21,300.00	\$3.30	\$14,058.00	\$6.00	\$25,560.00	\$17.50	\$74,550.00	\$12.00	\$51,120.00
Alternate Bid -Section V - Street Improvements Total						\$1,552,896.00		\$1,267,930.08		\$1,489,740.34		\$1,548,286.50		\$2,524,042.40
Alternate Bid Total						\$2,592,870.00		\$1,969,493.53		\$2,326,456.39		\$2,369,932.50		\$3,698,410.40

RESOLUTION

Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

WHEREAS, pursuant to a resolution of the City Council adopted on December 11, 2023, a Preliminary Engineering Report has been prepared by City staff under the direction of the City Engineer with reference to proposed improvements for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) and

WHEREAS, pursuant to a resolution of the City Council adopted January 22, 2024, the City Council received the report from the City Engineer and fixed a date of March 25, 2024, for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement on December 4, 2023, and found it to be in compliance with the City's Comprehensive Plan; and

WHEREAS, ten days' mailed notice and ten days' published notice of the hearing was given, and the hearing was held thereon on the 25th day of March 2024, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be combined into a single project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City's Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted February 12, 2024.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Award Bid for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

WHEREAS, bids were received, opened and tabulated according to law, and the following bids were received:

Bidder	Base Bid	Alternate Bid
Border States Paving	\$1,869,085.78	\$1,969,493.53
Northern Improvement	\$2,179,941.94	\$2,326,456.39
Master Construction	\$2,187,671.25	\$2,369,932.50
Dakota Underground	\$3,441,094.40	\$3,698,410.40
Engineer's Estimate	\$2,440,963.00	\$2,592,870.00

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

1. It is found, determined and declared that the lowest responsive, responsible bid with respect to the proposed improvement was received from Border States Paving of Fargo, ND for the alternate bid in the amount of \$1,969,493.53. Said bid is in all respects in accordance with the plans and specifications heretofore approved by the City Council. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the PIR fund with a portion of the cost to be assessed to the benefiting properties in accordance with the City's Special Assessment Policy. Moorhead Public Service (MPS) will have a cost share for their associated work in the project contract. The remaining balance will be paid as a City share with debt service on the City share paid through the general property tax levy.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with Border States Paving of Fargo, ND, for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06), according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$98,474.68) of the total contract amount.

PASSED: March 25, 2024, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution Determining that the Urban Renewal Plan of the City of Moorhead, as Amended, has Expired and is No Longer in Full Force and Effect

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to determine that the Urban Renewal Plan of the City of Moorhead, as Amended, has expired and is no longer in full force and effect.

BACKGROUND/KEY POINTS:

An Urban Renewal Plan (URP) by the Housing and Redevelopment Authority of the City of Moorhead, dated June 1966, was recorded in July 1968. Multiple amendments to the URP were also recorded throughout the 1970's and 1980's. The terms and conditions of the URP have expired and no longer apply to the anticipated development outlined at www.moretomoorhead.com. The attached resolutions extinguish these recorded documents.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Derrick LaPoint, President/CEO, Downtown Moorhead Inc.

Amy Thorpe, Economic Development Program Administrator

Attachments: Draft Resolution

RESOLUTION

Resolution Determining that the Urban Renewal Plan of the City of Moorhead, as Amended, has Expired and is No Longer in Full Force and Effect

WHEREAS, the Housing and Redevelopment Authority of the City of Moorhead, Minnesota, adopted an Urban Renewal Plan for the Original Townsite Project dated June 1966 (the "Plan"), and the same Plan was adopted by the Moorhead City Council on December 5, 1966; and

WHEREAS, the Plan was subsequently amended on February 15, 1971; July 13, 1971; December 1, 1971; March 28, 1973; October 5, 1981; September 19, 1983; July 1, 1985; and June 13, 1988; and

WHEREAS, the original Plan was recorded in the Office of the Recorder of Clay County, Minnesota, on July 9, 1968, at 11:55 a.m. as Document Number 286393; and the most recent amendment of the Plan was recorded in the Office of the Recorder of Clay County, Minnesota, on December 16, 1988, at 11:40 a.m. as Document Number 418822; and

WHEREAS, the Moorhead Economic Development Authority is the successor entity to the Housing and Redevelopment Authority of the City of Moorhead;

WHEREAS, the Moorhead Economic Development Authority and the City of Moorhead have determined that the Plan has expired due to time limitations in the Minnesota Statutes and that the Plan is no longer in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the Plan, as amended, is hereby deemed to be expired and that the Mayor and City Clerk are authorized to execute the necessary documents to record with the Office of the Recorder to fully release and cancel the Plan.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution to Award Bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to award the bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02) to Insituform Technologies USA, LLC. of Chesterfield, MO in the amount of \$198,548.75.

BACKGROUND/KEY POINTS:

The proposed project is part of the City's asset management program covering approximately 163 miles of gravity sanitary sewer. The program includes a condition assessment (to define the probability of a failure) combined with a consequence assessment (to define the severity of a failure) to establish a risk assessment ranking for each segment of sanitary sewer. Each year, a portion of the system is inspected via televising. The televising schedule is generally informed by risk assessment rankings. Based on the inspection results, gravity sewers in need of rehabilitation are identified. Whenever possible, trenchless lining is the preferred, most common, and most cost-effective method of rehabilitation. The proposed project includes trenchless lining of ten (10) gravity sewer segments (see attached map). The asset management program is a tool that allows staff to prioritize projects and maintain the system in a fiscally responsible manner. Projects are programmed into the Wastewater Treatment budget annually.

FINANCIAL CONSIDERATIONS:

Two bids were received on March 13, 2024, and are summarized below:

Bidder	Bid
Insituform Technologies USA, LLC	\$198,548.75
Visu-Sewer	\$233,945.00
Engineer's Estimate	\$301,355.00

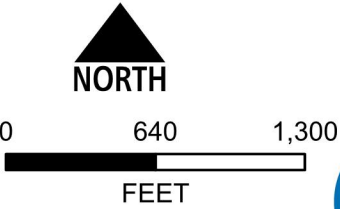
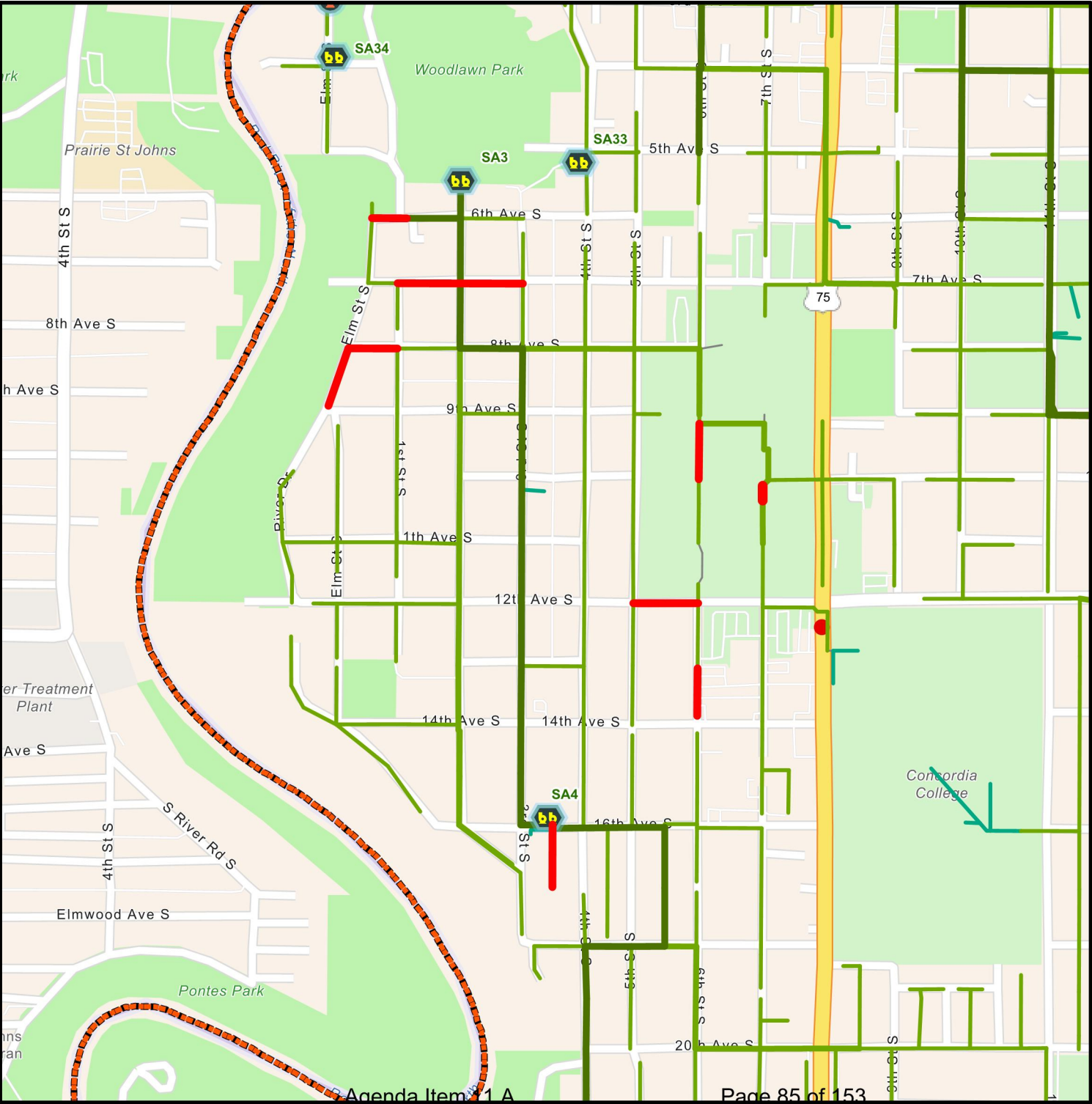
The total construction cost of the project, including contingencies, is estimated to be approximately \$208,500 and will be financed through the approved 2024 Wastewater Treatment budget.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Sylvia Lizotte, Office Specialist

Attachments: Location Map, Bid Tabulation





Project Name: **2024 Sanitary Sewer Lining Improvements**

I hereby certify that this is an exact reproduction of bids received.

City Project No.: Engineering No. 24-06-02, Legal No. 6-2-2024

Stantec Project No.: 173420158

Bid Opening: Wednesday, March 13, 2024 at 10:00 AM CDT

Owner: **Moorhead, Minnesota**

Timothy L. Grinstead, P.E.
License No. 48279

Bidder No. 1

Bidder No. 2

BID TABULATION

Insituform Technologies USA LLC

Visu-Sewer LLC

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total
BASE BID:							
1	MOBILIZATION	LS	1	\$7,500.00	\$7,500.00	\$20,000.00	\$20,000.00
2	TEMPORARY BYPASS PUMPING	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
3	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
4	LINING VCP 8" SANITARY SEWER	LF	1005	\$44.00	\$44,220.00	\$49.00	\$49,245.00
5	LINING VCP 10" SANITARY SEWER	LF	1025	\$51.00	\$52,275.00	\$53.00	\$54,325.00
6	LINING VCP 12" SANITARY SEWER	LF	895	\$60.00	\$53,700.00	\$74.00	\$66,230.00
7	LINING VCP 15" SANITARY SEWER	LF	260	\$88.00	\$22,880.00	\$121.00	\$31,460.00
8	OPEN SEWER WYES	EA	60	\$140.00	\$8,400.00	\$75.00	\$4,500.00
9	TELEWISE SANITARY SEWER - POSM FORMAT	LF	3185	\$1.75	\$5,573.75	\$1.00	\$3,185.00
TOTAL BASE BID					\$198,548.75		\$233,945.00
SUBSTITUTE ITEMS:							
ITEM _____				ADD/DEDUCT	\$0.00	ADD/DEDUCT	\$0.00
MANUFACTURER _____							
ADD OR DEDUCT _____							
ITEM _____				ADD/DEDUCT	\$0.00	ADD/DEDUCT	\$0.00
MANUFACTURER _____							
ADD OR DEDUCT _____							
ITEM _____				ADD/DEDUCT	\$0.00	ADD/DEDUCT	\$0.00
MANUFACTURER _____							
ADD OR DEDUCT _____							
Contractor Name and Address:				Insituform Technologies USA LLC		Visu-Sewer, LLC	
				580 Goddard Ave.		W230 N4855 Betker Dr.	
				Chesterfield, MO 63005		Pewaukee, WI 53072	
Phone:				(636) 530-8000		(262) 695-2340	
Email:				psordillo@aegion.com		visu-info@visu-sewer.com	
Signed By:				Patrizia H. Sordillo		Keith M. Alexander	
Title:				Contract & Attesting Officer		President/ CEO	
Bid Security:				Bid Bond		Bid Bond	
Addenda Acknowledged:				None		None	

RESOLUTION

Resolution to Award Bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02)

WHEREAS, bids were received, opened, and tabulated according to law, and the following bids were received:

Bidder	Bid
Insituform Technologies USA, LLC	\$198,548.75
Visu-Sewer	\$233,945.00
Engineer's Estimate	\$301,355.00

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

1. It is found, determined, and declared that the lowest responsive, responsible bid with respect to the proposed project was received from Insituform Technologies USA, LLC. of Chesterfield, MO in the amount of \$198,548.75. Said bid is in all respects in accordance with the approved plans and specifications.
2. The project will be financed through the approved 2024 Wastewater Treatment Fund budget.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with Insituform Technologies USA, LLC. of Chesterfield, MO, for 2024 Sanitary Sewer Lining Improvements (Eng. No. 24-06-02), according to the plans and specifications on file in the office of the City Engineer.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$9,927.44) of the total contract amount.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution to Award Bid for the 2024 City-wide Striping Project (Eng. No. 24-13-01)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to award the bid to NorthStar Safety of West Fargo, North Dakota in the amount of \$304,819.05 as the lowest responsive, responsible bidder for the above-referenced project.

BACKGROUND/KEY POINTS:

The proposed project is part of the City's pavement management program covering approximately 200 miles of roadway. Each year, pavement markings at various locations throughout the City are restored with a goal of maintaining all pavement markings on an 8-year cycle. Work is coordinated with the Public Works Department annual seal coat project. The pavement management program is a tool that allows staff to prioritize projects and maintain the system in a fiscally responsible manner.

FINANCIAL CONSIDERATIONS:

Two bids for the 2024 Citywide Striping Project were received on March 20, 2024, and are summarized below:

Bidders	Bid
NorthStar Safety	\$304,819.05
Sir Lines-A-Lot	\$332,703.94
Engineer's Estimate	\$319,971.48

Staff recommends awarding the bid to NorthStar Safety. The project will be financed through the approved 2024 City budget

Voting Requirements: 2/3 of Council (6)

Submitted By:

Dan Mahli, City Manager
Bob Zimmerman, Engineering Director
Jonathan Atkins, Traffic Engineer
Sylvia Lizotte, Office Specialist

Attachments: Bid Tabulation

Bid Tabulation For Eng. NO. 24-13-01
2024 City -wide Striping Project - (#9007129)

Bid Opening 3/20/2024

						Engineer Estimate		NorthStar Safety		Sir Lines-A-Lot	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE 1 - SEALCOAT											
	1	2021.501	MOBILIZATION	LS	1	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00	\$40,000.00	\$40,000.00
	2	2102.518	PAVEMENT MARKING REMOVAL	SF	4115.54	\$2.00	\$8,231.08	\$0.10	\$411.55	\$6.00	\$24,693.24
	3	2582.503	4 BROKEN LINE WHITE-EPOXY GROUND IN (WR)	LF	69	\$3.90	\$269.10	\$3.50	\$241.50	\$2.90	\$200.10
	4	2582.503	4 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	13376	\$3.90	\$52,166.40	\$3.50	\$46,816.00	\$2.90	\$38,790.40
	5	2582.503	4 BROKEN LINE YELLOW-EPOXY GROUND IN (WR)	LF	3080	\$3.90	\$12,012.00	\$3.50	\$10,780.00	\$2.90	\$8,932.00
	6	2582.503	4 DOUBLE SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	3453	\$8.00	\$27,624.00	\$7.00	\$24,171.00	\$5.80	\$20,027.40
	7	2582.503	4 SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	800	\$3.90	\$3,120.00	\$3.50	\$2,800.00	\$2.90	\$2,320.00
	8	2582.503	6 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	757	\$11.00	\$8,327.00	\$12.00	\$9,084.00	\$15.50	\$11,733.50
	9	2582.518	24 XWALK WHITE-EPOXY GROUND IN (WR)	SF	3934	\$15.00	\$59,010.00	\$18.00	\$70,812.00	\$18.00	\$70,812.00
	10	2582.503	8 SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	423	\$16.00	\$6,768.00	\$8.00	\$3,384.00	\$17.50	\$7,402.50
	11	2582.503	24 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	694	\$30.00	\$20,820.00	\$30.00	\$20,820.00	\$21.50	\$14,921.00
	12	2582.502	PAVEMENT MESSAGE LEFT TURN ARROW - EPOXY GROUND IN (WR)	EA	12	\$480.00	\$5,760.00	\$600.00	\$7,200.00	\$375.00	\$4,500.00
	13	2582.502	PAVEMENT MESSAGE RIGHT TURN ARROW - EPOXY GROUND IN (WR)	EA	6	\$480.00	\$2,880.00	\$600.00	\$3,600.00	\$375.00	\$2,250.00
	14	2582.502	PAVEMENT MESSAGE THRU/LEFT ARROW - EPOXY GROUND IN (WR)	EA	2	\$1,020.00	\$2,040.00	\$700.00	\$1,400.00	\$550.00	\$1,100.00
	15	2582.502	PAVEMENT MESSAGE- RAILROAD RXR EPOXY GROUND IN (WR)	EA	1	\$2,000.00	\$2,000.00	\$1,700.00	\$1,700.00	\$1,500.00	\$1,500.00
	16	2582.502	PAVEMENT MESSAGE ONLY - EPOXY GROUND IN (WR)	EA	2	\$600.00	\$1,200.00	\$500.00	\$1,000.00	\$750.00	\$1,500.00
	17	2582.502	PAVEMENT MESSAGE BIKE LANE ARROW - EPOXY GROUND IN (WR)	EA	2	\$650.00	\$1,300.00	\$500.00	\$1,000.00	\$450.00	\$900.00
	18	2582.502	PAVEMENT MESSAGE - BIKE LANE SYMBOL - EPOXY GROUND IN (WR)	EA	22	\$650.00	\$14,300.00	\$500.00	\$11,000.00	\$450.00	\$9,900.00
	19	2582.502	PAVEMENT MESSAGE - BIKE LANE ENDS - EPOXY GROUND IN (WR)	EA	1	\$650.00	\$650.00	\$500.00	\$500.00	\$450.00	\$450.00
	20	2582.502	PAVEMENT MESSAGE BIKE SHARROW - EPOXY GROUND IN (WR)	EA	4	\$650.00	\$2,600.00	\$450.00	\$1,800.00	\$450.00	\$1,800.00

Bid Opening 3/20/2024

					Engineer Estimate		NorthStar Safety		Sir Lines-A-Lot		
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE 1 -TOTAL						\$241,077.58		\$227,020.05		\$263,732.14	
SCHEDULE 2 - NON-SEALCOAT											
	21	2582.503	4 BROKEN LINE WHITE-EPOXY GROUND IN (WR)	LF	845	\$3.90	\$3,295.50	\$3.00	\$2,535.00	\$2.90	\$2,450.50
	22	2582.503	4 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	2766	\$3.90	\$10,787.40	\$3.00	\$8,298.00	\$2.90	\$8,021.40
	23	2582.503	4 DOUBLE SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	2283	\$8.00	\$18,264.00	\$6.00	\$13,698.00	\$5.80	\$13,241.40
	24	2582.503	6 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	93	\$11.00	\$1,023.00	\$12.00	\$1,116.00	\$15.50	\$1,441.50
	25	2582.518	24 XWALK WHITE-EPOXY GROUND IN (WR)	SF	300	\$15.00	\$4,500.00	\$18.00	\$5,400.00	\$18.00	\$5,400.00
	26	2582.503	8 SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	97	\$16.00	\$1,552.00	\$15.00	\$1,455.00	\$17.50	\$1,697.50
	27	2582.503	12 SOLID LINE YELLOW-EPOXY GROUND IN (WR)	LF	56	\$16.00	\$896.00	\$20.00	\$1,120.00	\$20.00	\$1,120.00
	28	2582.503	24 SOLID LINE WHITE-EPOXY GROUND IN (WR)	LF	199	\$30.00	\$5,970.00	\$25.00	\$4,975.00	\$21.50	\$4,278.50
	29	2582.518	36 XWALK WHITE-EPOXY GROUND IN (WR)	SF	1066	\$16.00	\$17,056.00	\$22.00	\$23,452.00	\$18.50	\$19,721.00
	30	2582.502	PAVEMENT MESSAGE LEFT TURN ARROW - EPOXY GROUND IN (WR)	EA	10	\$480.00	\$4,800.00	\$600.00	\$6,000.00	\$375.00	\$3,750.00
	31	2582.502	PAVEMENT MESSAGE RIGHT TURN ARROW - EPOXY GROUND IN (WR)	EA	2	\$480.00	\$960.00	\$600.00	\$1,200.00	\$375.00	\$750.00
	32	2582.502	PAVEMENT MESSAGE THRU/LEFT ARROW - EPOXY GROUND IN (WR)	EA	1	\$1,020.00	\$1,020.00	\$750.00	\$750.00	\$550.00	\$550.00
	33	2582.502	PAVEMENT MESSAGE THRU/RIGHT ARROW - EPOXY GROUND IN (WR)	EA	1	\$1,020.00	\$1,020.00	\$750.00	\$750.00	\$550.00	\$550.00
	34	2582.502	PAVEMENT MESSAGE- RAILROAD RXR EPOXY GROUND IN (WR)	EA	2	\$2,000.00	\$4,000.00	\$1,600.00	\$3,200.00	\$1,500.00	\$3,000.00
	35	2582.502	PAVEMENT MESSAGE LANE - EPOXY GROUND IN (WR)	EA	1	\$600.00	\$600.00	\$600.00	\$600.00	\$450.00	\$450.00
	36	2582.502	PAVEMENT MESSAGE ENDS - EPOXY GROUND IN (WR)	EA	1	\$600.00	\$600.00	\$600.00	\$600.00	\$450.00	\$450.00
	37	2582.502	PAVEMENT MESSAGE - BIKE LANE SYMBOL - EPOXY GROUND IN (WR)	EA	3	\$650.00	\$1,950.00	\$750.00	\$2,250.00	\$450.00	\$1,350.00
	38	2582.502	PAVEMENT MESSAGE ONLY - EPOXY GROUND IN (WR)	EA	1	\$600.00	\$600.00	\$400.00	\$400.00	\$750.00	\$750.00
SCHEDULE 2 - TOTAL						\$78,893.90		\$77,799.00		\$68,971.80	

Bid Tabulation For Eng. NO. 24-13-01
2024 City -wide Striping Project - (#9007129)

Bid Opening 3/20/2024

						Engineer Estimate		NorthStar Safety		Sir Lines-A-Lot	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Base Bid Total:						\$319,971.48		\$304,819.05		\$332,703.94	

RESOLUTION

Resolution to Award Bid for the 2024 City-wide Striping Project (Eng. No. 24-13-01)

WHEREAS, bids were received, opened, and tabulated according to law, and the following bids were received:

Bidder	Bid
NorthStar Safety	\$304,819.05
Sir Lines-A-Lot	\$332,703.94
Engineer's Estimate	\$319,971.48

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

1. It is found, determined, and declared that the lowest responsive, responsible bid with respect to the proposed improvement was received from NorthStar Safety of West Fargo, ND in the amount of \$304,819.05. Said bid is in all respects in accordance with the approved plans and specifications. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the approved 2024 City Budget.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with NorthStar Safety of West Fargo, ND, for the 2024 Citywide Striping Project (Eng. No. 24-13-01), according to the plans and specifications on file in the office of the City Engineer.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$15,240.95) of the total contract amount.

PASSED: March 25, 2024, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

First Reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead

RECOMMENDATION:

The Mayor and City Council are asked to consider a first reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead.

BACKGROUND/KEY POINTS:

On March 28, 2022, the Moorhead City Council approved Onward Moorhead! Moorhead's Comprehensive Plan update, which requires complimentary changes to the Zoning Code and Zoning Map as part of that implementation process. Code updates will be brought forward and considered based on various topic areas – this Ordinance relating to residential zoning districts.

The main purposes of the proposed changes to the residential district codes are to modernize the codes, provide more flexibility for homeowners and builders, and to address infill development of “missing middle housing.”

The Planning Commission held two public hearings on April 3, 2023 and June 5, 2023 with no public comment and reviewed the proposed text and map changes. On June 5, 2023, they voted unanimously to recommend approval of the following proposed changes:

1. Combine current RLD-0A & 0B to create new RLD-1 with reduced dimensional standards.
2. Combine current RLD-1 & 2 to create new RLD-2 with reduced dimensional standards.
3. Combine current RMD-1 & 2 to create new RMD-1 with maintained standards of RMD-1
4. RLD-1, 2, 3, RMD-1, RHD-1: Remove minimum lot widths for 'Other Principal Uses' to line up with no lot width minimums required in Commercial & Mixed Use districts. Other permitted principal uses in residential districts: bed & breakfasts, campus organizations, child and adult daycare, licensed group homes & nursing care facilities, residential parking lots, public-semi-public recreation, public utility structures, parks/playgrounds/open space, religious institutions and schools.
5. Remove all minimum lot depths, which are not necessary when projects already requires minimum frontage and square footage/dwelling unit.



City Council Communication

March 25, 2024

6. RHD-1: Reduce lot area per dwelling unit from 1,500 sf to 1,000 sf and limit this to only Multi-Family apartments by removing Single-Family Attached Townhouses from district.
7. Reduce all Front Yard Setbacks to a minimum 22 ft, except new RLD-1.
8. Reduce all Single-Family Rear Yard Setbacks to a minimum of 20 ft, except new RLD-1.
9. Increase all Street Side Setbacks from 12 to 15 ft to provide enough space for both viewshed/visibility at corners and to address issues with easements in relation to utility & window well placement.
10. RLD-3, RMD-1, RHD-1: Increase Multi-Family heights – current 35 ft cannot accommodate structured parking (above ground), which is needed in many areas of the city due to soil conditions/high water table – 45 ft needed for 2-3 stories / 55 ft needed for 3-4 stories - 55 ft is the threshold most builders stay under because over 55 ft requires full sprinkler requirements.
11. Increase some setbacks for Multi-Family and Other Principal Uses to provide greater separation from lower density residential uses.
12. Remove Building Coverage maximums – maximums for impervious surfaces already calculated so this is duplicative.
13. Remove Note 4 setback language that is dependent on lot width and substitute clearer requirement.
14. Update front and street side yard setbacks for Multi-Family & Other Principal Uses – either standard missing or former setbacks based on street type - this requirement is not based on anything/not equitable when Mixed-Use Multi-Family can build with a 5 ft setback on busy streets. This reduced setback area is not to be used for parking to help blend these uses into residential areas.
15. RHD-1: Increase Multi-Family building separation to meet building code separation standards – Building Code requires 20 ft or walls cannot have doors or windows and must be fire-rated.
16. RLD-2 & RHD-1: Remove Townhouse/Rowhouse
17. RLD-3 & RMD-1: Add Triplex (stacked)
18. Add standards that were missing from last code
19. Make related adjustments to Chapter 18, Use Regulations, including Provisional and Conditional use Requirements.



City Council Communication

March 25, 2024

20. Make related adjustments to Chapter 2, Definitions

21. Make related Zoning Map Amendments

- a. Properties currently zoned RLD-0A and RLD-0B to be labeled RLD-1
- b. Properties currently zoned RLD-1 & RLD-2 to be labeled RLD-2
- c. Properties currently zoned RLD-3 to remain RLD-3
- d. Properties currently zoned RMD-2 to be labeled RMD-1
- e. Properties currently zoned RMD-1 to remain RMD-1
- f. Properties currently zoned RHD-1 to remain RHD-1

The complete Planning Commission packet is available at:
www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

Since the Planning Commission public hearings, staff has further reviewed the proposed changes and made the following adjustments:

1. Reverted to original RHD-1 density of 1,500 sf per dwelling unit due to sewer capacity concerns and considerations.
2. Changed reduction for all Front Yard Setbacks from 22 ft back the former 25 ft for garages with doors facing street except new RLD-1. After vehicle analysis, 22 ft would accommodate most vehicles but extra space is still needed for an area to pass between vehicle and garage door. This will accommodate all vehicles without sidewalk encroachments.
3. Reverted to original street side setbacks of 12 ft from proposed 15 ft - to not further reduce buildable area of lot.
4. Added RLD-2 to Multi-Family Townhouse/Rowhouse or Triplex height increase.
5. Due to proposed height increases, added stacked triplex as an added housing type in RLD-2, RLD-3, RMD & RHD.
6. Reverted to original Townhouse/Rowhouse permitted in RLD-2 & RHD after reverting to original density in RHD-1 and increasing height allowances to permit housing type variety.
7. Clarified setbacks for garages with doors facing street. Added existing RLD-3 and RMD language to RLD-1 & 2 and clarified that 25 ft driveways also needed for detached garages on corner lots.
8. Clarified and made adjustments for siting new apartments and other principal uses next to existing single and two-families or other multi-family uses.



City Council Communication

March 25, 2024

9. Combined densities of RMD-1 (3,000 sf/ dwelling unit & RMD-2 (2,000 sf/dwelling unit) to create new 2,500 sf/dwelling unit density requirement for new RMD.

- Zoning analysis done for all vacant RHD-1, RMD-1 & RMD-2 vacant lots. There are only a handful of vacant RMD-2 lots that would be impacted. All are over the new minimum lot size and all still developable under new RMD.

In addition to the zoning text amendments, we are proposing zoning map amendments, as follows:

1. Properties currently zoned RLD-0A: Residential Low Density-0A and RLD-0B: Residential Low Density-0B to be rezoned as RLD-1: Residential Low Density-1

2. Properties currently zoned RLD-1: Residential Low Density-1 to be rezoned as RLD-2: Residential Low Density-2 except American Estates 2006 annexation area will remain RLD-1: Residential Low Density-1.

3. Properties currently zoned RMD-1: Residential Moderate Density-1 and RMD-2: Residential Moderate Density-2 to be rezoned as RMD: Residential Medium Density.

4. Properties currently zoned RHD-1: Residential High Density-1 to be rezoned as RHD: Residential High Density.

Proposed text amendments have been sent to the Building Industry Association (formerly called Home Builders Association). If there are comments, they will be addressed at the second reading of the ordinance.

In addition to these amendments, staff will be presenting other comprehensive plan implementation items this year including amendments for accessory buildings, structures and uses and mixed use districts.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

Attachments:

Proposed Zoning Code

Current Zoning Code

Residential Planning and Building Terminology Guide



City Council Communication

March 25, 2024

Draft Ordinance 2024-01 – Text Amendment

NEW ZONING DISTRICTS	RLD-1	RLD-2	RLD-3	RMD	RHD
Permitted Housing Type	Single-Family	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex, Multi-Family Apartments	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex, Multi-Family Apartments	Multi-Family Apartments, Townhouse/Rowhouse or Triplex
Lot Area Minimum					
Per Dwelling Unit (DU)	12,500	6,000	4,000	2,500	1,500
Other Principal Use	none	none	none	none	none
Lot Width Minimum					
Single-Family	85	45	40	40	
Two-Family		25 ²	25 ²	25 ²	
Multi-Family - Townhouse/Rowhouse/Triplex		25 ²	25 ²	25 ²	25 ²
Multi-Family - Apartments			100	100	100
Other Principal Use	0	0	0	0	0
Maximum Height	35	35-45 ³	45-55 ⁴	45-55 ⁴	45-55 ⁴
Maximum Impervious Coverage	35%	35%	60%	60%	70%
Residential Principal Use Setbacks					
Single-Family					
Front Yard	30	20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	
Rear Yard	30	20	20	20	
Interior Side Yard	10	5	5	5	
Street Side Yard	15 or 25 ¹	12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	
Two-Family Twinhome/Duplex (non-stacked & stacked)					
Front Yard		20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	
Rear Yard		20	20	20	
Interior Side Yard		5	5	5	
Street Side Yard		12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	
Common Wall		0	0	0	
Building Separation between end units on same lot		10	10	10	
Multi-Family Townhouse/Rowhouse or Triplex (3 or more)					
Front Yard		20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	20 or 25 ¹
Rear Yard		20	20	20	20
Interior Side Yard		5	5	5	5
Street Side Yard		12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	12 or 25 ¹
Common Wall		0	0	0	0
Building Separation between end units on same lot		10	10	10	10
Multi-Family Apartments					
Front Yard			25	25	25
Rear Yard			25	25	25
Interior Side Yard			25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses
Street Side Yard			25	25	25
Building Separation between end units on same lot			10	10	10
Other Principal Use Setbacks					
Bed & breakfasts, campus organizations, child and adult daycare, licensed care facilities, residential parking lots, public-semi public recreation, essential government utility structures, parks/playgrounds/open space, religious institutions and schools					
Front Yard	30	25	25	25	25
Rear Yard	30	25	25	25	25
Interior Side Yard	30	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses
Street Side Yard	30	25	25	25	25
¹ Attached or detached garages must have adequate driveway depth to accommodate most vehicles to prevent vehicles overhanging into sidewalk. If garage door faces street- 25 ft setback required					
² per DU					
³ RLD-2: Single-family dwelling = 35 ft / 2F & MF = 45 ft					
⁴ 2F & MF structures within 150 ft from single-family principal residential structure, limited to 45 ft; 2F & MF structures more than 150 ft from single-family principal residential structure, limited to 55 ft					
not permitted					
Agenda Item 12.A.					
Page 98 of 153					

Current Zoning	RLD-0A	RLD-0B	RLD-1	RLD-2	RLD-3	RMD-1	RMD-2	RHD-1
Permitted Housing Type	Single-Family Detached	Single-Family Detached	Single-Family Detached, Twinhome, Duplex, Townhouse/Rowhouse	Single-Family Detached, Twinhome, Duplex, Townhouse/Rowhouse	Single-Family Detached, Twinhome, Duplex, Townhouse/Rowhouse, Multi-Family	Single-Family Detached, Twinhome, Duplex, Townhouse/Rowhouse, Multi-Family	Single-Family Detached, Twinhome, Duplex, Townhouse/Rowhouse, Multi-Family	Multi-Family, Townhouse/Rowhouse
Lot Area Minimum								
Per Dwelling Unit (DU)	21,780	12,500	8,000	6,000	4,000	3,000	2,000	1,500
Other Principal Use	none	none	none	none	none	none	none	none
Lot Width Minimum								
Detached DU	145	90	60	45	40	40	40	
Attached DU			30	30 ²	25 ²	25 ²	25 ²	20 ²
Multi-Family					100	100	100	100
Other Principal Use	145	90	60	45	100	100	40	20
Lot Depth Minimum								
Detached DU	100	100	100	100	100	100	100	
Attached DU			100	100	100	100	100	100
Multi-Family			NA	NA	130	130	130	130
Other Principal Use	100	100	100	100	130	130	130	130
Maximum Height	35	35	35	35	35-45 ⁵	35	45	45
Maximum Building Coverage	25%	25%	33.33%	33.33%	40%	50%	60%	65%
Maximum Impervious Coverage	35%	35%	35%	35%	60%	60%	70%	70%
Principal Structure Setbacks								
Single-Family Detached								
Front Yard	50	30	25	25	20-25 ³	20-25 ³	20-25 ³	
Rear Yard	50	30	25	25	25	25	25	
Interior Side Yard	30	10	8	5	5	5	5	
Street Side Yard	50	15	12	12	12	12	12	
Single-Family Attached Twinhome								
Front Yard			25	25	20-25 ³	20-25 ³	20-25 ³	
Rear Yard			25	25	25	25	25	
Interior Side Yard			8	5	5	5	5	
Street Side Yard			12	12	12	12	12	
Common Wall				0	0	0	0	
Building Separation between end units on same lot								
Single-Family Attached Duplex								
Front Yard			25	25	20-25 ³	20-25 ³	20-25 ³	
Rear Yard			25	25	25	25	25	
Interior Side Yard			8	see note 4	see note 4	see note 4	see note 4	
Street Side Yard			12	12	12	12	12	
Building Separation between end units on same lot								
Single-Family Attached Townhouse/Rowhouse								
Front Yard			25	25	20-25 ³	20-25 ³	20-25 ³	25
Rear Yard			25	25	25	25	25	25
Interior Side Yard			8	5	5	5	5	6
Street Side Yard			12	12	12	12	12	12
Common Wall				0	0	0	0	0
Building Separation between end units on same lot								12
Multi-Family								
Front Yard					25	25	25	25
Rear Yard					25	25	25	25
Interior Side Yard					20	20	20	20
Street Side Yard					30-40 ¹	30-40 ¹	30-40 ¹	30-40 ¹
Building Separation between end units on same lot								12
Other Principal Structure Setbacks								
Front Yard	50	30	25	25				25
Rear Yard	50	30	25	25	25	25	25	25
Interior Side Yard	30	10	8	see note 4	see note 4	see note 4	see note 4	see note 4
Street Side Yard	50	15	12	12	12	12	12	12
Footnotes								
¹ Depends upon street classification - 40 ft - principal or minor arterial/ 30 ft -all other streets							not permitted	
² per DU (e.g., duplex, townhouse)							not addressed in code	
³ If garage facing front = 25 ft								
⁴ For lots 50 ft wide or less = 6 ft; lots more than 50 ft wide but less than 100 ft wide = 12% of width; lots over 100 ft wide or more = 12 ft								
⁵ Building setback less than 150 ft from RLD1-3 zoning district, limited to 35 ft; building setback more than 150 ft from RLD1-3 zoning district, limited to 45 ft								

Residential Planning and Building Terminology Guide

ACCESSORY BUILDING, STRUCTURE OR USE: A subordinate building, structure or use which is located on the same lot as the principal building or use and which is incidental to the conduct of the principal use.

Examples: sheds, attached and detached garages, carports, pool houses, gazebos, etc.



BUILDING LINE: A line parallel to the adjacent property boundary line at any story level of a building and representing the minimum distance which all or any part of the building is set back from said boundary line.



Residential Planning and Building Terminology Guide

BUILDING FOOTPRINT: The outline of building drawn along foundation at grade level.



CONDOMINIUM, HOUSING: A development or a structure housing two or more dwelling units which are individually owned, and which have jointly owned and shared areas and facilities, which dwelling or development is subject to MN condominium law.



One Riverside Condos, 105 3rd St N

Residential Planning and Building Terminology Guide

DENSITY, RESIDENTIAL: A number expressing the relationship between the number of dwelling units to an acre of land as established in the Onward Moorhead! Comprehensive Plan:

Low Density Residential: Low density residential is comprised of single-family homes with a density of 1 to 5 units per acre.

Medium Density Residential: Medium density residential is comprised of attached housing with a density of 5 to 9 units per acre. Examples include duplexes, triplexes, quadraplexes, attached townhomes, and manufactured homes. Many of the infill housing opportunities encouraged throughout the city are included in this land use category.

High Density Residential: High density residential describes housing that consists of up to 16 units per acre. This usually occurs with apartment buildings of two or more stories.

DWELLING, MULTI-FAMILY: A building designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other. Includes townhouse/rowhouse, triplex and apartment buildings.

DWELLING, MULTI-FAMILY – APARTMENT BUILDING: A building located on one lot, designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other.



DWELLING, EFFICIENCY APARTMENT: A dwelling unit consisting of one principal room having bathing and cooking facilities used for combined living and sleeping purposes.

Residential Planning and Building Terminology Guide

DWELLING, MULTI-FAMILY - TOWNHOUSE/ROWHOUSE: A single structure on one (1) or more lots consisting of three (3) or more side-by-side dwelling units having one or more walls abutting with another dwelling unit for occupancy by three (3) or more families living independently of each other and designed to have all exits open directly to the outside.



DWELLING, MULTI-FAMILY – STACKED TRIPLEX: A single structure on one (1) lot consisting of three (3) stacked dwelling units for occupancy by three (3) families living independently of each other.



Residential Planning and Building Terminology Guide

DWELLING, SINGLE FAMILY: A dwelling unit designed exclusively for occupancy by one (1) family.



DWELLING, TWO-FAMILY – STACKED DUPLEX: A single structure on one (1) lot consisting of two (2) stacked dwelling units for two (2) separate families living independently of each other.



DWELLING, TWO-FAMILY - TWIN HOME OR NON-STACKED DUPLEX: A single structure on one (1) or two (2) lots consisting of two (2) side by side dwelling units for two (2) families living independently of each other.



Residential Planning and Building Terminology Guide

DWELLING UNIT, ACCESORY (ADU): A detached residential dwelling unit in a separate building located on the same lot as a principal dwelling.

ADUs are not currently permitted in the city of Moorhead (e.g., dwelling units in small backyard structures or above garages).



FAMILY:

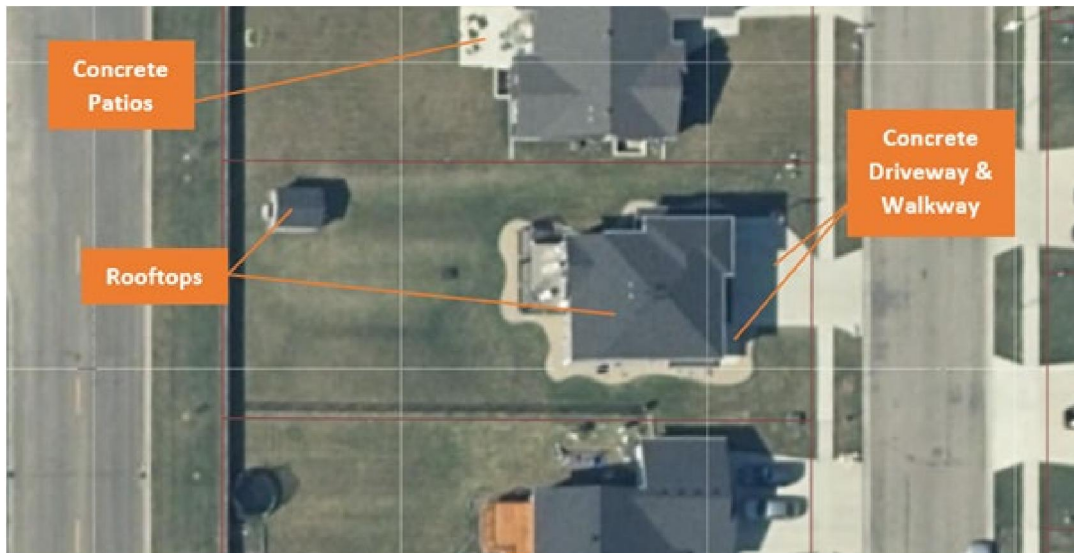
- A. An individual; or
- B. Two (2) or more persons, all of whom are related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship; or
- C. Two (2) unrelated people and any children related to either of them, or over whom they are guardians or have another duly authorized custodial relationship; or
- D. A group of not more than four (4) persons who need not be related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship living together in a dwelling unit.

HEIGHT, ACCESSORY BUILDING OR STRUCTURE: The vertical distance measured from the grade plane to the highest point of the building or structure.

HEIGHT, PRINCIPAL BUILDING OR STRUCTURE: The vertical distance measured from grade plane to the average height of the highest roof surface of the building or structure.

Residential Planning and Building Terminology Guide

IMPERVIOUS SURFACE: The portion of the buildable parcel that has a covering, which does not permit water to percolate into the natural soil. Examples: buildings, driveways, sidewalks, patios, sports courts, and covered outdoor spaces such as porches and gazebos.



Residential Planning and Building Terminology Guide

MANUFACTURED HOME (or PREFABRICATED HOME or TINY/MICRO HOME): A structure, transportable in one or more sections, which may or may not be built on a permanent chassis designed to be used as a dwelling with or without permanent foundation that meets MN Building Codes for Prefabricated Buildings or Industrialized/Modular Buildings or HUD Manufactured Homes.

These types of dwellings are currently only permitted in a **MANUFACTURED HOME PARK:** Any parcel designed, improved, maintained, or intended for the purpose of supplying a location for manufactured home dwelling units.

Moorhead Manufactured Home Parks

1. Bennet Park - Main Ave SE between 2nd Ave S & 4th Ave S
2. Moorhead Estates - 15th Ave N/11th St N
3. Regal Estates - 28th St N between 8th Ave N & 4th Ave N



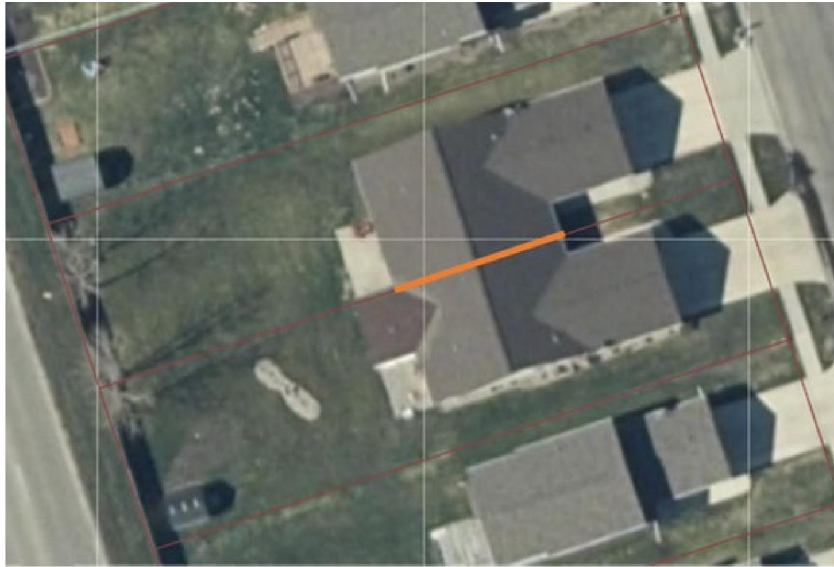
Residential Planning and Building Terminology Guide

MISSING MIDDLE HOUSING: A range of house-scale buildings with multiple units—compatible in scale and form with single-family homes—located in a walkable neighborhood. For example: twin homes/duplexes (stacked & unstacked), townhouse/rowhouse, triplex, 1-2 story multi-family apartment buildings and mixed use/live work buildings.

[Missing Middle Housing: Diverse choices for walkable neighborhood living](#)

[Five Things to Know About Missing Middle Housing — Alliance for Housing Solutions](#)

PARTY WALL/COMMON WALL: A wall which divides two (2) independent structures by a fire wall which can be placed along a zero-lot line (zero-foot interior side yard setback).



PERVIOUS SURFACE: (also known as porous or permeable surfaces) allow water to percolate into the soil. Examples: planting/mulched beds, grass, permeable pavers, pools/hot tubs with top at least 6 inches above the spill line outlets, wood/composite decking with a minimum spacing of ¼ inch, and permeable concrete.



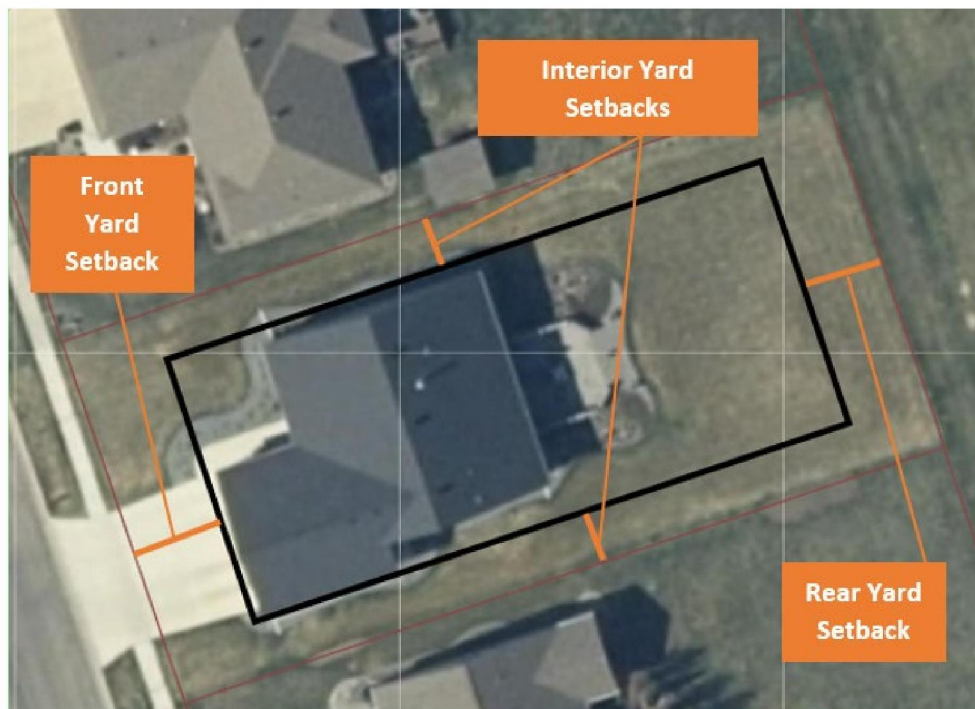
Residential Planning and Building Terminology Guide

PROJECTING ELEMENTS: Any features of a building that extend beyond exterior walls or roof. Examples include chimneys, sills, eaves, gutters, entryways, balconies, decks, porches, open fire balconies, open fire escapes, window wells, stairs, stoops and ramps. These items may encroach into required setbacks per Title 10-19-12.

Ground-mounted projections may not encroach into easements (e.g., window wells)



SETBACK: The minimum horizontal distance between a property line and the building line.



Residential Planning and Building Terminology Guide

SETBACK, FRONT YARD: The area extending along the full length of the front property line between the side property lines to the depth of the dimensional standard for that zoning district (e.g., proposed RLD-2 & 3 front yard setback is 20-25 ft).

SETBACK, REAR YARD: The area extending along the full length of the rear property line between the side property lines to the depth of the dimensional standard for that zoning district (e.g., proposed RLD-2 & 3 rear yard setback is 20 ft).

SETBACK, INTERIOR SIDE YARD: The area extending along the full length of the interior side property line between the front and rear property lines to the depth of the dimensional standard for that zoning district (e.g., proposed RLD-2 & 3 interior side yard setback is 5 ft).

SETBACK, STREET SIDE YARD FOR CORNER LOTS OR LOTS WITH FRONTAGE ON MORE THAN ONE STREET: The area extending along the full length of the street side property line between the front and rear property lines to the depth of the dimensional standard for that zoning district (e.g., proposed RLD-2 & 3 street side yard setback is 12 ft for a dwelling but 25 ft for a garage door facing the street).

ZERO-LOT LINE (ZERO-FOOT INTERIOR SIDE YARD SETBACK): The reduction of an interior side yard setback requirement to zero, permitting the placement of a structure near or adjacent to the interior side yard lot line. With a zero-lot line, no portion of the structure or accessory appurtenance shall project over the lot line.

DRAFT ORDINANCE 2024-01

AN ORDINANCE TO AMEND AND REENACT TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, TITLE 10, CHAPTER 2, DEFINITIONS, TITLE 10, CHAPTER 18, USE REGULATIONS AND TO AMEND AND REENACT THE OFFICIAL ZONING MAP OF THE CITY OF MOORHEAD

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

SECTION 1. Title 10, Chapter 2, Definitions of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of the definitions have been omitted from the text below:

NEW ~~DELETE~~

10-2-2: DEFINITIONS:

The following words and terms, wherever they occur in this title, shall be interpreted as herein defined:

~~ABUTTING: Making contact with another property.~~ Directly beside a shared property line.

~~ACCESSORY BUILDING, STRUCTURE OR USE: A subordinate building, structure or use which is located on the same lot on which as the main principal building or use is situated and which is reasonably necessary and/or incidental to the conduct of the primary principal use of such building or main use.~~

~~ADJACENT: Directly beside, above, below or directly across the street or alley.~~

...
~~APARTMENT: A portion of a building consisting of a room or suite of rooms which is designed for, intended for, or used as a residence by a single family or an individual, and is equipped with cooking facilities. Includes dwelling unit and efficiency unit.~~

...
~~BOARDER: One who receives regular meals and/or regular meals and lodging for pay.~~

~~BOARDING (HOUSE) HOME, FOSTER CHILDREN: A family dwelling where parental care is provided by a family for children not related by blood or legal ties.~~

~~BOARDING (LODGING) HOUSE: A building other than a hotel where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided to three (3) or more persons, not of the principal family therein, pursuant to previous arrangements and not to anyone who may apply, but not including a building providing these services for more than ten (10) persons.~~

...
~~BUILDING OR STRUCTURE HEIGHT, ACCESSORY BUILDING OR STRUCTURE: The vertical distance measured from the grade plane to the highest point of the building or structure.~~

~~BUILDING HEIGHT, PRINCIPAL BUILDING OR STRUCTURE: The vertical distance measured from grade plane to the average height of the highest roof surface of the building or structure.~~

~~BUILDING FOOTPRINT: The outline of a building drawn along the foundation at grade level.~~

~~BUILDING LINE: A line parallel to the street right of way at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right of way. A line parallel to the adjacent property boundary line at any story level of a building and representing the minimum distance which all or any part of the building is set back from said boundary line.~~

...
~~CARPORT: A canopy supported by posts either ornamental or solid and completely open on one or more sides. A permanent roofed accessory structure designed for housing passenger vehicles open on at least one side anchored into pavement.~~

...

CONDOMINIUM: A development or a structure housing two (2) or more dwelling units which are individually owned and which have jointly owned and shared areas and facilities, which dwelling or development is subject to the provisions of the Minnesota condominium law, Minnesota statutes 515A.1-101 to 515A.4-118.

...

DWELLING: A building or portion thereof, designated exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but not including hotels, motels or licensed nursing care facilities ~~boarding houses~~.

DWELLING, EFFICIENCY APARTMENT: A dwelling unit consisting of one principal room having bathing and cooking facilities used for combined living and sleeping purposes.

~~DWELLING, MULTI-FAMILY PLE (APARTMENT): A building designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other. Includes townhouse/rowhouse, triplex and apartment buildings. A two-family dwelling (duplex) with a separate rooming unit(s) must be considered and classified as a multiple-family dwelling.~~

DWELLING, MULTI-FAMILY – APARTMENT BUILDING: A building located on one lot, designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other.

DWELLING, MULTI-FAMILY - STACKED TRIPLEX: A single structure on one (1) lot consisting of three (3) stacked dwelling units for occupancy by three (3) families living independently of each other.

DWELLING, MULTI-FAMILY - TOWNHOUSE/ROWHOUSE: A single structure on one (1) or more lots consisting of three (3) or more side-by-side dwelling units having one or more walls abutting with another dwelling unit for occupancy by three (3) or more families living independently of each other and designed to have all exits open directly to the outside. A building of more than two (2) units, each unit extending from ground to sky and having at least two (2) exposed sides.

DWELLING, SINGLE-FAMILY: A dwelling unit designed exclusively for occupancy by one (1) family.

—A. Attached: A dwelling which is joined to another at one or more sides by the sharing of a common wall(s) and which occupies its own lot.

—B. Detached: A dwelling unit not attached to another dwelling or structure or entirely surrounded by open space.

DWELLING, TWO-FAMILY STACKED DUPLEX: A single structure on one (1) lot consisting of two (2) stacked dwelling units for two (2) separate families living independently of each other.

~~DWELLING, TWO-FAMILY: A residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each. A two-family dwelling (duplex) with a separate rooming unit(s) shall be considered and classified as a multi-family dwelling.~~

DWELLING, TWO-FAMILY TWIN HOME OR NON-STACKED DUPLEX: A single structure on one (1) or two (2) lots consisting of two (2) side by side dwelling units for two (2) families living independently of each other.

DWELLING UNIT, ACCESORY (ADU): A detached residential dwelling unit in a separate building located on the same lot as a principal dwelling.

DWELLING UNIT: A residential building or portion thereof intended for occupancy by one (1) or more persons with facilities for bathing, cooking, living and sleeping, cooking and eating, but not including hotels, motels or licensed nursing care facilities. ~~nursing homes, seasonal cabins, boarding or rooming houses, tourist homes or trailers.~~

...

~~EFFICIENCY APARTMENT (DWELLING UNIT): A one room dwelling unit consisting of one principal room having cooking facilities and used for combined living, dining and sleeping purposes.~~

...
~~GARAGE-STRUCTURE, PARKING: A building or portion of a building, except any herein defined as a "private residential garage" or as an automotive repair garage, used for the storage of motor vehicles or where any such vehicles are kept and in which any sale of gasoline, oil and accessories is only incidental to the principal use.~~

~~GARAGE, PRIVATE RESIDENTIAL: An accessory building or accessory portion of the principal building which is intended for and used for customary residential storage and hobbies and to store the for private passenger vehicles, racing cars, recreational vehicles and equipment, and noncommercial trucks not exceeding twelve thousand (12,000) pounds' gross weight, of for the family or families residing on upon the premises.~~

...
~~GUESTROOM: A room occupied by one or more guests for compensation and in which no provision is made for cooking, but not including rooms in a dormitory for sleeping purposes primarily.~~

...
~~HOME OCCUPATION: Any permitted occupation or profession engaged in by the occupant of a residential dwelling unit, which is clearly incidental and secondary to the residential use of the premises and does not change the character of said premises.~~

...
~~LODGING ROOM: A room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodation shall be counted as one lodging room.~~

...
~~LOT, BASE: Lots meeting all specifications in the zoning district prior to being subdivided into a two-family dwelling.~~

...
~~LOT, UNIT: Lots created from the subdivisions of a two-family dwelling having different minimum lot size requirements than the conventional base lots within the zoning district.~~

...
~~MANUFACTURED HOME (or PREFABRICATED MOBILE HOME or TINY/MICRO HOME): A structure, transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) or more square feet, and which is may or may not be built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation that meets Minnesota Building Codes for Prefabricated Buildings or Industrialized/Modular Buildings or HUD Manufactured Homes, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein, except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily filed a certification required by the secretary of the United States department of housing and urban development and complies with the standards established under this title.~~

~~MANUFACTURED HOME PARK: Any park, court, lot, parcel or tract of land, designed, improved, maintained or intended for the purpose of supplying a location for manufactured home dwelling units or upon which any manufactured homes are parked. It shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the manufactured home park or not.~~

...
~~PARTY WALL/COMMON WALL: A common wall which divides two (2) independent structures by a fire wall which can be placed along a zero-lot line (zero-foot interior side yard setback).~~

...
~~PREFABRICATED HOME: See definition of Manufactured Home (Mobile Home).~~

...
PROJECTING ELEMENTS: Any features of a building or structure that extend beyond exterior walls or roof. Examples include chimneys, sills, eaves, gutters, entryways, balconies, decks, porches, open fire balconies,

open fire escapes, window wells, stairs, stoops and ramps. Ground-mounted projections may not encroach into easements.

...
~~ROOMER: One who rents a room and eats meals elsewhere.~~

~~ROOMING UNIT: A separate room providing minimum housing accommodations for a tenant with direct access to the outside or access through a hallway to an outside entrance, arranged primarily for sleeping and which may include a private bath but shall not include any kitchen equipment such as a sink or cooking device.~~
...

TINY OR MICRO HOME: See definition of Manufactured Home.
...

~~YARD, FRONT: The front A yard of a lot shall be considered to be the area extending along the full length of a front lot line between side lot lines and to the depth of the front building line of the principal building.~~

~~YARD, REAR: A space yard extending between the rear line of the main principal or accessory building and the rear lot line of the lot and extending the full width of the lot.~~

...
~~YARD, INTERIOR SIDE: A yard between the principal or accessory building and the side lot line of the lot extending from the front yard of the lot to the rear yard.~~

YARD, STREET SIDE: A corner lot yard adjacent to the street that is not the front yard between the principal or accessory building and the side lot line extending from the front yard to the rear yard.

~~ZERO-LOT LINE (ZERO-FOOT INTERIOR SIDE YARD SETBACK): The reduction of an interior side yard setback requirements to zero, permitting the placement of a structure near or adjacent to the interior side yard lot line. With zero-lot line, no portion of the structure or accessory appurtenance shall project over the lot line, unless easements are provided.~~
...

SECTION 2. Title 10, Chapter 12, Residential Districts of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

NEW ~~DELETE~~

A. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE A. RLD-1: RESIDENTIAL LOW DENSITY-1

Article A. RLD-0 Residential Low Density — 0A and 0B

~~10-12A-1: PURPOSE:~~

~~The RLD-0 district is intended to provide a rural residential environment characterized by large lots with single-family detached housing units and limited outbuildings. The intent of this district is to allow for the hobby farm or small horticulturalist as opposed to active agriculture or intensive farming. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-2: PERMITTED USES:~~

~~See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-3: ACCESSORY USES:~~

~~The following are permitted accessory uses in an RLD-0 district:~~

~~Boarding or renting of rooms to not more than two (2) persons.~~

~~Noncommercial greenhouses and conservatories.~~

~~Private garages, parking spaces and carports. Private garages are to be used for storing the private passenger vehicles of the family or families resident upon the premises, and shall not be used to conduct commercial business, service or industry.~~

Private swimming pools, tennis courts and other recreational facilities that are operated for the enjoyment and convenience of the residents of the principal use and their guests.

Recreational vehicles and equipment.

Tool houses, sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title. (Ord. 2006-27, 9-5-2006)

10-12A-4: PROVISIONAL USES:

See residential use table in section [10-18-1](#) of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12A-5: CONDITIONAL USES:

See residential use table in section [10-18-1](#) of this title for conditional uses. Conditional uses are allowed subject to the criteria as outlined in chapter 4 and section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12A-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum and maximum requirements shall be observed in an RLD-0 district subject to the additional requirements, exceptions and modifications set forth in this title:

~~—A. RLD-0A:~~

~~—1. Lot area:~~

~~—a. Single family dwelling units: Minimum twenty one thousand seven hundred eighty (21,780) square feet.~~

~~—b. Other principal uses: No minimum.~~

~~—2. Lot width: Minimum one hundred forty five feet (145').~~

~~—3. Lot depth: One hundred feet (100').~~

~~—4. Setbacks:~~

~~—a. Front yard: Fifty feet (50').~~

~~—b. Side yard:~~

~~—(1) Principal building:~~

~~—(A) Interior lot: Thirty feet (30').~~

~~—(B) Corner lot: Fifty feet (50') on the street side.~~

~~—(2) Accessory buildings, structures, uses:~~

~~—(A) Interior lot: Three feet (3'). In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').~~

~~—(B) Corner lot: Fifty feet (50') on the street side.~~

~~—c. Rear yard:~~

~~—(1) Principal building: Fifty feet (50').~~

~~—(2) Accessory buildings, structures and uses: Three feet (3'), except a minimum of fifty feet (50') where abutting a public street.~~

~~—B. RLD-0B:~~

~~—1. Lot area:~~

~~—a. Single family dwelling units: Minimum twelve thousand five hundred (12,500) square feet.~~

~~—b. Other principal uses: No minimum.~~

~~—2. Lot width: Ninety feet (90').~~

~~—3. Lot depth: One hundred feet (100').~~

~~—4. Setbacks:~~

~~—a. Front yard: Thirty feet (30').~~

~~—b. Side yard:~~

~~—(1) Principal building:~~

~~—(A) Interior lot: Ten feet (10').~~

~~—(B) Corner lot: Fifteen feet (15') on the street side.~~

~~—(2) Accessory buildings, structures, uses:~~

~~—(A) Interior lot: Three feet (3'). In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').~~

~~—(B) Corner lot: Fifteen feet (15') on the street side.~~

~~—c. Rear yard:~~

~~—(1) Principal building: Thirty feet (30').~~

~~—(2) Accessory buildings, structures and uses: Three feet (3'), except a minimum of fifteen feet (15') where abutting a public street. (Ord. 2014-15, 8-25-2014)~~

~~10-12A-7: MAXIMUM BUILDING HEIGHT:~~

~~—A. Dwelling units and other principal buildings: Thirty five feet (35').~~

~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-8: MAXIMUM BUILDING COVERAGE:~~

~~Building coverage shall not exceed twenty five percent (25%) of the total lot area. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:~~

~~Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12A-1: PURPOSE:

The RLD-1 district is intended to provide for a low density residential environment characterized by large lots with single-family housing and outbuildings.

10-12A-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12A-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-1 district:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12A-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12A-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are allowed subject to the criteria as outlined in chapter 4 and section 10-18-2 of this title.

10-12A-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-1 district subject to the additional requirements, exceptions and modifications set forth in this title:

A. Lot area:

1. Dwelling: Twelve thousand five hundred (12,500) square feet per unit.

2. Other principal uses: No minimum.

B. Lot width:

a. Dwelling: Eight-five feet (85').

b. Other principal uses: No minimum.

C. Setbacks:

1. Dwelling:

a. Front yard and Rear yard: Thirty feet (30')

b. Interior side yard: Ten feet (10')

c. Street side yard: Fifteen feet (15') except side walls with garage doors must be twenty-five feet (25').

2. Other principal uses

1. Front yard, Interior side yard, Street side yard, Rear yard: Thirty feet (30')

a. Front yard and Street side yards shall not be used for parking.

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.

2. Other principal uses:

a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.

b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12A-7: MAXIMUM BUILDING HEIGHT:

A. Principal buildings: Thirty-five feet (35').

10-12A-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surface and detention ponds shall be limited to thirty-five percent (35%) of the lot area.

10-12A-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

B. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE B. RLD-2 RESIDENTIAL LOW DENSITY-

2

~~Article B. RLD-1 Residential Low Density — 1~~

~~**10-12B-1: PURPOSE:**~~

~~The RLD-1 district is established to encourage the preservation of residential neighborhoods characterized primarily by single-family dwellings and to preserve undeveloped lands for similar residential development. (Ord. 2006-27, 9-5-2006)~~

~~**10-12B-2: PERMITTED USES:**~~

~~See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)~~

~~**10-12B-3: ACCESSORY USES:**~~

~~The following are permitted accessory uses in an RLD-1 district:~~

~~Boarding or renting of rooms to not more than two (2) persons.~~

~~Noncommercial greenhouses and conservatories.~~

~~Private garages, parking spaces and carports. Private garages are to be used for storing the private passenger vehicles of the family or families resident upon the premises, and shall not be used to conduct commercial business, service or industry.~~

~~Private swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.~~

~~Recreational vehicles and equipment.~~

~~Tool houses, sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.~~

~~Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title. (Ord. 2006-27, 9-5-2006)~~

~~**10-12B-4: PROVISIONAL USES:**~~

~~See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)~~

~~**10-12B-5: CONDITIONAL USES:**~~

~~See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)~~

~~**10-12B-6: LOT REQUIREMENTS AND SETBACKS:**~~

The following minimum requirements shall be observed in an RLD-1 district subject to the additional requirements, exceptions and modifications set forth in this title:

~~—A. Lot area:~~

- ~~—1. Dwelling units: Eight thousand (8,000) square feet.~~
- ~~—2. Other principal uses: No minimum.~~

~~—B. Lot width:~~

- ~~—1. Uses other than single-family attached: Sixty feet (60').~~
- ~~—2. Single-family attached: Thirty feet (30').~~

~~—C. Lot depth: One hundred feet (100').~~

~~—D. Setbacks:~~

- ~~—1. Front yard: Not less than twenty five feet (25').~~
- ~~—2. Side yard:~~

~~—a. Principal buildings:~~

- ~~—(1) Interior lots: Eight feet (8').~~
- ~~—(2) Corner lots: Twelve feet (12') on the street side. (Ord. 2006-27, 9-5-2006)~~

~~—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)~~

~~—3. Rear yard:~~

~~—a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)~~

~~—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)~~

10-12B-7: MAXIMUM BUILDING HEIGHT:

~~—A. Dwelling units or principal buildings: Thirty five feet (35').~~

~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12B-8: MAXIMUM BUILDING COVERAGE:

~~No structure or combination of structures shall occupy more than thirty three and one third percent (33 $\frac{1}{3}$ %) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12B-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

~~Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

Article C. RLD-2 Residential Low Density — 2

10-12C-1: PURPOSE:

~~The RLD-2 district is intended to provide for a predominantly single-family detached housing pattern with a limited mixture of single-family attached units. (Ord. 2006-27, 9-5-2006)~~

10-12C-2: PERMITTED USES:

~~See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)~~

10-12C-3: ACCESSORY USES:

~~The following are permitted accessory uses in an RLD-2 district:~~

~~All permitted accessory uses as allowed in an RLD-1 district. (Ord. 2006-27, 9-5-2006)~~

10-12C-4: PROVISIONAL USES:

~~See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12C-5: CONDITIONAL USES:

~~See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12C-6: LOT REQUIREMENTS AND SETBACKS:

~~The following minimum requirements shall be observed in an RLD-2 district subject to additional requirements, exceptions and modifications set forth in this title:~~

~~—A. Lot Area:~~

- 1. Dwelling units: Six thousand (6,000) square feet per unit.
- 2. Other principal buildings and uses: No minimum. (Ord. 2006-27, 9-5-2006)
- B. Lot Width:
 - 1. Uses other than attached single-family dwellings: Forty five feet (45').
 - 2. Attached single-family dwellings: Thirty feet (30'). (Ord. 2008-10, 4-7-2008)
- C. Lot Depth: One hundred feet (100').
- D. Setbacks:
 - 1. Front yard: Not less than twenty five feet (25'). (Ord. 2006-27, 9-5-2006)
 - 2. Side yard:
 - a. Single-, two-family, and attached, not stacked dwellings:
 - (1) Interior: Five feet (5').
 - (2) Corner: Twelve feet (12') on the street side.
 - (3) Common wall on attached single-family dwelling: Zero feet (0'). (Ord. 2015-18, 8-24-2015)
 - b. Other principal structures:
 - (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.
 - (2) Corner lot: Twelve feet (12') on the street side. (Ord. 2006-27, 9-5-2006)
 - c. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from any lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement shall be increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
 - 3. Rear yard:
 - a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)
 - b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
 - E. Landscaping And Buffer Yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units or principal buildings: Thirty five feet (35').
- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-8: MAXIMUM LOT COVERAGE:

No structure or combination of structures shall occupy more than thirty three and one third percent ($33\frac{1}{3}\%$) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12C-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12B-1: PURPOSE:

The RLD-2 district is intended to provide for a mix of low density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse or triplex.

10-12B-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12B-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.
Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12B-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12B-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12B-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-2 district subject to the additional requirements, exceptions and modifications set forth in this title:

- A. Lot area:
 - 1. Dwelling: Eight thousand (6,000) square feet per dwelling unit.
 - 2. Other principal uses: No minimum.
- B. Lot width:
 - 1. Single-family: Forty-five (45') per dwelling unit.
 - 2. Two-family & Multi-family: Twenty-five (25') per dwelling unit.
 - 3. Other principal uses: No minimum
- C. Setbacks:
 - 1. Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with attached accessory garages must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except side walls with garage doors must be twenty-five feet (25').
 - 2. Building separation between end units on same lot: Ten feet (10')
 - 3. Other principal uses
 - a. Front yard, Interior side yard, Street Side Yard, Rear Yard: Twenty-five feet (25')
 - i. Front yard and street side yards shall not be used for parking.
- D. Design standards:
 - 1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
 - 2. Other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12B-7: MAXIMUM BUILDING HEIGHT:

- A. Single-family: Thirty-five feet (35').
- B. Two-family & Multi-family: Forty-five feet (45').

10-12B-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds shall be limited to thirty five percent (35%) of the lot area.

10-12B-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

C. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE C. RLD-3 RESIDENTIAL LOW DENSITY-3

Article D. RLD-3 Residential Low Density—3

10-12D-1: PURPOSE:

The RLD-3 district is intended to provide opportunities for a variety of lot sizes, single-family detached and attached dwellings, and limited multi-family dwellings (townhomes, condominiums and small apartment buildings). (Ord. 2006-27, 9-5-2006)

10-12D-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12D-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-3 district:

All permitted accessory uses as allowed in an RLD-2 district. (Ord. 2006-27, 9-5-2006)

10-12D-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RLD-3 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot Area:

- 1. Dwelling units: Four thousand (4,000) square feet per unit.
- 2. Other principal uses: No minimum. (Ord. 2006-27, 9-5-2006)

—B. Lot Width:

- 1. Detached single-family dwellings: Forty feet (40').
- 2. Attached single-family dwellings: Twenty five feet (25').
- 3. Multi-family and all other principal uses: One hundred feet (100'). (Ord. 2008-10, 4-7-2008)

—C. Lot Depth:

- 1. Single- and two-family dwellings: One hundred feet (100').
- 2. Multiple-family dwellings and all other principal uses: One hundred thirty feet (130').

—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.

—1. Front yard:

—a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').

—b. Multi-family: Not less than twenty five feet (25'). (Ord. 2006-27, 9-5-2006)

—2. Side yard:

—a. Single-, two-family, and attached, not stacked dwellings:

—(1) Interior lots: Five feet (5').

—(2) Corner lots: Twelve feet (12') on the street side.

—(3) Common wall of attached single-family dwelling: Zero feet (0'). (Ord. 2015-18, 8-24-2015)

—b. Multi-family buildings: Forty feet (40') along any principal or minor arterial, thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.

—c. Other principal structures:

—(1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.

—(2) Corner lot: Twelve feet (12'). (Ord. 2006-27, 9-5-2006)

—d. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the

minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

— 3. Rear yard:

— a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)

— b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

— E. Landscaping And Buffer Yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-7: MAXIMUM BUILDING HEIGHT:

— A. Dwelling units or principal buildings: Thirty five feet (35').

— B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than forty percent (40%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12D-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12C-1: PURPOSE:

The RLD-3 district is intended to provide a mix of low density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse, triplex and apartments.

10-12C-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12C-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12C-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12C-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12C-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-3 district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Dwelling: Four thousand (4,000) square feet per dwelling unit.

2. Other principal uses: No minimum.

B. Lot Width:

1. Single-family: Forty feet (40') per dwelling unit.

2. Two-family, Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit.

- C. Multi-family apartments: One hundred feet (100').
- D. Other principal uses: No minimum
- C. Setbacks:
 - 1. Single-family, Two-family, Multi-family Townhouse/Rowhouse, Triplex Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with attached garages must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except side walls with garage doors must be twenty-five feet (25').
 - 2. Building separation between end units on same lot: Ten feet (10')
 - 3. Multi-family apartments:
 - a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')
 - 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 - 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 - 2. If adjacent to all other uses: Ten feet (10').
 - c. Building separation between end units on same lot: Ten feet (10')
 - 4. Other principal uses
 - a. Front yard, Interior side yard, Street Side Yard, Rear Yard: Twenty-five feet (25')
 - 1. Front yard and Street side yard shall not be used for parking.
- D. Design standards:
 - 1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
 - 2. Multi-family apartments and other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12C-7: MAXIMUM BUILDING HEIGHT:

- A. Single-family: Thirty-five feet (35').
- B. Two-family: Forty-five feet (45').
- C. Multi-family:
 - a. If structure is within 150 ft of a principal residential structure zoned residential low density zone: Forty-five feet (45').
 - b. If structure is more than 150 ft of a principal residential structure in residential low density zone: Fifty-five (55')

10-12C-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area.

10-12C-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

D. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE D. RMD RESIDENTIAL MEDIUM DENSITY

Article E. RMD-1 Residential Moderate Density -- 1

10-12E-1: PURPOSE: The RMD-1 district is intended to allow a greater variety of attached housing and single-family detached dwellings.

10-12E-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12E-3: ACCESSORY USES:

The following are permitted accessory uses in an RMD-1 district:

All permitted accessory uses as allowed in an RLD-3 district. (Ord. 2006-27, 9-5-2006)

10-12E-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RMD-1 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot area:

—1. Dwellings units: Three thousand (3,000) square feet per unit.

—2. Other principal uses: No minimum.

—B. Lot width:

—1. All uses other than attached single-family dwellings and multi-family: Forty feet (40').

—2. Attached single-family dwellings: Twenty five feet (25').

—3. Multi-family buildings and other principal uses: One hundred feet (100').

—C. Lot depth:

—1. Single- and two-family dwellings: One hundred feet (100').

—2. Multiple-family buildings and other principal uses: One hundred thirty feet (130'). (Ord. 2006-27, 9-5-2006)

—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.

—1. Front yard:

—a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').

—b. Multi-family: Not less than twenty five feet (25').

—2. Side yard:

—a. Single- and two-family, and attached, not stacked dwellings:

—(1) Interior lots: Five feet (5').

—(2) Corner lots: Twelve feet (12') on the street side.

—(3) Common wall of attached single-family dwelling: Zero feet (0').

—b. Multi-family buildings: Forty feet (40') along any principal or minor arterial, thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.

—c. Other principal structures:

—(1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.

—(2) Corner lot: Twelve feet (12').

—d. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').

—3. Rear yard:

—a. Principal buildings: Twenty five feet (25').

—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

—E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units and other principal buildings: Thirty five feet (35').
- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than fifty percent (50%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12E-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)

Article F. RMD-2 Residential Moderate Density -- 2

10-12F-1: PURPOSE:

The RMD-2 district is intended to provide opportunities for attached townhomes, condominium and small apartments. (Ord. 2006-27, 9-5-2006)

10-12F-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12F-3: ACCESSORY USES:

The following are permitted accessory uses in an RMD-2 district:

All permitted accessory uses as allowed in an RMD-1 district. (Ord. 2006-27, 9-5-2006)

10-12F-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RMD-2 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot area:

- 1. Dwelling units: Two thousand (2,000) square feet per unit.
- 2. Other principal uses: No minimum.

—B. Lot width:

- 1. All uses other than attached single-family dwellings and multi-family: Forty feet (40').
- 2. Attached single-family dwellings: Twenty five feet (25').
- 3. Multi-family: One hundred feet (100').

—C. Lot depth:

- 1. Single and two-family dwellings: One hundred feet (100').
- 2. Multiple-family buildings and other principal uses: One hundred thirty feet (130'). (Ord. 2006-27, 9-5-2006)

—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.

—1. Front yard:

- a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').
- b. Multi-family: Not less than twenty five feet (25').

—2. Side yard:

- a. Single and two-family, and attached, not stacked dwellings:

- (1) Interior lots: Five feet (5').
- (2) Corner lots: Twelve feet (12') on the street side.
- (3) Common wall on attached single-family dwelling: Zero feet (0').

—b. Multi-family: Forty feet (40') along any principal or minor arterial. Thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.

—c. Other principal structures:

- (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be

not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.

—(2) Corner lot: Twelve feet (12').

—d. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').

—3. Rear yard:

—a. Principal buildings: Twenty five feet (25').

—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

—E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-7: MAXIMUM BUILDING HEIGHT:

—A. Dwelling units or principal buildings: Maximum building height shall be forty five feet (45').

—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-8: MAXIMUM LOT COVERAGE:

No structure or combination of structures shall occupy more than sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12F-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12D-1: PURPOSE: The RMD district is intended to provide a mix of medium density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse, triplex and apartments.

10-12D-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12D-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12D-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12D-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12D-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RMD district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

—1. Dwelling: Two thousand five hundred (2,500) square feet per dwelling unit.

2. Other principal uses: No minimum.

B. Lot Width:

1. Single-family: Forty feet (40') per dwelling unit.

2. Two-family, Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit.

3. Multi-family apartments: One hundred feet (100').

4. Other principal uses: No minimum

C. Setbacks:

1. Single-family, Two-family, Multi-family Townhouse/Rowhouse, Triplex Dwelling:

a. Front yard: Twenty feet (20') except that dwellings with garage doors facing the street must be twenty-five feet (25').

b. Rear yard: Twenty feet (20')

c. Interior side yard: Five feet (5')

i. Common wall: Zero feet (0')

d. Street side yard: Twelve feet (12') except side walls with garage doors must be twenty-five feet (25').

2. Building separation between end units on same lot: Ten feet (10')

3. Multi-family apartments:

a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')

1. Front yard and Street side yard shall not be used for parking.

b. Interior side yard:

1. If adjacent to a single or two-family use: Twenty-five feet (25').

2. If adjacent to all other uses: Ten feet (10').

c. Building separation between end units on same lot: Ten feet (10')

4. Other principal uses

a. Front yard, Interior side yard, Street Side Yard, Rear Yard: Twenty-five feet (25')

1. Front yard and Street side yard shall not be used for parking.

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.

2. Multi-family apartments and other principal uses:

a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.

b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12D-7: MAXIMUM BUILDING HEIGHT:

A. Single-family: Thirty-five feet (35').

B. Two-family: Forty-five feet (45').

C. Multi-family:

c. If structure is within 150 ft of a principal residential structure in residential low density zone: Forty-five feet (45').

d. If structure is more than 150 ft of a principal residential structure in residential low density zone: Fifty-five (55')

10-12D-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area.

10-12D-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

E. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE E. RHD RESIDENTIAL HIGH DENSITY

Article G. RHD-1 Residential High Density -- 1

10-12G-1: PURPOSE:

The RHD-1 district is intended to provide opportunities for high density townhome or condominium development and stacked midrise apartment or condominium dwelling units. (Ord. 2006-27, 9-5-2006)

10-12G-2: PERMITTED USES:

See residential use table in section [10-18-1](#) of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12G-3: ACCESSORY USES:

The following are permitted accessory uses in an RHD-1 district:

All permitted accessory uses as allowed in an RMD-2 district. (Ord. 2006-27, 9-5-2006)

10-12G-4: PROVISIONAL USES:

See residential use table in section [10-18-1](#) of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12G-5: CONDITIONAL USES:

See residential use table in section [10-18-1](#) of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12G-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RHD-1 district subject to additional requirements, exceptions and modifications set forth in this title:

— A. Lot area:

— 1. Dwelling units: One thousand five hundred (1,500) square feet per dwelling unit.

— 2. Other principal uses: No minimum.

— B. Lot width:

— 1. All uses other than multi-family stacked dwelling units: Twenty feet (20').

— 2. Multi-family stacked dwellings: One hundred feet (100').

— C. Lot depth:

— 1. Single-family, two-family and townhome dwellings: One hundred feet (100').

— 2. Multiple-family stacked buildings and all other uses: One hundred thirty feet (130').

— D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections [10-19-17](#) and [10-19-18](#) of this title.

— 1. Front yard: Not less than twenty five feet (25').

— 2. Side yard:

— a. Attached dwellings, not stacked:

— (1) Common walls: Zero feet (0').

— (2) Between end units on the same lot: A building separation of twelve feet (12').

— (3) Interior lots: Six feet (6').

— (4) Corner lots: Twelve feet (12') on the street side.

— b. Multi-family stacked units: Forty feet (40') along any principal or minor arterial. Thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.

— c. Other principal structures:

— (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.

— (2) Corner lot: Twelve feet (12'). (Ord. 2006-27, 9-5-2006)

— d. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').

— 3. Rear yard:

— a. Principal buildings: Twenty five feet (25').

— b. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

~~—E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12G-7: MAXIMUM BUILDING HEIGHT:

~~—A. Dwelling units or principal buildings: Forty five feet (45').~~

~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12G-8: MAXIMUM BUILDING COVERAGE:

~~No structure or combination of structures shall occupy more than sixty five percent (65%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12G-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

~~Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12E-1: PURPOSE:

The RHD district is intended to provide a mix of high density housing types including multi-family townhouse/rowhouse, triplex and apartments.

10-12E-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12E-3: ACCESSORY USES:

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12E-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12E-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12E-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RHD district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Dwelling: One thousand five hundred (1,500) square feet per dwelling unit.
2. Other principal uses: No minimum.

B. Lot Width:

1. Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit.
2. Multi-family apartments: One hundred feet (100').
3. Other principal uses: No minimum

C. Setbacks:

1. Multi-family Townhouse/Rowhouse or Triplex Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with garage doors facing the street must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except side walls with garage doors must be twenty-five feet (25').

2. Building separation between end units on same lot: Ten feet (10')

3. Multi-family apartments:

a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')

1. Front yard and Street side yard shall not be used for parking.

b. Interior side yard:

1. If adjacent to a single or two-family use: Twenty-five feet (25').

2. If adjacent to all other uses: Ten feet (10').

c. Building separation between end units on same lot: Ten feet (10')

4. Other principal uses

a. Front yard, Interior side yard, Street Side Yard, Rear Yard: Twenty-five feet (25')

1. Front yard and Street side yard shall not be used for parking.

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.

2. Multi-family apartments and other principal uses:

a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.

b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12E-7: MAXIMUM BUILDING HEIGHT:

D. Multi-family:

a. If structure is within 150 ft of a principal residential structure in residential low density zone: Forty-five feet (45').

b. If structure is more than 150 ft of a principal residential structure in residential low density zone: Fifty-five (55')

10-12E-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area.

10-12E-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

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 the use table have been omitted from the text below):

NEW DELETE

Title 10, Chapter 18, Section 1: Use Regulations

Use Category (General)	Residential Districts						
	RLD-0	RLD-1	RLD-2	RLD-3	RMD-1	RMD-2	RHD-1
Residential uses:							
Accessory dwelling units							
...							
Dwellings, 2 attached, each on a separate lot		PU [E]	PU [E]	P	P	P	
Dwellings, 2 attached on the same lot		PU [E]	PU [E]	P	P	P	

	Dwellings, 3 or more attached townhomes		PU [E]	PU [E]	P	P	P	P
	Dwellings in buildings of 3 to 8 units		PU [E]	PU [E]	P	P	P	P
	Dwellings in buildings of 9 to 16 units				PU [E]	P	P	P
	Dwellings in buildings of more than 16 units				PU [E]	P	P	P
	Dwellings, single-family detached	P	P	P	P	P	P	
	Temporary family healthcare dwellings ¹							
	...							

Use Category (General)		Residential Districts				
		<u>RLD-1</u>	<u>RLD-2</u>	<u>RLD-3</u>	<u>RMD</u>	<u>RHD</u>
Residential uses:						
	...					
	<u>Dwelling, Multi-family apartments</u>			<u>P</u>	<u>P</u>	<u>P</u>
	<u>Dwelling, Multi-family townhouse/rowhouse or triplex</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Dwelling, Single-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	<u>Dwelling, Two-family twin home or duplex</u>		<u>P</u>	<u>P</u>	<u>P</u>	
	<u>Dwelling, Temporary family healthcare¹</u>					
	<u>Dwelling Unit, Accessory</u>					
	...					

Note:

1. Pursuant to the authority granted by Minnesota Statutes section 462.3593, subdivision 9, the City of Moorhead opts out of the requirements of Minnesota Statutes section 462.3593.

...

SECTION 4. Title 10, Chapter 18, Use Regulations, Section 2, Provisional and Conditional Use Requirements of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

NEW ~~DELETE~~

Title 10, Chapter 18, Section 2, Provisional and Conditional Use Requirements.

E. Reserved ~~Single-family attached dwellings (including twin homes and townhomes) in the RLD-1 and RLD-2 districts:~~

~~—1. Single-family attached dwellings in the RLD-1 and RLD-2 districts existing as of January 1, 2012, shall be permitted.~~

~~—2. A minimum of twelve feet (12') of the principal building, inclusive of the main entrance, must be visible from and oriented toward a public street.~~

~~—3. On plats approved by the city council from January 1, 2002, until January 3, 2005, single-family attached dwellings may be constructed in the RLD-2, residential low density-2 district without the requirements of subsection E2 of this section.~~

F. Reserved

G. Reserved Multi-family dwellings in the RLD-3 district:

- 1. ~~Number Of Units: No multi-family structure shall have more than twenty four (24) total units.~~
- 2. ~~Street Frontage: Street frontage along major arterials, collectors or opposite existing single-family detached housing should be faced by the principal structure entrance (not garages).~~
- 3. ~~Building Height:~~
 - a. ~~Building height for development that is set back less than one hundred fifty feet (150') from a principal residential structure in an RLD-1, RLD-2 or RLD-3 zoning district shall be limited to a maximum of thirty five feet (35').~~
 - b. ~~Building height for development that is set back one hundred fifty feet (150') or more from a principal residential structure in an RLD-1, RLD-2 or RLD-3 zoning district shall be limited to a maximum of forty five feet (45') if the following elements are met:~~
 - (1) ~~All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics.~~
 - (2) ~~Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consist of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.~~
- 4. ~~Surface Parking Areas: Surface parking areas shall be located in side, internal or rear yards.~~
- 5. ~~Multi-Family Buildings With Eight Or More Units: Multi-family buildings with eight (8) or more units shall ensure access to a collector or arterial street or within three hundred feet (300') of such to minimize traffic through local residential neighborhoods.~~
- 6. ~~Multi-Family Buildings With Sixteen Or More Units: Multi-family buildings with sixteen (16) or more units shall provide fifty percent (50%) of required parking either underground or attached (tuck under garages).~~

SECTION 5: The Official Zoning Map of the City of Moorhead, in accordance with Chapter 3 of Title 10 of the City of Moorhead, Minnesota is hereby amended to rezone the following as:

1. Properties currently zoned RLD-0A: Residential Low Density-0A and RLD-0B: Residential Low Density-0B to be rezoned as RLD-1: Residential Low Density-1
2. Properties currently zoned RLD-1: Residential Low Density-1 to be rezoned as RLD-2: Residential Low Density-2.
3. Properties currently zoned RMD-1: Residential Moderate Density-1 and RMD-2: Residential Moderate Density-2 to be rezoned as RMD: Residential Medium Density.
4. Properties currently zoned RHD-1: Residential High Density-1 to be rezoned as RHD: Residential High Density.

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

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 03/25/2024

E-Post:

Second Reading:

Publication:



City Council Communication

March 11, 2024

SUBJECT:

Resolution to Approve Extension of Conditional Use Permits for development in Flood Fringe and excavation and/or fill in Floodway at One Fourth Street S

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve a two-year extension of Conditional Use Permits for development in the Flood Fringe and Floodway to facilitate the construction of a mixed-use building at One Fourth Street S.

BACKGROUND/KEY POINTS:

Conditional Use Permits (CUPs) to allow development in the Flood Fringe and Floodway for the Bolig Square mixed-use project were approved on April 8, 2019 and re-approved on April 11, 2022, after first approval expired. City Code states that CUPs expire if the terms and conditions are not met within one year of issuance and allows applicants to request an extension. On March 13, 2023, the City Council approved a one-year extension which extended the expiration date to April 11, 2024.

At this time, the applicant is requesting a two-year extension until April 11, 2026. Applicant is requesting the extension due to existing soil conditions, costs of corrections and the Moorhead Center Mall redevelopment that is in process.

The Moorhead Planning Commission considered the request at their March 4, 2024 meeting and unanimously recommended approval of the two-year extension. The complete Planning Commission packet is available at:

<https://www.ci.moorhead.mn.us/government/boards-commissions/planning-commission>

FINANCIAL CONSIDERATIONS:

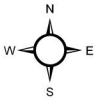
Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Robin Huston, City Planner / Zoning Administrator
Brittany Cameron, Assistant City Planner

Attachments: General Location Map
Resolution 2023-0313-E
Resolution 2022-0411-H
Draft Resolution



General Location Map
1 4th St S
58.575.0025





DocId:8057634

Tx:4045158

837880

Certified, Filed and/or Recorded on:
05/23/2023 08:35:18 AM

RECORDING FEE 46.00

Kimberly S. Savageau, Recorder
Office Of County Recorder
Clay County, MN

*58,575.0025
Pt 1-11/4 Original Moorhead*

RESOLUTION 2023-0313-E

Resolution to Approve Extension of Conditional Use Permits for Development in Flood Fringe and Excavation and/or Fill in the Floodway at One Fourth Street S (58.575.0025)

WHEREAS, the Moorhead City Council approved Conditional Use Permits in Flood Fringe and Floodway at One Fourth Street S on April 11, 2022 as Resolution 2022-0411-H (Document # 828782); and

WHEREAS, Moorhead City Code Section 10-14-6 states that terms and conditions within an approved Conditional Use Permit shall be met within one year of issuance; and

WHEREAS, Moorhead City Code Section 10-14-6 also states that an applicant may request an extension for a Conditional Use Permit; and

WHEREAS, the terms and conditions outlined in Resolution 2022-0411-H have not been met and the applicant has submitted a Conditional Use Permits extension request; and

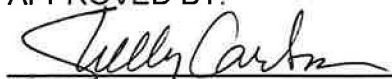
WHEREAS, the Planning Commission reviewed the Conditional Use Permits extension request at their March 6, 2023 meeting and unanimously recommended approval of said request.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Conditional Use Permits granted to allow development in the Flood Fringe and excavation and/or fill in the Floodway for One Fourth Street S on April 11, 2022 shall be extended to April 11, 2024.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead that the Conditional Use Permits Extension shall be granted under the terms and conditions outlined within Resolution 2020-0411-H.

PASSED: March 13, 2023 by the City Council of the City of Moorhead.

APPROVED BY:


MICHELLE (SHELLY) A. CARLSON, Mayor

ATTEST

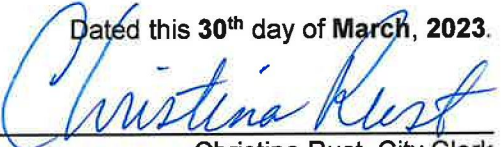

CHRISTINA RUST, City Clerk

CERTIFICATION

STATE OF MINNESOTA
COUNTY OF CLAY
CITY OF MOORHEAD

I do hereby certify that the above Resolution is a true and accurate copy of the Resolution adopted by the Council of the City of Moorhead at an authorized meeting held on the 13th day of **March, 2023**, as shown by the minutes of the meeting in my possession.

Dated this 30th day of **March, 2023**.


Christina Rust, City Clerk



DocId:8042884

Tx:4033655

828782

Certified, Filed and/or Recorded on:

05/27/2022 10:20:24 AM

RECORDING FEE

46.00

Kimberly S. Savageau, Recorder

Office Of County Recorder

Clay County, MN

RESOLUTION 2022-0411-H*58.575.0025***Resolution to Re-Approve Conditional Use Permit to Allow Excavation and/or Fill in the Floodway for One 4th St S (Bolig Square)**

WHEREAS, EPIC Holdings II, LLC has requested a Conditional Use Permit to allow development in the 100-year Flood Fringe and a Conditional Use Permit to allow excavation and/or fill in the Floodway at One 4th Street South (Parcel 58.999.0018), legally described as:

That part of Lots 1-11, Block 4, and the adjoining BNSF Railway Company Right-of-Way, all in the Original Townsite, City of Moorhead, Clay County, Minnesota, described as follows:

Commencing at the Northeast Corner of said Block 4; thence North 89°39'45" West (assumed bearing), along the northerly line of said Block 4, for a distance of 80.00 feet; thence South 00°14'09" West, parallel with the easterly line of said Block 4, for a distance of 50.00 feet to the True Point of Beginning; thence South 34°54'00" East for a distance of 72.52 feet to a point of tangential curvature to the right, radius 210.00 feet; thence southeasterly, along said curve to the right for a distance of 46.68 feet, central angle 12°44'05", chord bearing South 28°31'58" East, to a point of intersection with the southerly line of said Block 4; thence South 00°14'09" East for a distance of 5.00 feet; thence North 89°39'48" West, parallel with the southerly line of said Block 4, for a distance of 34.15 feet; thence South 00°14'09" West for a distance of 19.12 feet; thence North 89°07'52" West for a distance of 178.27 feet; thence North 00°14'09" East for a distance of 22.46 feet to a point of intersection with the southerly line of said Block 4, said point of intersection also lying on the easterly line of the street easement described in Document No. 326143, on file at the Clay County Recorder's Office, said easterly line being a curve concave westerly, radius 490.00 feet; thence northerly along said curve and along the easterly line of said street easement, for a distance of 156.04 feet, central angle 18°14'44", chord bearing North 14°44'46" West, to a point of intersection with the northerly line of said Block 4; thence South 89°39'45" East, along the northerly line of said Block 4, for a distance of 122.12 feet to a point of tangential curvature to the right, radius 60.00 feet; thence southeasterly, along said curve to the right for a distance of 57.35 feet, central angle 54°45'45"; chord bearing South 62°16'53" East; thence South 34°54'00" East for a distance of 30.14 feet to the True Point of Beginning. Said tract contains 31,347 square feet, more or less, and is subject to easements as may be of record; and

WHEREAS, the Moorhead Planning Commission held a public hearing on April 4, 2022 and approved findings of fact (Exhibit A) and voted unanimously to recommend approval of the Conditional Use Permits contingent upon the conditions noted below; and

WHEREAS, the City Council finds the requested Conditional Use Permit consistent with the 2022 Comprehensive Plan and Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Conditional Use Permit to allow development in the 100-year Flood Fringe and a Conditional Use Permit to allow excavation and/or fill in the Floodway at One 4th Street South, (Parcel 58.999.0018), is hereby approved contingent upon the following conditions, which were developed based on criteria within the Moorhead City Code for Conditional Uses and to address general welfare, health and safety of the neighborhood:

1. Shall meet current engineering standards noted within FEMA Technical Bulletin 6-93, Technical Bulletin 10-01 and ASCE 24-14 Flood Resistant design and construction standards.
2. The area below Regulatory Flood Protection Elevation shall be used for vehicle parking and storage only.
3. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of the Floodplain Permit.
4. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area as well as floodproofing measures, in accordance with the Minnesota State Building Code and Moorhead City Code.
5. The applicant shall receive all applicable required federal, state and local permits including a Floodplain Development Permit.

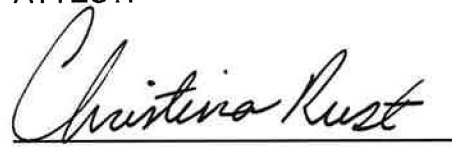
PASSED: April 11, 2022 by the City Council of the City of Moorhead.

APPROVED BY:



MICHELLE (SHELLY) A. CARLSON, Mayor

ATTEST:



CHRISTINA RUST, City Clerk

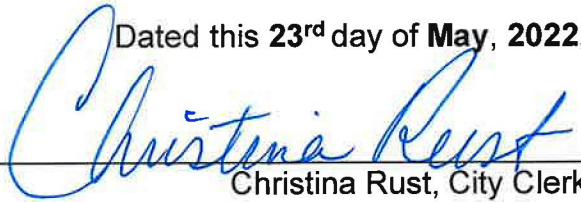
CERTIFICATION

STATE OF MINNESOTA
COUNTY OF CLAY
CITY OF MOORHEAD

I do hereby certify that the above Resolution is a true and accurate copy of the Resolution adopted by the Council of the City of Moorhead at an authorized meeting held on the **11th** day of **April, 2022**, as shown by the minutes of the meeting in my possession.



Dated this **23rd** day of **May, 2022**.


Christina Rust, City Clerk

**Conditional Use Permits
Moorhead Planning Commission
Findings of Fact**

REQUEST: Conditional Use Permits in Floodway and Flood Fringe – Bolig Square
LOCATION: One 4th Street S, Parcel #58.999.0018
APPLICANT: EPIC Holdings II, LLC
OWNER: EPIC Holdings II, LLC
File No: 22P008

WHEREAS, the Moorhead Planning Commission received a full and complete application for a:

1. Conditional Use Permit for development within the Flood Fringe
2. Conditional Use Permit for excavation and/or fill in the Floodway

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on April 4, 2022; and

WHEREAS, upon considering the Conditional Use Permits application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

1. A full and complete application was filed by EPIC Holdings II, LLC and received March 16, 2022 (herein referred to as "Application") seeking a Conditional Use Permit for development within the Flood Fringe and a Conditional Use Permit for excavation or fill in the Floodway at:

That part of Lots 1-11, Block 4, and the adjoining BNSF Railway Company Right-of-Way, all in the Original Townsite, City of Moorhead, Clay County, Minnesota, described as follows:

Commencing at the Northeast Corner of said Block 4; thence North 89°39'45" West (assumed bearing), along the northerly line of said Block 4, for a distance of 80.00 feet; thence South 00°14'09" West, parallel with the easterly line of said Block 4, for a distance of 50.00 feet to the True Point of Beginning; thence South 34°54'00" East for a distance of 72.52 feet to a point of tangential curvature to the right, radius 210.00 feet; thence southeasterly, along said curve to the right for a distance of 46.68 feet, central angle 12°44'05", chord bearing South 28°31'58" East, to a point of intersection with the southerly line of said Block 4; thence South 00°14'09" East for a distance of 5.00 feet; thence North 89°39'48" West, parallel with the southerly line of said Block 4, for a distance of 34.15 feet; thence South 00°14'09" West for a distance of 19.12 feet; thence North 89°07'52" West for a distance of 178.27 feet; thence North 00°14'09" East for a distance of 22.46 feet to a point of intersection with the southerly line of said Block 4, said point of intersection also lying on the easterly line of the street easement described in Document No. 326143, on file at the Clay County Recorder's Office, said easterly line being a curve concave westerly, radius 490.00 feet; thence northerly along said curve and along the easterly line of said street easement, for a distance of 156.04 feet, central angle 18°14'44", chord bearing North 14°44'46" West, to a point of intersection with the northerly line of said Block 4; thence South 89°39'45" East, along the northerly line of said Block 4, for a distance of 122.12 feet to a point of tangential curvature to the right, radius 60.00 feet; thence southeasterly, along said curve to the right for a distance of 57.35 feet, central angle 54°45'45"; chord bearing South 62°16'53" East; thence South 34°54'00" East for a distance of 30.14 feet to the True Point of Beginning. Said tract contains 31,347 square feet, more or less, and is subject to easements as may be of record.

2. The Conditional Use Permits are requested to accommodate construction of a 5-story mixed-use building with underground parking.

3. The property is zoned MU-1: Downtown Mixed Use, which allows for commercial and residential uses.
4. A public hearing was held by the Planning Commission on April 4, 2022 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
5. The request is consistent with the general intent of the MU-1: Downtown Mixed Use zoning district.
6. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
 - A. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official city comprehensive plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The property was guided towards railroad use in the 2004 Comprehensive Land Use Plan but the rail area had not been split off from the primary parcel at that time. The 2022 Comprehensive Land Use Plan shows the property guided for Mixed Use.
 - B. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed mixed use building is compatible with the present and future uses of the area.
 - C. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During building plan review, all performance standards will be reviewed to meet Moorhead City Code.
 - D. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - E. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - The proposed use will be accommodated by the existing and reconfigured capabilities of the streets serving the property.
 - F. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
 - The proposed use can be accommodated by the existing public service facilities that currently serve or are near the property.
7. The Planning Commission also reviewed the following factors in relation to the proposed development/fill/excavation in the Flood Fringe and Floodway Overlay Districts and based their recommendations on:
 - A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - B. The danger that materials may be swept onto other lands or downstream to the injury of others or that may block bridges, culverts, or other hydraulic structures.
 - C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
 - D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - E. The importance of the services provided by the proposed facility to the community.
 - F. The requirements of the facility for a waterfront location.
 - G. The availability of the alternative locations not subject to flooding for the proposed uses.
 - H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - I. The relationship of the proposed use to the comprehensive plan and floodplain management program of the area.
 - J. The safety of access to the property in times of flood for ordinary and emergency vehicles.

- K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of EPIC Holdings II, LLC for Conditional Use Permits for Bolig Square, One 4th Street S, Parcel #58.999.0018 described as:

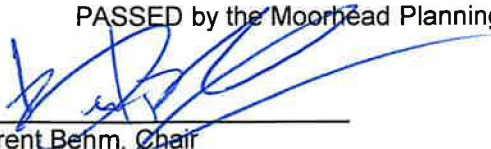
That part of Lots 1-11, Block 4, and the adjoining BNSF Railway Company Right-of-Way, all in the Original Townsite, City of Moorhead, Clay County, Minnesota, described as follows:

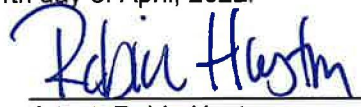
Commencing at the Northeast Corner of said Block 4; thence North 89°39'45" West (assumed bearing), along the northerly line of said Block 4, for a distance of 80.00 feet; thence South 00°14'09" West, parallel with the easterly line of said Block 4, for a distance of 50.00 feet to the True Point of Beginning; thence South 34°54'00" East for a distance of 72.52 feet to a point of tangential curvature to the right, radius 210.00 feet; thence southeasterly, along said curve to the right for a distance of 46.68 feet, central angle 12°44'05", chord bearing South 28°31'58" East, to a point of intersection with the southerly line of said Block 4; thence South 00°14'09" East for a distance of 5.00 feet; thence North 89°39'48" West, parallel with the southerly line of said Block 4, for a distance of 34.15 feet; thence South 00°14'09" West for a distance of 19.12 feet; thence North 89°07'52" West for a distance of 178.27 feet; thence North 00°14'09" East for a distance of 22.46 feet to a point of intersection with the southerly line of said Block 4, said point of intersection also lying on the easterly line of the street easement described in Document No. 326143, on file at the Clay County Recorder's Office, said easterly line being a curve concave westerly, radius 490.00 feet; thence northerly along said curve and along the easterly line of said street easement, for a distance of 156.04 feet, central angle 18°14'44", chord bearing North 14°44'46" West, to a point of intersection with the northerly line of said Block 4; thence South 89°39'45" East, along the northerly line of said Block 4, for a distance of 122.12 feet to a point of tangential curvature to the right, radius 60.00 feet; thence southeasterly, along said curve to the right for a distance of 57.35 feet, central angle 54°45'45"; chord bearing South 62°16'53" East; thence South 34°54'00" East for a distance of 30.14 feet to the True Point of Beginning. Said tract contains 31,347 square feet, more or less, and is subject to easements as may be of record,

is hereby approved contingent upon:

1. Shall meet current engineering standards noted within FEMA Technical Bulletin 6-93, Technical Bulletin 10-01 and ASCE 24-14 Flood Resistant design and construction standards.
2. The area below Regulatory Flood Protection Elevation shall be used for vehicle parking and storage only.
3. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of the Floodplain Permit.
4. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area as well as floodproofing measures, in accordance with the Minnesota State Building Code and Moorhead City Code.

PASSED by the Moorhead Planning Commission this 4th day of April, 2022.


Brent Behm, Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator

RESOLUTION

Resolution to Approve Extension of Conditional Use Permits for Development in Flood Fringe and Excavation and/or Fill in Floodway at One Fourth Street S (58.575.0025)

WHEREAS, the Moorhead City Council approved Conditional Use Permits in the Floodway and Flood Fringe on April 11, 2022 (expiring April 11, 2023) as Resolution 2022-0411-H (Document # 828782) for One Fourth Street S (58.575.0025), legally described as:

That part of Lots 1-11, Block 4, and the adjoining BNSF Railway Company Right-of-Way, all in the Original Townsite, City of Moorhead, Clay County, Minnesota, described as follows:

Commencing at the Northeast Corner of said Block 4; thence North 89°39'45" West (assumed bearing), along the northerly line of said Block 4, for a distance of 80.00 feet; thence South 00°14'09" West, parallel with the easterly line of said Block 4, for a distance of 50.00 feet to the True Point of Beginning; thence South 34°54'00" East for a distance of 72.52 feet to a point of tangential curvature to the right, radius 210.00 feet; thence southeasterly, along said curve to the right for a distance of 46.68 feet, central angle 12°44'05", chord bearing South 28°31'58" East, to a point of intersection with the southerly line of said Block 4; thence South 00°14'09" East for a distance of 5.00 feet; thence North 89°39'48" West, parallel with the southerly line of said Block 4, for a distance of 34.15 feet; thence South 00°14'09" West for a distance of 19.12 feet; thence North 89°07'52" West for a distance of 178.27 feet; thence North 00°14'09" East for a distance of 22.46 feet to a point of intersection with the southerly line of said Block 4, said point of intersection also lying on the easterly line of the street easement described in Document No. 326143, on file at the Clay County Recorder's Office, said easterly line being a curve concave westerly, radius 490.00 feet; thence northerly along said curve and along the easterly line of said street easement, for a distance of 156.04 feet, central angle 18°14'44", chord bearing North 14°44'46" West, to a point of intersection with the northerly line of said Block 4; thence South 89°39'45" East, along the northerly line of said Block 4, for a distance of 122.12 feet to a point of tangential curvature to the right, radius 60.00 feet; thence southeasterly, along said curve to the right for a distance of 57.35 feet, central angle 54°45'45"; chord bearing South 62°16'53" East; thence South 34°54'00" East for a distance of 30.14 feet to the True Point of Beginning. Said tract contains 31,347 square feet, more or less, and is subject to easements as may be of record; and

WHEREAS, the Moorhead City Council approved an extension to April 11, 2024 of said Conditional Use Permits on March 13, 2023 as Resolution 2023-0313-E (Document # 837880); and

WHEREAS, Moorhead City Code Section 10-14-6 states that terms and conditions within an approved Conditional Use Permit shall be met within one year of issuance; and

WHEREAS, Moorhead City Code Section 10-14-6 also states that an applicant may request an extension for a Conditional Use Permit; and

WHEREAS, the terms and conditions outlined in Resolution 2022-0411-H and 2023-0313-E have not been met and the applicant has submitted another extension request; and

WHEREAS, the Planning Commission reviewed the extension request at their March 4, 2024 meeting and unanimously recommended approval of said request.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Conditional Use Permits granted to allow development in the Flood Fringe and excavation and/or fill in the Floodway for One Fourth Street S on April 11, 2022 and extended on March 13, 2023, shall be extended to April 11, 2026.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead that the Conditional Use Permits Extension shall be granted under the terms and conditions outlined within Resolution 2022-0411-H and 2023-0313-E.

PASSED: March 11, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution to Approve Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Community Center and Public Library

RECOMMENDATION:

The Mayor and City Council are asked to consider Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Community Center and Public Library

BACKGROUND/KEY POINTS:

On August 14, 2023, the City Council authorized an Agreement with McGough Construction Co., LLC for Construction Manager At Risk (CMAR) services for the Moorhead Community Center Library project. The CMAR stands in as the owner's representative and advocate, managing every step of the construction process, providing pre-construction services in the design phase, and overseeing all bidding, subcontractor hiring, oversight, insurance and health/safety measures for the project during the construction phase. The CMAR project delivery method includes the construction manager providing a Guaranteed Maximum Price (GMP) for a project based on the construction documents and specifications provided by the Architect/Engineering team.

For the most efficient construction and timing schedule for the project, there are proposed to be two bid packages and two GMP's with related CMAR Agreement Amendments. The first bid package for footings, foundation, structural steel, precast structure, wood decking and electrical gear and the second for the remainder of the building and site work. The proposed resolution authorizes Guaranteed Maximum Price Amendment #1 to the McGough Agreement and sets a 'not to exceed' GMP for the first bid package. The first bid package is anticipated to be let in April and the second bid package in June. The resolution for Guaranteed Maximum Price Amendment #1 tonight, in addition to setting a maximum GMP, assists with quickly moving to construction if the GMP is consistent with the proposed estimate.

FINANCIAL CONSIDERATIONS:

On December 11, 2023, the City Council approved a resolution for the project budget in the amount of \$41.5 million which included construction and soft costs. The anticipated total construction budget is \$34 million. The Design and CMAR teams have been working extensively to ensure the project stays within this approved budget. As it relates to the CMAR services and related construction budget costs:

- Original CMAR Agreement – Pre-Construction Estimating: \$49,000 (previously approved)
- CMAR Agreement Amendment #1– GMP for Bid Package #1: Contract Amendment #1 outlines



City Council Communication

March 25, 2024

a maximum GMP of \$11,511,000 which includes: building construction costs for footings, foundation, structural steel, precast structure, wood decking and electrical gear; CMAR Fee and CMAR Staffing; Job Site Costs, Subcontractor Costs, Facilities/Controls, Project Safety, Onsite Equipment, Surveying and Layout, Clean Up/Trash Removal, etc.; Building Permits; General Liability Insurance; and Bond. (Resolution for Council consideration)

- Agreement Amendment #2: There will also be a forthcoming CMAR Amendment #2 for the remainder of the building work. (Future Resolution)

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 Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Community Center and Public Library

WHEREAS, Moorhead voters approved a 0.5% local option sales tax for a new Community Center/Public Library on November 8, 2022 and the City Council subsequently adopted and the Minnesota Department of Revenue approved such tax to begin April 1, 2023; and

WHEREAS, the City of Moorhead hired a design firm for architectural and engineering services to prepare design, planning and construction cost estimating for the Community Center/Public Library as outlined in Resolution 2023-0508-2; and

WHEREAS, the City of Moorhead hired a construction manager at risk for pre-construction and construction services for the Community Center/Public Library as outlined in Resolution 2023-0814-3; and

WHEREAS, the City Council anticipated Guaranteed Maximum Price Amendment #1 (of 2) for an update to the GMP as outlined within the Agreement for CMAR services for this project; and

WHEREAS, the City Council will consider Guaranteed Maximum Price Amendment #2 (of 2) at a future meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota the Mayor and City Manager are hereby authorized and directed to execute Amendment #1 with McGough Construction Co., LLC for Guaranteed Maximum Price not to exceed \$11,511,000.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution to Approve Land Lease - Moorhead Municipal Airport Florence Klingensmith Field

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve a Land Lease for construction of a private hangar at the Moorhead Municipal Airport – Florence Klingensmith Field.

BACKGROUND/KEY POINTS:

Dean Solum has requested a commercial lease land to construct a private hangar for anticipated operation of Airborne Equipment, inc., a Minnesota Aircraft Dealer, storage of aircraft, and a helicopter for aerial tours of the FM area at the location shown below. Construction of this new hangar would bring the total private hangars at the Airport to 12.



The land lease would include:

- 70' x 68' hangar; 31' in height
- Hangar will match the exterior design/color of other hangars at the Airport
- 25 year lease term with option for 25 year extension
- Lease rate of 10 cents per square foot with annual 3% increase

The required FAA Airspace Review is underway. The applicant noted proposed construction in 2024.

The Airport Committee reviewed the request at their February 28 meeting and unanimously recommended approval.



City Council Communication

March 25, 2024

FINANCIAL CONSIDERATIONS:

The annual land lease payment is 10 cents per square foot with an annual 3% increase.

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 Land Lease - Moorhead Municipal Airport Florence Klingensmith Field

WHEREAS, Dean Solum desires to construct a private hangar at the Moorhead Municipal Airport – Florence Klingensmith Field; and

WHEREAS, the Moorhead Airport Committee and Moorhead City Council support the construction of hangars as outlined within the Airport Layout Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Council authorizes the Mayor and City Manager to enter into a land lease agreement with Dean Solum for construction of a private hangar at the Moorhead Municipal Airport – Florence Klingensmith Field and execute all necessary documents associated with said agreement.

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 25, 2024

SUBJECT:

Resolution to Approve New Liquor License to Blantek LLC (DBA The Bunker)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve the issuance of an On-Sale liquor license to Blantek LLC (DBA The Bunker).

BACKGROUND/KEY POINTS:

The following are the State requirements to issue a liquor license and the following have been submitted and completed:

- Background Investigation
- Certificate of Liquor Liability Insurance
- Liquor License Fees
- Liquor License Server Training Roster
- Certificate of Compliance/Minnesota Worker's Compensation Law
- Proof of Paid Real Estate Taxes

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Christina Rust, City Clerk
Kelle Jenkins, Deputy City Clerk

Attachments:

RESOLUTION

Resolution to Approve New Liquor License to Blantek LLC (DBA The Bunker)

WHEREAS, the following business applied for an On-Sale Liquor License in the City of Moorhead under the laws of the State of Minnesota and regulations of the Commissioner of Public Safety:

On-Sale Liquor	\$6,000
Sunday Liquor	\$200

Name: Blantek LLC

DBA: The Bunker

Location: Village Green Golf Course 3421 Village Green Blvd

Location: The Meadows Golf Course 401 34th St. S

License Period: April 1, 2024 to June 30, 2024

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Council does hereby approve the issuance of the liquor licenses noted above, based upon the submission of the following:

- Background Investigation
- Certificate of Liquor Liability Insurance
- Liquor License Fees
- Liquor License Server Training Roster
- Certificate of Compliance/Minnesota Worker's Compensation Law
- Proof of Paid Real Estate Taxes

PASSED: March 25, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk