



**CITY COUNCIL
MEETING AGENDA
JULY 27, 2026 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

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

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

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

5. Recognitions/Presentations

A. MoorHeart Recognition: Tim Johnson

6. Approve Minutes

A. July 13, 2026 Meeting Minutes

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

8. Mayor and Council Appointments

9. Public Hearings (5:45 pm)

10. Community Development Department

A. *Resolution to Approve Preliminary & Final Plat for Prairie Parkway 5th Addition

B. *Resolution to Approve Developer's Agreement for Prairie Parkway 5th Addition

C. *Resolution to Approve Preliminary & Final Plat for Partridge Creek Second Addition

D. *Resolution to Approve Developer's Agreement for Partridge Creek Second Addition

E. *First Reading of Ordinance 2026-02: An Ordinance amending the Official Zoning Map in accordance with Chapter 3 of Title 10 of the Moorhead City Code rezoning 4151 28th St S and 4301 28th St S from TZ: Transitional to RLD-3: Residential Low Density-3

F. *First Reading of Ordinance 2026-03: An Ordinance amending the Official Zoning Map in accordance with Chapter 3 of Title 10 of the Moorhead City Code rezoning

801 10th Ave S, 1022 8th St S and 1102 8th St S from INS: Institutional to MU-2: Neighborhood Mixed Use

- G. *Resolution to Approve Comprehensive Plan Amendment for 801 10th Ave S, 1022 8th St S and 1102 8th St S from Institutional to Mixed Use
- H. *First Reading of Ordinance 2026-04: An Ordinance amending and reenacting Title 10, Chapter 20, Off-Street Parking, of the Moorhead City Code relating to surfacing materials
- I. *Resolution to Approve Minor Subdivision for 3345 40th Ave S (Parcel 58.900.1748) & Parcel 58.900.2854

11. Economic Development

12. Engineering Department

- A. *Resolution to Receive Report and Order Preparation of Plans & Specifications for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05)
- B. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05)
- C. *Resolution to Approve Budget Adjustment #26-029 and Award Bid for the Wastewater Treatment Facility Screw Pump Station Improvement Project (Eng. No. 26-06-05)

13. Fire Department

14. Moorhead Public Service

- A. Resolution to Approve Missouri Basin Municipal Power Agency Power Sale Agreement

15. Parks and Recreation Department

16. Police Department

- A. Resolution to Authorize Submission of the FY2026 Start-Up Law Enforcement Mental Health Wellness Act (LEMHWA) Program Grant

17. Public Works

18. Administration

- A. *Second Reading of Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC
- B. *Resolution to Approve Title & Summary for Ordinance 2026-05

19. Mayor and Council Reports

20. City Manager Reports

21. Executive Session

22. New Business

23. Adjourn

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



City Council Communication

July 27, 2026

SUBJECT:

MoorHeart Recognition: Tim Johnson

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor Tim Johnson with the MoorHeart award.

BACKGROUND/KEY POINTS:

The MoorHeart award recognizes individuals and organizations that go above and beyond to demonstrate community within our City by their actions and service. A team of volunteers from City boards and commissions selects award recipients who are recognized at City Council meetings. The MoorHeart selection committee is recommending the FM Kicks Band Executive Director Tim Johnson for recognition of his work over the years to “bring the joy of jazz to the whole F-M community.”

Maureen Kelly Jonason submitted Tim’s nomination on behalf of the FM Kicks Band Board of Directors, indicating that Tim has spent countless hours over the past 10 years organizing and promoting the Band through his administrative talents while also playing for thousands of local jazz fans. Efforts throughout the years include grant writing, fundraising, purchasing music, recruiting, arranging, and directing the band, performing for residents and students, and so much more. The Summer Youth Jazz Camp is entering its third year of operation and is run and coordinated by Tim.

The Board of Directors write in their nomination: *“Although his position is part-time, Tim devotes many hours to ensure that Moorhead can boast a vibrant jazz scene.”*

The City of Moorhead thanks Tim Johnson for his dedication to ensuring that jazz has a place in Moorhead. His dedication to the art of jazz makes Moorhead a better place. Thank you, Tim Johnson!

The MoorHeart award is commemorated with a piece of art commissioned from local artist, Dennis Krull, especially for this purpose.

As you learn of others in our community doing great things, large and small, please consider submitting a nomination. Information on nominating others for MoorHeart consideration is found at moorheadmn.gov.

FINANCIAL CONSIDERATIONS:

N/A

Voting Requirements: N/A

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Government Affairs Director

Attachments: N/A



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
July 13, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (8): Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson (attended remotely for work duties)

Present Not Voting (1): Shelly Carlson

Absent (0):

City Manager Dan Mahli introduced a job shadow, Sabarin Wani, a senior at Moorhead High School who is participating in the Compass Profile program, a partnership with the Chambers work/learning initiative.

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

Motion to Approve made by Heather Nesemeier and seconded by Sebastian McDougall.
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. Recognition: Moorhead Fire Department Citizen Award - Blake Krueger & DJ Stephan

Fire Chief Jeff Wallin recognized Community Development staff Blake Krueger and DJ Stephen for their courageous acts of service.

B. Presentation: Greater Moorhead Business Association

Executive Director of the Greater Moorhead Business Association Stacia Sytsma and co-owner of Swing Barrel Brewing Sean Syverson shared information about Tour de Cones events that are underway to support businesses impacted by construction on Center Avenue.

6. Approve Minutes

A. June 22, 2026 Meeting Minutes

Motion to Approve made by Lisa Borgen and seconded by Emily Moore.

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

Against 0: None

Absent 1: Nicole Mattson

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

A Moorhead resident addressed the City Council regarding domestic violence.

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

A. Public Hearing Regarding the Request of Innovis Health LLC for a Renaissance Zone Property Tax Exemption for a Commercial Renovation Project located at 730 Center Ave (58.575.0800)

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

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Downtown Moorhead Inc President Matt Leiseth shared a request from Innovis Health LLC (Essentia) for a property tax exemption at 730 Center Avenue. Construction of the new health facility in downtown Moorhead is anticipated to begin late summer and be completed in Spring of 2027.

Motion to Close Public Hearing made by Heather Nesemeier and seconded by Sebastian McDougall.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

B. Resolution to Approve a Renaissance Zone Property Tax Exemption for Innovis Health LLC for a Commercial Renovation Project located at 730 Center Ave (58.575.0800)

Motion to Approve made by Deb White and seconded by Heather Nesemeier.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

C. Public Hearing for Special Assessments - 2025 Unpaid Administrative Penalties and Abatements

Motion to Approve made by Heather Nesemeier and seconded by Ryan Nelson.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Community Development Director Kristie Leshovsky presented proposed special

assessments for unpaid charges related to property maintenance enforcement, penalties, rental registrations, inspections, and Public Works services in 2025. Two Moorhead residents addressed the City Council regarding the proposed assessments.

Motion to Close Public Hearing made by Heather Nesemeier and seconded by Lisa Borgen.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- D. Resolution to Adopt Special Assessments - 2025 Unpaid Administrative Penalties and Abatements

Motion to Approve made by Lisa Borgen and seconded by Nicole Mattson.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- E. Public Hearing for Ordinance 2026-05: An Ordinance Granting a Fiber Optic Franchise to Metro Fibernet, LLC

Motion to Open Public Hearing made by Sebastian McDougall and seconded by Lisa Borgen.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Assistant City Manager Mike Rietz presented information to consider approving the proposed ordinance to grant a fiber optic franchise to Metro Fibernet, LLC.

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

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- F. First Reading of Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC

Motion to Approve made by Chuck Hendrickson and seconded by Heather Nesemeier.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

10. Community Development Department

11. Economic Development

12. Engineering Department

- A. *Resolution to Order Report for Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05)

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

17. Public Works

18. Administration

- A. *Resolution for Appointment of Election Judges for the August 11, 2026 Primary Election
- B. *Resolution to Approve Off-Site Gambling Permit to Moorhead Youth Hockey Association on October 1, 2026

19. Mayor and Council Reports

Council member Heather Nesemeier provided an update on the upcoming Safe City Night event. Council member Nesemeier also highlighted the Solid Waste Advisory Committee meeting where discussion included information about a new grant award to address organic waste. In addition, Council member Nesemeier mentioned an upcoming Clay County Resource Recovery Center meeting which will focus on continued collaboration between the City of Moorhead and Clay County.

Council member Deb White attended an Age Friendly Moorhead meeting where discussion centered on making Moorhead more accessible for seniors. Council member White also attended the Lakes and Prairies Community Action Partnership board meeting, ribbon cutting at Romkey Park, Moorhead Economic Development Authority meeting, Great American Community Potluck during Moorhead RiverArts, the Conversation with Council Members event at Romkey Park, and a summer potluck hosted by members in the Kurdish community at MB Johnson Park.

Council member Ryan Nelson attended the Red River Regional Dispatch Board meeting where it finalized its 2027 budget.

Mayor Carlson attended the League of Minnesota Cities' annual conference and noted the GreenStep City recognition to the City of Moorhead. Mayor Carlson also attended the Metro Flood Diversion Authority Planning Committee where discussion focused on flood mitigation and insurance in 2027. Mayor Carlson thanked all involved in the Great American Community Potluck during Moorhead RiverArts and highlighted the strong turnout and success of the community gathering.

20. City Manager Reports

City Manager Dan Mahli thanked Sergeant Scott Kostohryz for his leadership in Moorhead's Safe City Night events. City Manager Mahli provided updates on upcoming Bike Safety Days and Night to Unite events. Dan Mahli also expressed appreciation for the collaboration with Clay County Public Health and Partnership4Health in the completion of numerous projects related to funding received from the Minnesota Pollution Control Agency.

21. Executive Session

22. New Business

23. Adjourn

Meeting adjourned at 06:39 PM.

APPROVED BY:

Michelle (Shelly) A. Carlson
Mayor

ATTEST:

Christina Rust
City Clerk

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



City Council Communication

July 27, 2026

SUBJECT:

Resolution to Approve Preliminary and Final Plat for Prairie Parkway 5th Addition

RECOMMENDATION:

The Mayor and City Council are asked to consider a Preliminary and Final Plat for Prairie Parkway 5th Addition.

BACKGROUND/KEY POINTS:

Lowry Engineering, on behalf of Prairie Parkway II, LLC, is requesting a preliminary and final plat for Prairie Parkway 5th Addition, which is a replat of a portion of Prairie Parkway 2nd Addition and reconfiguration of approved but unrecorded Prairie Parkway 4th Addition.

The developer proposes to redesign two large vacant mixed use parcels originally intended for multi-family units. Due to market conditions, the developer feels this area would be more successful with a mix of single-family detached homes, twin homes and townhomes.

The Moorhead Planning Commission considered the request at their July 14, 2026 meeting and unanimously recommended approval of the Preliminary and Final Plat with no public comment. The complete Planning Commission packet is available at:

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

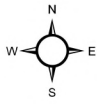
Brittany Cameron, Assistant City Planner

Attachments: General Location Map

Plat Drawing

Draft Resolution – Preliminary & Final Plat

Draft Resolution – Developer's Agreement



General Location Map
Prairie Parkway 5th Addition
2520 & 2571 41st Ave S
58.625.0060 & 58.652.0070



PRAIRIE PARKWAY 5th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND PART OF THE VACATED 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION
TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE PARKWAY II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OWNER, AND TOWN AND COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, MORTGAGEE OF THAT PART OF LOT 1 BLOCK 2 AND LOT 1, BLOCK 3 OF PRAIRIE PARKWAY 2ND ADDITION, TO THE CITY OF MOORHEAD, COUNTY OF CLAY, STATE OF MINNESOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND THE 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS PRAIRIE PARKWAY 5th ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 1, BLOCK 2, ALL RIGHTS OF WAY AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE PARKWAY 5th ADDITION, CONSISTS OF 82 LOTS AND 3 BLOCKs, AND CONTAINS 16.49 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

PRAIRIE PARKWAY II, LLC
BY: JUSTIN BERG
ITS: PRESIDENT

TOWN & COUNTRY CREDIT UNION
BY: CHAD COTA
ITS: VICE PRESIDENT OF BUSINESS LENDING

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN BERG, TO ME KNOWN TO BE THE PRESIDENT OF PRAIRIE PARKWAY II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD COTA, TO ME KNOWN TO BE THE VICE PRESIDENT OF BUSINESS LENDING OF TOWN & COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS PRAIRIE PARKWAY 5th ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
PROFESSIONAL LAND SURVEYOR
MINNESOTA LICENSE No. 49984

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM TROWBRIDGE
CITY ENGINEER

CITY ATTORNEY'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

KATHRYN J. McNAMARA
CITY ATTORNEY

CITY PLANNER/PLANNING COMMISSION'S RECOMMENDATION

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS _____ DAY OF _____, 20____, THE PLAT WAS DULY RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL.

ROBIN HUSTON
CITY PLANNER

CITY COUNCIL'S CERTIFICATE

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS _____ DAY OF _____, 20____, THE PLAT WAS DULY APPROVED.

CHRISTINA RUST
CITY CLERK

CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

PURSUANT TO MINNESOTA STATUTES, SECTION 505.21, TAXES PAYABLE IN THE YEAR _____ ON THE LAND HEREINBEFORE DESCRIBED HAVE BEEN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS _____ DAY OF _____, 20____.

LORI J. JOHNSON, COUNTY AUDITOR-TREASURER
CLAY COUNTY, MINNESOTA

CLAY COUNTY RECORDER'S CERTIFICATE

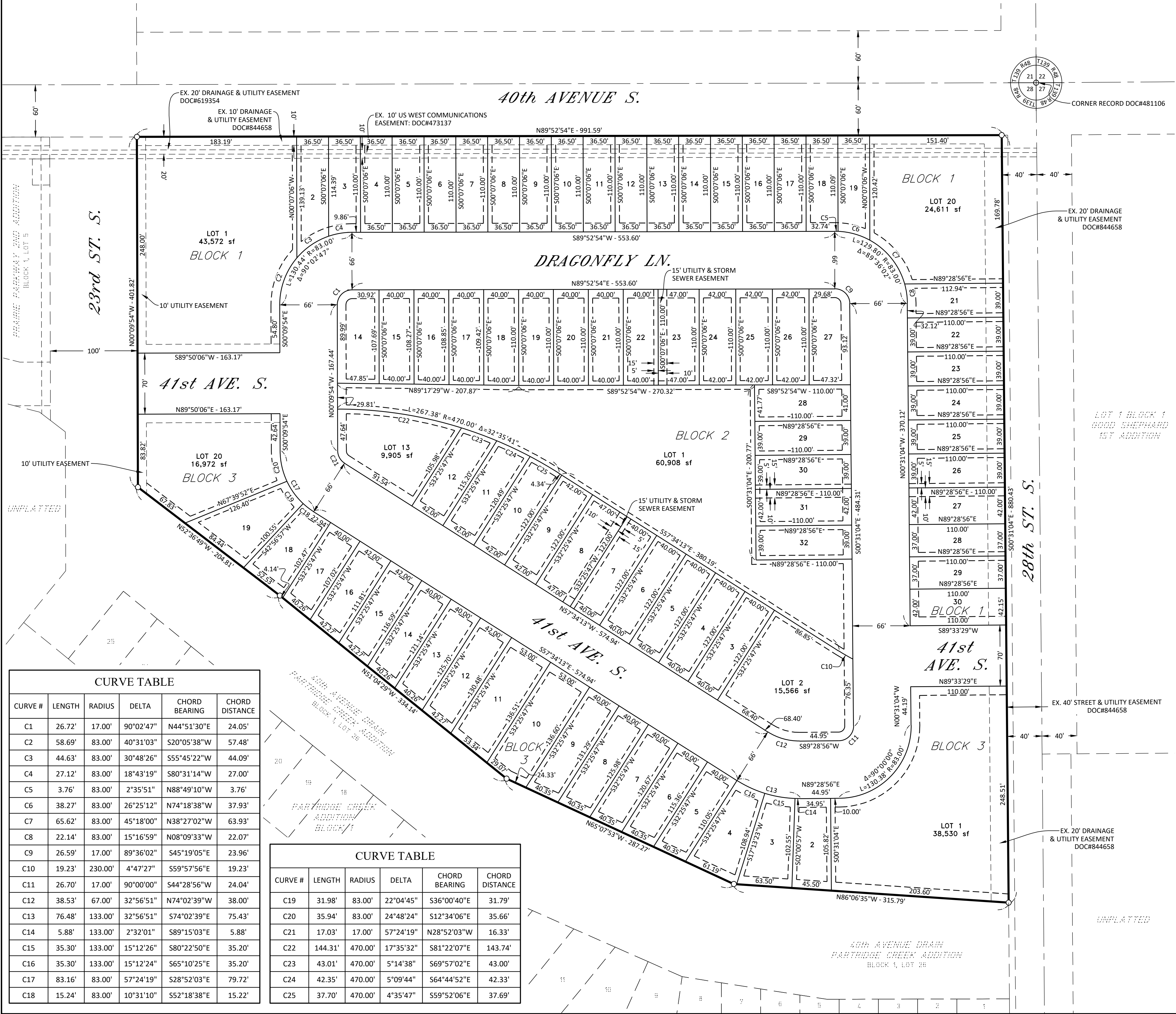
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER _____.

KIMBERLY S. SAVAGEAU, COUNTY RECORDER
CLAY COUNTY, MINNESOTA

SHEET 1 OF 2

PRAIRIE PARKWAY 5th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND PART OF THE VACATED 41ST AVENUE SOUTH RIGHT OF WAY OF WAY OF PRAIRIE PARKWAY 2ND ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.72'	17.00'	90°02'47"	N44°51'30"E	24.05'
C2	58.69'	83.00'	40°31'03"	S20°05'38"W	57.48'
C3	44.63'	83.00'	30°48'26"	S55°45'22"W	44.09'
C4	27.12'	83.00'	18°43'19"	S80°31'14"W	27.00'
C5	3.76'	83.00'	2°35'51"	N88°49'10"W	3.76'
C6	38.27'	83.00'	26°25'12"	N74°18'38"W	37.93'
C7	65.62'	83.00'	45°18'00"	N38°27'02"W	63.93'
C8	22.14'	83.00'	15°16'59"	N08°09'33"W	22.07'
C9	26.59'	17.00'	89°36'02"	S45°19'05"E	23.96'
C10	19.23'	230.00'	4°47'27"	S59°57'56"E	19.23'
C11	26.70'	17.00'	90°00'00"	S44°28'56"W	24.04'
C12	38.53'	67.00'	32°56'51"	N74°02'39"W	38.00'
C13	76.48'	133.00'	32°56'51"	S74°02'39"E	75.43'
C14	5.88'	133.00'	2°32'01"	S89°15'03"E	5.88'
C15	35.30'	133.00'	15°12'26"	S80°22'50"E	35.20'
C16	35.30'	133.00'	15°12'24"	S65°10'25"E	35.20'
C17	83.16'	83.00'	57°24'19"	S28°52'03"E	79.72'
C18	15.24'	83.00'	10°31'10"	S52°18'38"E	15.22'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	31.98'	83.00'	22°04'45"	S36°00'40"E	31.79'
C20	35.94'	83.00'	24°48'24"	S12°34'06"E	35.66'
C21	17.03'	17.00'	57°24'19"	N28°52'03"W	16.33'
C22	144.31'	470.00'	17°35'32"	S81°22'07"E	143.74'
C23	43.01'	470.00'	5°14'38"	S69°57'02"E	43.00'
C24	42.35'	470.00'	5°09'44"	S64°44'52"E	42.33'
C25	37.70'	470.00'	4°35'47"	S59°52'06"E	37.69'

BLOCK 1			BLOCK 2			BLOCK 3		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	43,572	1.00	1	60,908	1.40	1	38,530	0.88
2	4,539	0.10	2	15,566	0.36	2	4,489	0.10
3	4,054	0.09	3	4,880	0.11	3	5,127	0.12
4	4,015	0.09	4	4,880	0.11	4	5,400	0.12
5	4,015	0.09	5	4,880	0.11	5	4,508	0.10
6	4,015	0.09	6	4,880	0.11	6	4,721	0.11
7	4,015	0.09	7	4,880	0.11	7	4,933	0.11
8	4,015	0.09	8	5,734	0.13	8	5,145	0.12
9	4,015	0.09	9	5,124	0.12	9	5,358	0.12
10	4,015	0.09	10	5,105	0.12	10	7,323	0.17
11	4,015	0.09	11	4,963	0.11	11	7,075	0.16
12	4,015	0.09	12	4,659	0.11	12	5,380	0.12
13	4,015	0.09	13	9,905	0.23	13	4,937	0.11
14	4,015	0.09	14	5,079	0.12	14	4,755	0.11
15	4,015	0.09	15	4,319	0.10	15	4,796	0.11
16	4,015	0.09	16	4,342	0.10	16	4,595	0.11
17	4,015	0.09	17	4,365	0.10	17	4,190	0.10
18	4,015	0.09	18	4,388	0.10	18	4,766	0.11
19	4,151	0.10	19	4,400	0.10	19	6,145	0.14
20	24,611	0.56	20	4,400	0.10	20	16,972	0.39
21	4,311	0.10	21	4,400	0.10			
22	4,290	0.10	22	4,400	0.10			
23	4,290	0.10	23	5,170	0.12			
24	4,290	0.10	24	4,620	0.11			
25	4,290	0.10	25	4,620	0.11			
26	4,290	0.10	26	4,620	0.11			
27	4,620	0.11	27	5,103	0.12			
28	4,070	0.09	28	4,552	0.10			
29	4,070	0.09	29	4,290	0.10			
30	4,628	0.11	30	4,290	0.10			
			31	4,620	0.11			
			32	4,290	0.10			

LEGEND

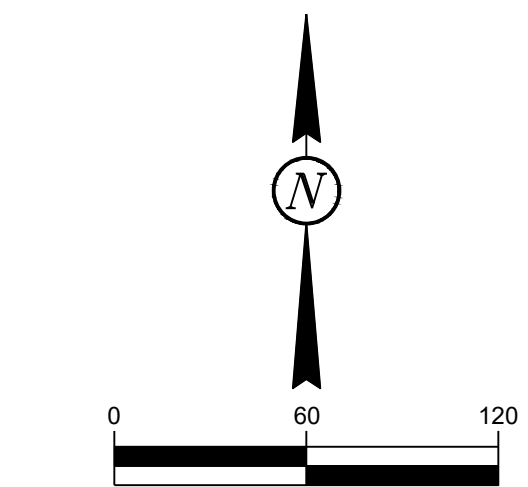
- MONUMENT SET
- MONUMENT FOUND
- RIGHT OF WAY
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE

SURVEY INFORMATION

DATE OF SURVEY: 03-25-20

BASIS OF BEARING: CITY OF MOORHEAD COORDINATE SYSTEM - [NAD83(1986) MNDOT CLAY COUNTY COORDINATES].

- NOTES
- TOTAL PLAT ACREAGE = 16.49
 - 41ST AVENUE RIGHT OF WAY TO BE VACATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT



SHEET 2 OF 2

LOWRY ENGINEERING

5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

RESOLUTION

Resolution to Approve Preliminary and Final Plat for Prairie Parkway 5th Addition

WHEREAS, Lowry Engineering, on behalf of Prairie Parkway II, LLC, has requested a preliminary and final plat approval for Prairie Parkway 5th Addition, legally described as:

Lot 1, Block 2 and Lot 1, Block 3 and Vacated portion of 41st Ave S, of Prairie Parkway 2nd Addition.

WHEREAS, the Moorhead Planning Commission held a public hearing on July 14, 2026 and voted unanimously to recommend approval of the preliminary and final plat subject to conditions noted below; and

WHEREAS, the City Council of the City of Moorhead finds the preliminary and final plat of Prairie Parkway 5th Addition consistent with Title 11 of the Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the preliminary and final plat of Prairie Parkway 5th Addition is hereby approved contingent upon the following conditions:

1. Plat Drawing:
 - a. Add monuments to all corners.
 - b. Add measurement on eastern boundary of roadway on Lot 1, Block 2.
 - c. Correct distance at the boundary between Lot 1 and Lots 14-18, Block 2 as there appears to be a rounding error (0.02' difference).
 - d. On page 2, correct owner's certificate to include "a part of the vacated 41st Ave S right of way of Prairie Parkway 2nd Addition.
 - e. On page 1, note 2 should reflect the already recorded vacation of part of 41st Ave S right of way, Document #863844.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Developer's Agreement for Prairie Parkway 5th Addition

WHEREAS, Lowry Engineering, on behalf of Prairie Parkway II, LLC, has requested final plat approval for Prairie Parkway 5th Addition, and

WHEREAS, the final plat for Prairie Parkway 5th Addition was approved by the City Council on July 27, 2026; and

WHEREAS, the City Council and Prairie Parkway II, LLC are desirous of executing agreements stipulating the terms and conditions regarding development of Prairie Parkway 5th Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Mayor and City Manager are hereby authorized and directed to execute on behalf of the City of Moorhead a Developer's Agreement stipulating the terms and conditions for development of Prairie Parkway 5th Addition as drafted and approved by the City's Attorney's office.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Consider Actions Relating to Partridge Creek Second Addition

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions relating to Partridge Creek Second Addition:

1. Resolution to Approve Preliminary & Final Plat;
2. Resolution to Approve Developer's Agreement;
3. First Reading of Ordinance 2026-02: An Ordinance Amending the Official Zoning Map by rezoning 4151 28th Street S (Parcel 58.900.2865) and 4301 28th Street S (Parcel 58.900.2855) from TZ: Transitional to RLD-3: Residential Low Density-3.

BACKGROUND/KEY POINTS:

Partridge Creek Second Addition is a 101-lot proposed second phase of the master planned single-family residential development called Partridge Creek. The second addition is located west of the first and also includes a replat of Block 4 in the first to elongate 13 parcels by 20 feet.

The Moorhead Planning Commission considered the requests at their July 14, 2026 meeting and unanimously recommended approval of the requests with no public comment received. The complete Planning Commission packet is available at:

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

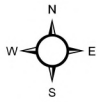
Attachments: General Location Map

Plat Drawing

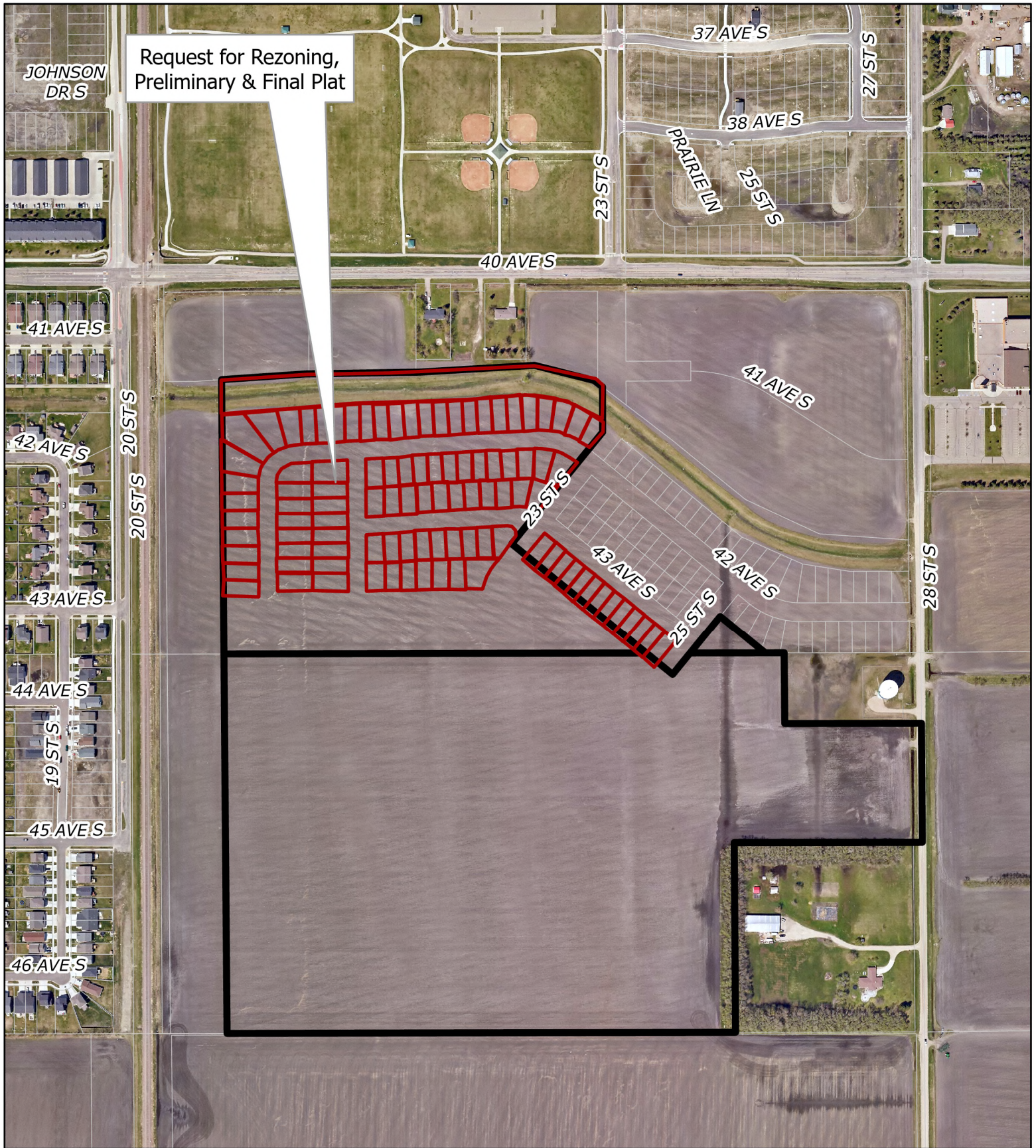
Draft Resolution – Preliminary & Final Plat

Draft Resolution – Developer's Agreement

Draft Ordinance – 2026-02



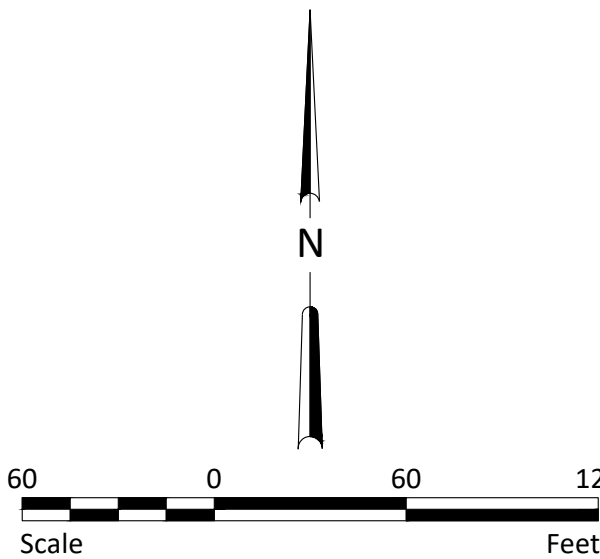
General Location Map Partridge Creek Second Addition 58.900.2865, 58.900.2855 & Block 4 of Partridge Creek Addition



-  Existing Parcels
-  New Parcels

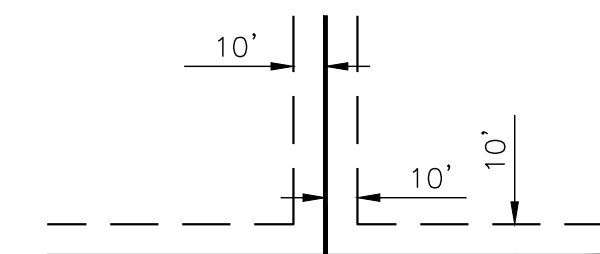
PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA



LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- RECORDED DISTANCE (100.00')
- MEASURED DISTANCE 100.01'
- RECORDED BEARING (S00°18'02"E)
- MEASURED BEARING S00°18'02"E
- VACATED UTILITY EASEMENT (DOCUMENT NO. ???)
- BEARINGS SHOWN ARE BASED ON MOORHEAD GIS HORIZONTAL DATUM.



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ON THE PLAT.

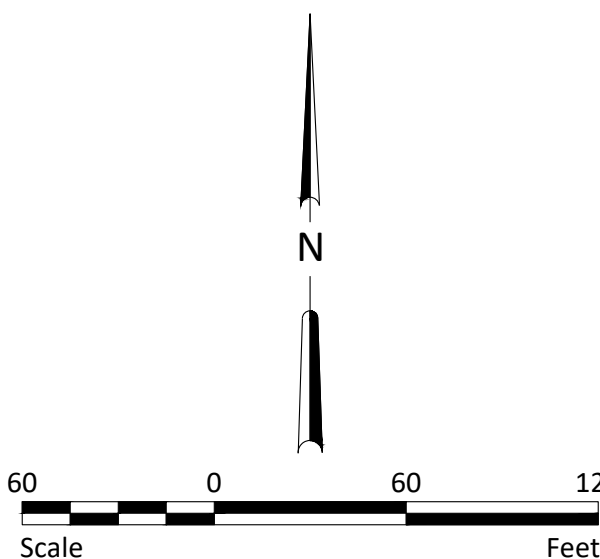
UTILITY EASEMENTS
ARE SHOWN THUS

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	43.93	283.00	8°53'36"	N55°17'34"W
C2	54.01	283.00	10°56'08"	N65°12'26"W
C3	52.24	283.00	10°34'38"	N75°57'49"W
C4	47.74	283.00	9°39'58"	N86°05'07"W
C5	12.07	283.00	2°26'40"	S87°51'33"W
C6	26.74	133.00	11°31'12"	S80°52'37"W
C7	51.66	133.00	22°15'17"	S63°59'22"W
C8	51.66	133.00	22°15'17"	S41°44'05"W
C9	51.66	133.00	22°15'21"	S19°28'46"W
C10	20.53	133.00	8°50'42"	S03°55'45"W
C11	88.95	217.00	23°29'07"	N62°32'56"W
C12	72.23	217.00	40°04'18"	N83°49'38"W
C13	31.54	30.00	60°13'54"	S69°17'06"W
C14	69.39	30.00	132°31'55"	S27°05'49"E

PRELIMINARY PLAT

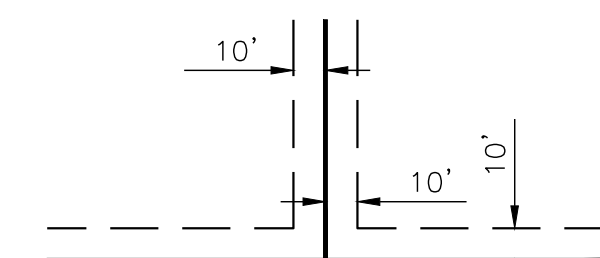
PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA



LEGEND

- IRON MONUMENT FOUND ●
- 1/2" I.D. PIPE SET ○
- RECORDED DISTANCE (100.00')
- MEASURED DISTANCE 100.01'
- RECORDED BEARING (S00°18'02"E)
- MEASURED BEARING S00°18'02"E
- VACATED UTILITY EASEMENT (DOCUMENT NO. ???)
- BEARINGS SHOWN ARE BASED ON MOORHEAD GIS HORIZONTAL DATUM.



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ON THE PLAT.

**UTILITY EASEMENTS
ARE SHOWN THUS**

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	43.93	283.00	8°53'36"	N55°17'34"W
C2	54.01	283.00	10°56'08"	N65°12'26"W
C3	52.24	283.00	10°34'38"	N75°57'49"W
C4	47.74	283.00	9°39'58"	N86°05'07"W
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C6	26.74	133.00	11°31'12"	S80°52'37"W
C7	51.66	133.00	22°15'17"	S63°59'22"W
C8	51.66	133.00	22°15'17"	S41°44'05"W
C9	51.66	133.00	22°15'21"	S19°28'46"W
C10	20.53	133.00	8°50'42"	S03°55'45"W
C11	88.95	217.00	23°29'07"	N62°32'56"W
C12	72.23	217.00	19°04'18"	N83°49'38"W
C13	31.54	30.00	60°13'54"	S69°17'06"W
C14	69.39	30.00	132°31'55"	S27°05'49"E



Sheet 2 of 3
Project No. 9004-0023

PRELIMINARY PLAT

44th AVE. S.

43rd AVE. S.

BLOCK 3

BLOCK 2

42nd AVE. S.

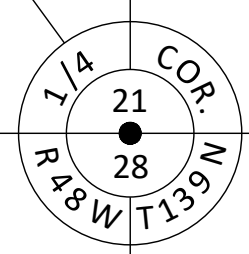
BLOCK 4

BLOCK 1

40th AVENUE DRAIN

PARKWAY

PRAIRIE



PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA

Owner's Certificate, Dedication, And Acknowledgement:

Know All Persons By These Presents: That Partridge Creek, LLC, a North Dakota limited liability company, is the owner and proprietor, and Bank Forward, is the mortgagee, of part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian and Block 4, Partridge Creek Addition, City of Moorhead, Clay County, Minnesota, described as follows:

Beginning at the northwest corner of Partridge Creek Addition to the City of Moorhead, on file at the Clay County Recorder's Office; thence South 00°09'54" East, along the westerly line of said Partridge Creek Addition, for a distance of 159.50 feet; thence South 39°10'09" West, along the westerly line of said Partridge Creek Addition, for a distance of 508.41 feet to the most westerly corner of said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most westerly corner of Block 4, said Partridge Creek Addition; thence North 39°10'09" East, along the northwesterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most northerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the northeasterly line of Block 4, said Partridge Creek Addition, for a distance of 601.28 feet to the most easterly corner of Block 4, said Partridge Creek Addition; thence South 39°10'09" West, along the southeasterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most southerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most southerly corner of said Partridge Creek Addition; thence South 39°10'09" West for a distance of 20.00 feet; thence North 50°49'51" West for a distance of 667.28 feet; thence South 39°10'09" West for a distance of 52.88 feet to a point of tangential curve to the left, having a radius of 267.00 feet; thence southwesterly, along said curve, for a distance of 141.49 feet, having a central angle of 30°21'48"; thence South 89°28'53" West for a distance of 842.51 feet; thence North 00°29'36" West for a distance of 44.03 feet; thence North 90°00'00" West for a distance of 125.00 feet to a point of intersection with the easterly line of the West 200.00 feet of said Northeast Quarter; thence North 00°29'36" West, along with the easterly line of the West 200.00 feet of said Northeast Quarter, for a distance of 768.71 feet to a point of intersection with the southerly line of Prairie Parkway 2nd Addition to the City of Moorhead, on file at said Recorder's Office; thence North 86°07'29" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 298.11 feet; thence North 89°05'35" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 405.07 feet; thence North 86°36'15" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 404.46 feet; thence South 75°48'17" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 217.74 feet; thence South 52°36'49" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 37.21 feet to the true point of beginning.

Said tract contains 24.096 acres, more or less.

And that the owner has caused the above described tract of land to be surveyed and platted as **Partridge Creek Second Addition** to the City of Moorhead, Minnesota, and does hereby dedicate and convey to the said City of Moorhead, and to the public, for public use, the public ways and the utility easements shown on the plat.

Owner:
Partridge Creek, LLC, a North Dakota limited liability company

Richard R. Jordahl, Member

State of _____)
County of _____)ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Richard R. Jordahl, Member of Partridge Creek, LLC, a North Dakota limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of said limited liability company.

Notary public: _____

Mortgagee:
Bank Forward

Signature

Printed Name & Title

State of _____)
County of _____)ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared

_____(name),
_____(title),

with Bank Forward, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of Bank Forward.

Notary public: _____

Surveyor's Certificate and Acknowledgement:

I hereby certify that this plat of **Partridge Creek Second Addition** is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat. I further certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Curtis A. Skarphol, Licensed Land Surveyor
Minnesota License No. 42303

State of North Dakota _____)
County of Cass _____)ss

The foregoing instrument was acknowledged before me this

_____ day of _____, 20____, by Curtis A. Skarphol, Licensed Land Surveyor.

Notary public: _____

City Engineer's Approval:

Tom Trowbridge, City Engineer
City of Moorhead, Minnesota

City Attorney's Approval:

City Attorney approves as to form and content.

John T. Shockley, City Attorney
City of Moorhead, Minnesota

City Planner/Planning Commission's Recommendation:

At a regular meeting of the planning commission of the City of Moorhead, Minnesota, on this _____ day of _____, 20____, the plat of **Partridge Creek Addition** to the City of Moorhead, Minnesota, was duly recommended for approval to the city council.

Robin Huston, City Planner
City of Moorhead, Minnesota

City Council's Certificate:

At a regular meeting of the city council of the City of Moorhead, Minnesota, on this _____ day of _____, 20____, the plat of **Partridge Creek Second Addition** to the City of Moorhead, Minnesota, was duly approved.

Christina Rust, City Clerk
City of Moorhead, Minnesota

Clay County Auditor-Treasurer's Certificate:

Pursuant to Minnesota Statutes, Section 505.021, taxes payable in the year 20____ on the land hereinbefore described have been paid and there are no delinquent taxes. Transfer entered this _____ day of _____, 20____.

Lori J. Johnson, County Auditor-Treasurer
Clay County, Minnesota

Clay County Recorder's Certificate:

State of Minnesota _____)
County of Clay _____)ss

Filed for record this _____ day of _____, 20____, at _____ o'clock____.m., C__T.

Document No: _____

Kimberly S. Savageau, County Recorder
Clay County, Minnesota

PRELIMINARY PLAT



Sheet 3 of 3
Project No. 9004-0023

RESOLUTION

Resolution to Approve Preliminary and Final Plat for Partridge Creek Second Addition

WHEREAS, Partridge Creek, LLC, has requested a preliminary and final plat approval for Partridge Creek Second Addition, legally described as:

Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian and Replat of Block 4, Partridge Creek Addition, City of Moorhead, Clay County, Minnesota, described as follows:

Beginning at the northwest corner of Partridge Creek Addition to the City of Moorhead, on file at the Clay County Recorder's Office; thence South 00°09'54" East, along the westerly line of said Partridge Creek Addition, for a distance of 159.50 feet; thence South 39°10'09" West, along the westerly line of said Partridge Creek Addition, for a distance of 508.41 feet to the most westerly corner of said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most westerly corner of Block 4, said Partridge Creek Addition; thence North 39°10'09" East, along the northwesterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most northerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the northeasterly line of Block 4, said Partridge Creek Addition, for a distance of 601.28 feet to the most easterly corner of Block 4, said Partridge Creek Addition; thence South 39°10'09" West, along the southeasterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most southerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most southerly corner of said Partridge Creek Addition; thence South 39°10'09" West for a distance of 20.00 feet; thence North 50°49'51" West for a distance of 667.28 feet; thence South 39°10'09" West for a distance of 52.88 feet to a point of tangential curve to the left, having a radius of 267.00 feet; thence southwesterly, along said curve, for a distance of 141.49 feet, having a central angle of 30°21'48"; thence South 89°28'53" West for a distance of 842.51 feet; thence North 00°29'36" West for a distance of 44.03 feet; thence North 90°00'00" West for a distance of 125.00 feet to a point of intersection with the easterly line of the West 200.00 feet of said Northeast Quarter; thence North 00°29'36" West, along with the easterly line of the West 200.00 feet of said Northeast Quarter, for a distance of 768.71 feet to a point of intersection with the southerly line of Prairie Parkway 2nd Addition to the City of Moorhead, on file at said Recorder's Office; thence North 86°07'29" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 298.11 feet; thence North 89°05'35" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 405.07 feet; thence North 86°36'15" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 404.46 feet; thence South 75°48'17" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 217.74 feet; thence South 52°36'49" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 37.21 feet to the true point of beginning. Said tract contains 24.096 acres, more or less; and

WHEREAS, the Moorhead Planning Commission held a public hearing on July 14, 2026 and voted unanimously to recommend approval of the preliminary and final plat subject to conditions noted below; and

WHEREAS, the City Council of the City of Moorhead finds the preliminary and final plat of Partridge Creek Second Addition consistent with Title 11 of the Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the preliminary and final plat of Partridge Creek Second Addition is hereby approved contingent upon the following conditions:

- A. One access in and out is not permitted. A second access from 28th St S is temporarily waived with the condition that a second access point must be provided with next phase of the development.
- B. Temporary dead end streets required to have temporary cul-de-sacs.
- C. A stormwater pond will be constructed on adjacent parcels (58.900.2866 & 58.900.2868) and will need to be completed in advance of or concurrent with the street construction for this addition.
- D. Vacate previously platted 10-foot utility easements along the former rear property lines of Block 4, Partridge Creek Addition.
- E. Either a waiver of Subdivision Code 11-5-7 or a redesign approved by the City Engineer is needed for the 23rd St S/43rd Ave S intersection as it does not currently meet the subdivision requirement for intersection angles to be less then 75 degrees.
- F. Plat Drawing:
 - 1. On page 1, add curve C13 & C14 to curve table.
 - 2. On page 1, add "UNPLATTED" south of 44th Ave S.
 - 3. On page 1, the sum of distances for Lots 25-31, Block 1 do not match the street dimension (0.02' difference).
 - 4. On page 1, curve data appears to be missing from drawing and curve table for Lot 16, Block 4.
 - 5. On page 1 & 2, 21st St S to be renamed 22nd St S.
 - 6. On page 1 & 2, add 5-ft interior side yard utility& drainage easements to all parcels.
 - 7. On page 1 & 2, block boundary dimensions along labeled 21st St S (to be renamed 22nd St S) do not match the sum of the lot dimensions (off by 0.01').
 - 8. On page 2, add 21st St S to most western street south of curve.
 - 9. On page 2, Lot 28, Block 1 rear lot dimensions are being obscured by bearing label.
 - 10. On page 3, correct City Attorney name to Kathryn J. McNamara.
 - 11. On page 3, under City Planner, correct plat name to Partridge Creek Second Addition.
 - 12. On page 3, legal description must begin from a PLSS corner, rather than a corner of the pervious plat.
- G. Additional utility and drainage easements shall be provided, as needed.
- H. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
- I. Applicant/Owner to receive all required federal, state and local permits.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Developer's Agreement for Partridge Creek Second Addition

WHEREAS, Partridge Creek, LLC, has requested final plat approval for Partridge Creek Second Addition, and

WHEREAS, the final plat for Partridge Creek Second Addition was approved by the City Council on July 27, 2026; and

WHEREAS, the City Council and Partridge Creek, LLC are desirous of executing agreements stipulating the terms and conditions regarding development of Partridge Creek Second Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Mayor and City Manager are hereby authorized and directed to execute on behalf of the City of Moorhead a Developer's Agreement stipulating the terms and conditions for development of Partridge Creek Second Addition as drafted and approved by the City's Attorney's office.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP IN ACCORDANCE WITH CHAPTER 3 OF TITLE 10 OF THE MOORHEAD CITY CODE REZONING 4151 28TH STREET S (PARCEL 58.900.2865) AND 4301 28TH STREET S (PARCEL 58.900.2855) FROM TZ: TRANSITIONAL TO RLD-3: RESIDENTIAL LOW DENSITY-3

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOORHEAD AS FOLLOWS:

WHEREAS, Partridge Creek, LLC has requested a Zoning Map Amendment for at 4151 28th Street S (Parcel 58.900.2865) and 4301 28th Street S (Parcel 58.900.2855), legally described as:

4151 28TH STREET S (PARCEL 58.900.2865)

Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian, City of Moorhead, Clay County, Minnesota, described as follows:

Beginning at the northwest corner of Partridge Creek Addition to the City of Moorhead, on file at the Clay County Recorder's Office; thence South 00°09'54" East, along the westerly line of said Partridge Creek Addition, for a distance of 159.50 feet; thence South 39°10'09" West, along the westerly line of said Partridge Creek Addition, for a distance of 508.41 feet to the most westerly corner of said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most westerly corner of Block 4, said Partridge Creek Addition; thence North 39°10'09" East, along the northwesterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most northerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the northeasterly line of Block 4, said Partridge Creek Addition, for a distance of 601.28 feet to the most easterly corner of Block 4, said Partridge Creek Addition; thence South 39°10'09" West, along the southeasterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most southerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most southerly corner of said Partridge Creek Addition; thence South 39°10'09" West for a distance of 20.00 feet; thence North 50°49'51" West for a distance of 667.28 feet; thence South 39°10'09" West for a distance of 52.88 feet to a point of tangential curve to the left, having a radius of 267.00 feet; thence southwesterly, along said curve, for a distance of 141.49 feet, having a central angle of 30°21'48"; thence South 89°28'53" West for a distance of 842.51 feet; thence North 00°29'36" West for a distance of 44.03 feet; thence North 90°00'00" West for a distance of 125.00 feet to a point of intersection with the easterly line of the West 200.00 feet of said Northeast Quarter; thence North 00°29'36" West, along with the easterly line of the West 200.00 feet of said Northeast Quarter, for a distance of 768.71 feet to a point of intersection with the southerly line of Prairie Parkway 2nd Addition to the City of Moorhead, on file at said Recorder's Office; thence North 86°07'29" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 298.11 feet; thence North 89°05'35" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 405.07 feet; thence North 86°36'15" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 404.46 feet; thence South 75°48'17" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 217.74 feet; thence South 52°36'49" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 37.21 feet to the true point of beginning. Said tract contains 24.096 acres, more or less; and

4301 28TH STREET S (PARCEL 58.900.2855)

The South Half of the Northeast Quarter of Section Twenty-eight, in Township One Hundred Thirty-nine North of Range Forty-eight West of the Fifth Principal Meridian, situate in the County of Clay and the State of Minnesota, LESS the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section Twenty-eight, Township One Hundred Thirty-nine North, Range Forty-eight West, also LESS the North 250 feet of the East 483 feet of the South Half of the Northeast Quarter of Section Twenty-eight, Township One Hundred Thirty-nine North, Range Forty-eight West, subject to a 33.00 foot wide existing township road right-of-way and all other easements and rights-of-way of record, also LESS all of Partridge Creek Addition; and

WHEREAS, the Moorhead Planning Commission held a public hearing on July 14, 2026 and voted unanimously to recommend approval; and

WHEREAS, the City Council of the City of Moorhead finds pursuant to the purpose and intent found in Title 10, Chapter 3 of Moorhead City Code that the proposed rezoning of property would promote health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Moorhead, Minnesota that the Official Zoning Map of the City of Moorhead, in accordance with Chapter 3 of Title 10 of the City Code of Moorhead, Minnesota is hereby amended to rezone 4151 28th Street S (Parcel 58.900.2865) and 4301 28th Street S (Parcel 58.900.2855) from TZ: Transitional to RLD-3: Residential Low Density-3, legally described as:

4151 28TH STREET S (PARCEL 58.900.2865)

Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian, City of Moorhead, Clay County, Minnesota, described as follows:

Beginning at the northwest corner of Partridge Creek Addition to the City of Moorhead, on file at the Clay County Recorder's Office; thence South 00°09'54" East, along the westerly line of said Partridge Creek Addition, for a distance of 159.50 feet; thence South 39°10'09" West, along the westerly line of said Partridge Creek Addition, for a distance of 508.41 feet to the most westerly corner of said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most westerly corner of Block 4, said Partridge Creek Addition; thence North 39°10'09" East, along the northwesterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most northerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the northeasterly line of Block 4, said Partridge Creek Addition, for a distance of 601.28 feet to the most easterly corner of Block 4, said Partridge Creek Addition; thence South 39°10'09" West, along the southeasterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most southerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most southerly corner of said Partridge Creek Addition; thence South 39°10'09" West for a distance of 20.00 feet; thence North 50°49'51" West for a distance of 667.28 feet; thence South 39°10'09" West for a distance of 52.88 feet to a point of tangential curve to the left, having a radius of 267.00 feet; thence southwesterly, along said curve, for a distance of 141.49 feet, having a central angle of 30°21'48"; thence South 89°28'53" West for a distance of 842.51 feet; thence North 00°29'36" West for a distance of 44.03 feet; thence North 90°00'00" West for a distance of 125.00 feet to a point of intersection with the easterly line of the West 200.00 feet of said Northeast Quarter; thence North 00°29'36" West, along with the easterly line of the West 200.00 feet of said Northeast Quarter, for a distance of 768.71 feet to a point of intersection with the southerly line of Prairie Parkway 2nd Addition to the City of Moorhead, on file at said Recorder's Office; thence North 86°07'29" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 298.11 feet; thence North 89°05'35" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 405.07 feet; thence North 86°36'15" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 404.46 feet; thence South 75°48'17" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 217.74 feet; thence South 52°36'49" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 37.21 feet to the true point of beginning. Said tract contains 24.096 acres, more or less; and

4301 28TH STREET S (PARCEL 58.900.2855)

The South Half of the Northeast Quarter of Section Twenty-eight, in Township One Hundred Thirty-nine North of Range Forty-eight West of the Fifth Principal Meridian, situate in the County of Clay and the State of Minnesota, LESS the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section Twenty-eight, Township One Hundred Thirty-nine North, Range Forty-eight West, also LESS the North 250 feet of the East 483 feet of the South Half of the Northeast Quarter of Section Twenty-eight, Township One Hundred Thirty-nine North, Range Forty-eight West, subject to a 33.00 foot wide existing township road right-of-way and all other easements and rights-of-way of record, also LESS all of Partridge Creek Addition.

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

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 7/27/2026

Second Reading:

E-Post Date:

Publication:



City Council Communication

July 27, 2026

SUBJECT:

Consider actions relating to the redevelopment of 801 10th Ave S, 1022 8th St S, and 1102 8th St S on the Concordia College campus

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions relating to the redevelopment of 801 10th Ave S, 1022 8th St S, and 1102 8th St S on the Concordia College campus:

1. First Reading of Ordinance 2026-03: An Ordinance amending the Official Zoning Map in accordance with Chapter 3 of Title 10 of the Moorhead City Code rezoning these parcels from INS: Institutional to MU-2: Neighborhood Mixed Use; and
2. Resolution to Approve Comprehensive Plan Amendment from Public Institutional to Mixed Use.

BACKGROUND/KEY POINTS:

801 10th Ave S, 1022 8th St S, and 1102 8th St S are currently zoned INS: Institutional and have historically served as student apartments and administrative offices. The buildings no longer meet the needs of Concordia so they are proposing to redevelop the site with new student housing and commercial services to better serve both the student body and community at large, requiring the Zoning Map and Comprehensive Plan Amendments. All proposed MU-2 commercial uses will be in alignment with neighboring parcels.

The Moorhead Planning Commission considered the request at their July 14, 2026 meeting and unanimously recommended approval of the Zoning Map and Comprehensive Plan Amendments with no public comment. The Planning Commission packet is available at:

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
Ethan Johnk, Assistant City Planner

Attachments: General Location Map

Draft Resolution – Comprehensive Plan Amendment
Draft Ordinance 2026-03

General Location Map

801 10th Ave S, 1022 8th St S, & 1102 8th St S
58.414.0080, 58.414.0130, & 58.414.0240



ORDINANCE NO. 2026-03

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP IN ACCORDANCE WITH
CHAPTER 3 OF TITLE 10 OF THE MOORHEAD CITY CODE REZONING 801 10TH AVENUE
S (PARCEL 58.414.0080), 1022 8TH STREET S (PARCEL 58.414.0130), AND 1102 8TH
STREET S (PARCEL 58.414.0240) FROM INS: INSTITUTIONAL TO MU-2:
NEIGHBORHOOD MIXED USE**

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

WHEREAS, Houston Engineering, on behalf of Concordia College, has requested to rezone 801 10th Avenue S, 1022 8th Street S, and 1102 8th Street S from INS: Institutional to MU-2: Neighborhood Mixed Use, legally described as:

801 10th Avenue S (Parcel 58.414.0080):

Lots 1-5, 19-25, Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1022 8th Street S (Parcel 58.414.0130):

Lots 13-16, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1102 8th Street S (Parcel 58.414.0240):

Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on July 14, 2026 and unanimously recommended approval of said rezoning; and

WHEREAS, the City Council of the City of Moorhead finds pursuant to the purpose and intent found in Title 10, Chapter 3 of the Moorhead City Code that the proposed rezoning of property would promote health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Official Zoning Map of the City of Moorhead, in accordance with Chapter 3 of Title 10 of the City Code of Moorhead, Minnesota is hereby amended to rezone 801 10th Avenue S, 1022 8th Street S, and 1102 8th Street S from INS: Institutional to MU-2: Neighborhood Mixed Use, legally described as:

801 10th Avenue S (Parcel 58.414.0080):

Lots 1-5, 19-25, Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1022 8th Street S (Parcel 58.414.0130):

Lots 13-16, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1102 8th Street S (Parcel 58.414.0240):

Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota.

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

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson
Mayor

Christina Rust
City Clerk

First Reading: 07/27/2026
E-Post:
Second Reading:
Date of Publication:

RESOLUTION

Resolution to Approve Amendment to the 2022 Onward Moorhead! Comprehensive Plan Future Land Use Map from Public/Institutional to Mixed Use at 801 10th Avenue South (Parcel 58.414.0080), 1022 8th Street South (Parcel 58.414.0130), and 1102 8th Street South (Parcel 58.414.0240)

WHEREAS, Houston Engineering, on behalf of Concordia College, has requested an amendment to the 2022 Onward Moorhead! Comprehensive Plan Future Land Use Map from Public/Institutional to Mixed Use at 801 10th Avenue S, 1022 8th Street S, and 1102 8th Street S, legally described as:

801 10th Avenue S (Parcel 58.414.0080):

Lots 1-5, 19-25, Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1022 8th Street S (Parcel 58.414.0130):

Lots 13-16, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1102 8th Street S (Parcel 58.414.0240):

Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on July 14, 2026 and unanimously recommended approval of said amendment; and

WHEREAS, the City Council finds said amendment to be in the best interest of the City and to reflect changing needs in the community or issues that were not anticipated or addressed in the Plan and furthermore finds the amendment to be compatible with surrounding land uses and consistent with the goals and policies of the 2022 Onward Moorhead! Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the 2022 Onward Moorhead! Comprehensive Plan Future Land Use Map is hereby amended from Public/Institutional to Mixed Use at 801 10th Avenue S, 1022 8th Street S, and 1102 8th Street S, legally described as:

801 10th Avenue S (Parcel 58.414.0080):

Lots 1-5, 19-25, Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1022 8th Street S (Parcel 58.414.0130):

Lots 13-16, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota;

1102 8th Street S (Parcel 58.414.0240):

Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

First Reading of Ordinance 2026-04: An Ordinance to Amend and Reenact Title 10, Chapter 20, Off-Street Parking, of the Moorhead City Code relating to surfacing materials

RECOMMENDATION:

The Mayor and Council are asked to consider a First Reading of Ordinance 2026-04: Title 10, Chapter 20, Off-Street Parking, of the Moorhead City Code relating to surfacing materials.

BACKGROUND/KEY POINTS:

A. Morris is requesting a Zoning Text Amendment related to off-street parking surfacing. The purpose of the request is to permit other materials than pavement for his commercial property at 1921 11th St N.

Currently, Section 10-20-4-F.5, Off-street parking surfacing, restricts parking surfacing to asphalt or concrete, with gravel only permitted in Transitional, Residential Low Density-1 (formerly RLD-0 in Oakport annexation area) and Industrial zoning districts.

While analyzing the request for the applicant, staff also researched other alternative parking surfacing solutions because Moorhead has impervious surface limits for all zoning districts except MU-1, MU-3, INS, LI and HI (i.e., impervious surface is a hard surface that prevents the entry of water into the soil).

Currently, staff does offer low density residential property owners the ability to replace impervious surfaces with pervious surfaces, like pavement or pavers, if they exceed impervious maximums. Because these have been policies only, we are now proposing to codify current practices while also offering new options for some zoning districts or areas.

Grass Paver Example



Invisible Structures GrassPave2 system at Austin, TX

Pervious Concrete Example



Woodbridge neighborhood, Shoreview, MN



City Council Communication

July 27, 2026

Permeable Paver Example



Rochester Concrete Products Holland Eco Paver

During the 2022 Onward Moorhead! Comprehensive Plan update, new strategies to encourage green infrastructure, stormwater management best practices, and eco-friendly technologies and strategies throughout the city to reimagine development and redevelopment for the next 10 years. In order to implement those strategies, staff must make complimentary zoning text amendments.

Proposed Zoning Text Amendment

Current language

New language

Title 10-20-4-F. Design And Construction of Parking Spaces:

5. Surfacing: Except in the case of farm dwellings and operations, seasonal recreational uses, and residential uses in the TZ and RLD-0 district, driveways and parking stalls must be surfaced with asphalt or concrete. In industrial zones, driveways and parking stalls may be surfaced with gravel, crushed concrete, or other materials equivalent in controlling dust and drainage, as approved by the city engineer, and subject to the approval of a grading plan that must be submitted to the city engineer. Plans for surfacing and drainage of driveways and stalls for five (5) or more vehicles must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval. At any time an improvement is made which increases the number of off street parking spaces, all nonconforming surfacing of parking areas or driveways must be brought to full compliance with this chapter.

Proposed code:

10-20-4-F. Design and Construction of Parking Areas:

5. Surfacing



City Council Communication

July 27, 2026

A. All driveways and parking areas must be surfaced with asphalt or poured concrete unless otherwise noted below:

Zoning District	Asphalt or poured concrete	² Impervious pavers	¹ Gravel or crushed concrete	² Pervious pavement	² Pervious pavers	² Grass pavers
RLD-1	P	PU for 1 or 2 family only	P	PU	PU for 1 or 2 family only	
RLD-2	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RLD-3	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RMD	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RHD	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
CC	P	PU for 1 or 2 family only	P for parcels north of 15 th Ave N excluding properties abutting 15 th Ave N	PU	PU for 1 or 2 family only	
MU-1	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-2	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-3	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-4	P			PU		
LI	P		P	PU		
HI	P		P	PU		
INS	P		P for parcels north of 15 th Ave N excluding properties abutting 15 th Ave N	PU		PU for parcels over 10 acres for no more than 50% required parking plus overflow parking
TZ	P		P	PU		
P = Permitted				PU = Provisional Use		

Notes:

1. Appropriate drainage and dust control shall be provided as shown on a grading plan to be approved by the city engineer.
2. Provisional Use Permit required establishing type of pervious materials used for project.



City Council Communication

July 27, 2026

- B. Residential driveways may only be extended with the same material as original driveway.
- C. All parking lots with five (5) or more spaces: Plans for surfacing and drainage must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval.
- D. All driveway approaches in City right of way must adhere to current regulations in Title 8-3-5.

The Planning Commission held a public hearing on July 14, 2026 and unanimously recommended approval of the zoning text amendment with no public comment. The complete Planning Commission packet can be found at: [City of Moorhead : Planning Commission](#)

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Robin Huston, City Planner/Zoning Administrator
Forrest Steinhoff, Assistant City Planner

Attachments: Draft Ordinance 2026-04

ORDINANCE 2026-04

AN ORDINANCE TO AMEND AND REENACT TITLE 10, CHAPTER 20, OFF-STREET PARKING, OF THE MOORHEAD CITY CODE

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

NEW

DELETE

SECTION 1. **Title 10, Chapter 20, Off-Street Parking** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

...

10-20-4-F. Design And Construction of Parking Spaces:

...

~~5. Surfacing: Except in the case of farm dwellings and operations, seasonal recreational uses, and residential uses in the TZ and RLD-0 district, driveways and parking stalls must be surfaced with asphalt or concrete. In industrial zones, driveways and parking stalls may be surfaced with gravel, crushed concrete, or other materials equivalent in controlling dust and drainage, as approved by the city engineer, and subject to the approval of a grading plan that must be submitted to the city engineer. Plans for surfacing and drainage of driveways and stalls for five (5) or more vehicles must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval. At any time an improvement is made which increases the number of off street parking spaces, all nonconforming surfacing of parking areas or driveways must be brought to full compliance with this chapter.~~

5. Surfacing

A. All driveways and parking areas must be surfaced with asphalt or poured concrete unless otherwise noted below:

<u>Zoning District</u>	<u>Asphalt or poured concrete</u>	<u>²Impervious pavers</u>	<u>¹Gravel or crushed concrete</u>	<u>²Pervious pavement</u>	<u>²Pervious pavers</u>	<u>²Grass pavers</u>
<u>RLD-1</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>	<u>P</u>	<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>RLD-2</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>RLD-3</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>RMD</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>RHD</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>CC</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>	<u>P for parcels north of 15th Ave N excluding properties abutting 15th Ave N</u>	<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>MU-1</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
<u>MU-2</u>	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	

MU-3	<u>P</u>	<u>PU for 1 or 2 family only</u>		<u>PU</u>	<u>PU for 1 or 2 family only</u>	
MU-4	<u>P</u>			<u>PU</u>		
LI	<u>P</u>		<u>P</u>	<u>PU</u>		
HI	<u>P</u>		<u>P</u>	<u>PU</u>		
INS	<u>P</u>		<u>P for parcels north of 15th Ave N excluding properties abutting 15th Ave N</u>	<u>PU</u>		<u>PU for parcels over 10 acres for no more than 50% required parking plus overflow parking</u>
TZ	<u>P</u>		<u>P</u>	<u>PU</u>		
<u>P = Permitted</u>				<u>PU = Provisional Use</u>		

Notes:

1. Appropriate drainage and dust control shall be provided as shown on a grading plan to be approved by the city engineer.
2. Provisional Use Permit required establishing type of pervious materials used for project.

- B. If a residential driveway may be extended, it must be extended with the same material as original driveway.
- C. All parking lots with five (5) or more spaces: Plans for surfacing and drainage must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval.
- D. All driveway approaches in City right of way must adhere to current regulations in Title 8-3-5.

...

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

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 07/27/2026

E-Post:

Second Reading:

Publication:



City Council Communication

July 27, 2026

SUBJECT:

Resolution to Approve Minor Subdivision – 3345 40th Ave S (Parcel 58.900.1748) & Parcel 58.900.2854

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve a minor subdivision of 3345 40th Ave S (Parcel 58.900.1748) & Parcel 58.900.2854.

BACKGROUND/KEY POINTS:

G. Johanson has requested to subdivide the above two parcels into three parcels, with the intention of selling Tract 1 and retaining Tracts 2 and 3. The proposal is consistent with Title 11, Chapter 3 of the Moorhead City Code.

FINANCIAL CONSIDERATIONS:

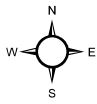
Not Applicable

Voting Requirements: Majority of Council

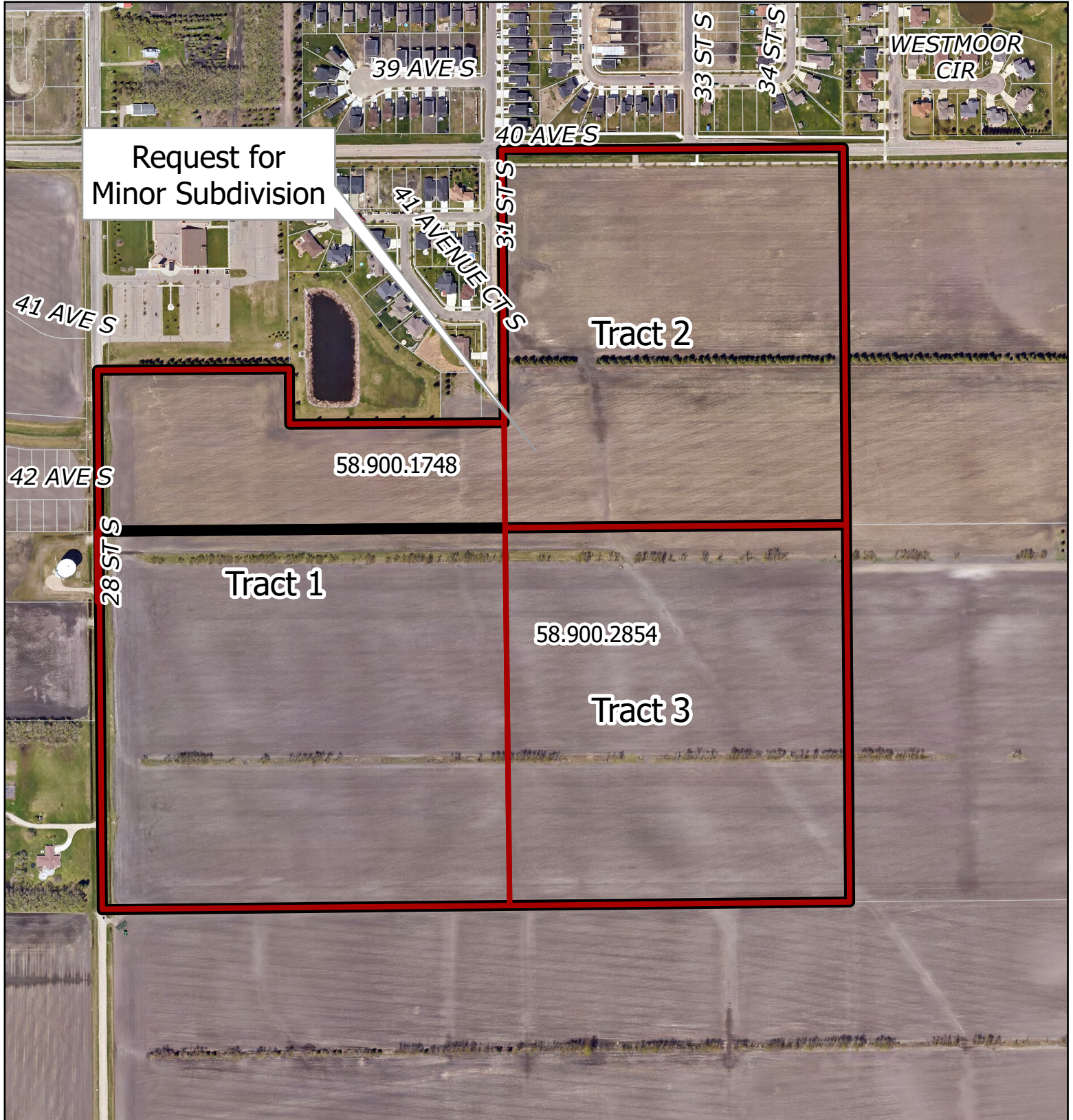
Submitted By:

Dan Mahli, City Manager
Robin Huston, City Planner / Zoning Administrator
Ethan Johnk, Assistant City Planner

Attachments: General Location Map
Minor Subdivision Plan
Draft Resolution

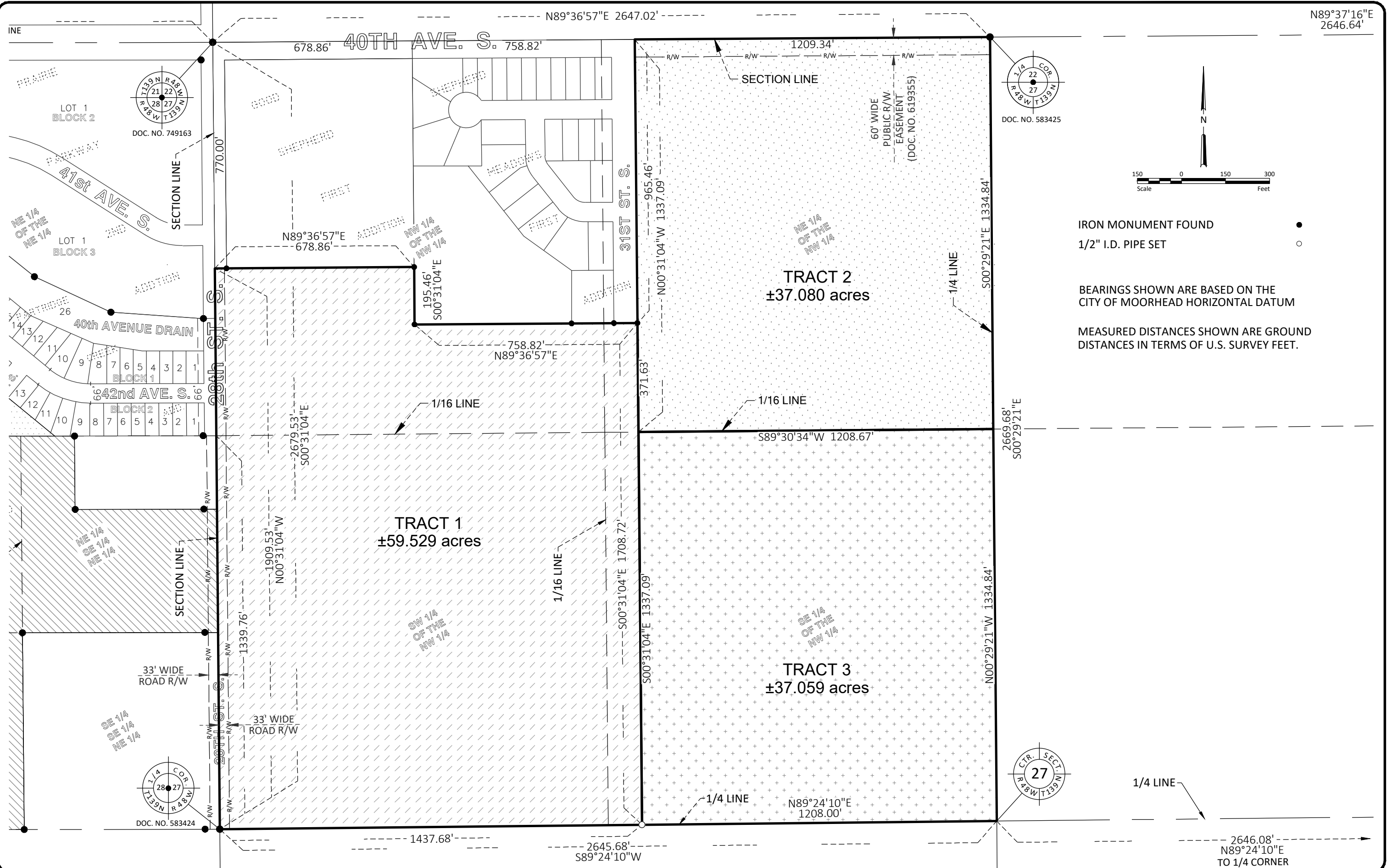


**Minor Subdivision
General Location Map**
3345 40th Ave S - 58.900.1748
0 28th St S - 58.900.2854



-  Existing Parcels
-  New Parcels

H:\BN\6600\6632_0005\CAD\6632-0005_Certificate_Survey.dwg



No.	Revision	Date	By
1	Add Tracts 2 & 3	6-30-2026	CAS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Curtis A. Skarphol 6-30-2026
Curtis A. Skarphol
MN LS No. 42303



Drawn by	Date
DSB	6-8-26
Checked by	Scale
CAS	AS SHOWN

GUST JOHANSON
PART OF THE NW 1/4 OF SECTION 27, T139N, R48W
CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

CERTIFICATE OF SURVEY
PROJECT NO. 6632-0005

SHEET
1 OF 2

DESCRIPTION - TRACT 1:

That part of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

COMMENCING at the Northwest Corner of said Section 27; thence South 00°31'04" East, along the west line of the Northwest Quarter of said Section 27, for a distance of 770.00 feet to the southwest corner of Good Shepherd First Addition to the City of Moorhead, and the TRUE POINT OF BEGINNING; thence North 89°36'57" East, along the south line of said Good Shepherd First Addition, for a distance of 678.86 feet to the southeast corner of said Good Shepherd First Addition, said southeast corner lying on the west line of Shepherd Meadows First Addition; thence South 00°31'04" East, along the west line of said Shepherd Meadows First Addition, for a distance of 195.46 feet to the southwest corner of said Shepherd Meadows First Addition; thence North 89°36'57" East, along the south line of said Shepherd Meadows First Addition, for a distance of 758.82 feet to the southeast corner of said Shepherd Meadows First Addition; thence South 00°31'04" East for a distance of 1708.72 feet to a point of intersection with the south line of the Northwest Quarter of said Section 27; thence South 89°24'10" West, along the south line of the Northwest Quarter of said Section 27, for a distance of 1437.68 feet to the Southwest Corner of the Northwest Quarter of said Section 27; thence North 00°31'04" West, along the west line of the Northwest Quarter of said Section 27, for a distance of 1909.53 feet to the TRUE POINT OF BEGINNING.

Said tract contains 59.529 acres, more or less, and is subject to easements as may be of record.

DESCRIPTION - TRACT 2:

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

BEGINNING at the Northeast Corner of the Northwest Quarter of said Section 27; thence South 00°29'21" East, along the east line of the Northwest Quarter of said Section 27, for a distance of 1334.84 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence South 89°30'34" West, along the south line of the Northeast Quarter of the Northwest Quarter of said Section 27, for a distance of 1208.67 feet to a point of intersection with the east line as extended south of Shepherd Meadows First Addition; thence North 00°31'04" West, along the east line as extended south and along the east line of said Shepherd Meadows First Addition, for a distance of 1337.09 feet to a point of intersection with the north line of the Northwest Quarter of said Section 27; thence North 89°36'57" East, along the north line of the Northwest Quarter of said Section 27, for a distance of 1209.34 feet to the POINT OF BEGINNING.

Said tract contains 37.080 acres, more or less, and is subject to easements as may be of record.

DESCRIPTION - TRACT 3:

That part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

COMMENCING at the Northeast Corner of the Northwest Quarter of said Section 27; thence South 00°29'21" East, along the east line of the Northwest Quarter of said Section 27, for a distance of 1334.84 feet to the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 27 and the TRUE POINT OF BEGINNING; thence South 89°30'34" West, along the north line of the Southeast Quarter of the Northwest Quarter of said Section 27, for a distance of 1208.67 feet to a point of intersection with the east line as extended south of Shepherd Meadows First Addition; thence South 00°31'04" East, along the east line as extended south of said Shepherd Meadows First Addition, for a distance of 1337.09 feet to a point of intersection with the south line of the Northwest Quarter of said Section 27; thence North 89°24'10" East, along the south line of the Northwest Quarter of said Section 27, for a distance of 1208.00 feet to the southeast corner of the Northwest Quarter of said Section 27; thence North 00°29'21" West for a distance of 1334.84 feet to the TRUE POINT OF BEGINNING.

Said tract contains 37.059 acres, more or less, and is subject to easements as may be of record.

H:\BN\6600\6632\6632_0005\CAD\6632-0005_Certificate_Survey.dwg

				I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  Curtis A. Skarphol MN LS No. 42303		Drawn by	Date	GUST JOHANSON PART OF THE NW 1/4 OF SECTION 27, T139N, R48W CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA	CERTIFICATE OF SURVEY PROJECT NO. 6632-0005	SHEET
1	Add Tracts 2 & 3	6-30-2026	CAS			DSB	6-8-26			
No.	Revision	Date	By			Checked by	Scale			2 OF 2
						CAS	AS SHOWN			

RESOLUTION

Resolution to Approve Minor Subdivision – 3345 40th Ave S (Parcel 58.900.1748) & Parcel 58.900.2854

WHEREAS, G. Johanson has requested a minor subdivision of property at 3345 40th Ave S (Parcel 58.900.1748) & Parcel 58.900.2854, legally described as:

Tract 1:

That part of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

COMMENCING at the Northwest Corner of said Section 27; thence South 00°31'04" East, along the west line of the Northwest Quarter of said Section 27, for a distance of 770.00 feet to the southwest corner of Good Shepherd First Addition to the City of Moorhead, and the TRUE POINT OF BEGINNING; thence North 89°36'57" East, along the south line of said Good Shepherd First Addition, for a distance of 678.86 feet to the southeast corner of said Good Shepherd First Addition, said southeast corner lying on the west line of Shepherd Meadows First Addition; thence South 00°31'04" East, along the west line of said Shepherd Meadows First Addition, for a distance of 195.46 feet to the southwest corner of said Shepherd Meadows First Addition; thence North 89°36'57" East, along the south line of said Shepherd Meadows First Addition, for a distance of 758.82 feet to the southeast corner of said Shepherd Meadows First Addition; thence South 00°31'04" East for a distance of 1708.72 feet to a point of intersection with the south line of the Northwest Quarter of said Section 27; thence South 89°24'10" West, along the south line of the Northwest Quarter of said Section 27, for a distance of 1437.68 feet to the Southwest Corner of the Northwest Quarter of said Section 27; thence North 00°31'04" West, along the west line of the Northwest Quarter of said Section 27, for a distance of 1909.53 feet to the TRUE POINT OF BEGINNING. Said tract contains 59.529 acres, more or less, and is subject to easements as may be of record;

Tract 2:

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

BEGINNING at the Northeast Corner of the Northwest Quarter of said Section 27; thence South 00°29'21" East, along the east line of the Northwest Quarter of said Section 27, for a distance of 1334.84 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence South 89°30'34" West, along the south line of the Northeast Quarter of the Northwest Quarter of said Section 27, for a distance of 1208.67 feet to a point of intersection with the east line as extended south of Shepherd Meadows First Addition; thence North 00°31'04" West, along the east line as extended south and along the east line of said Shepherd Meadows First Addition, for a distance of 1337.09 feet to a point of intersection with the north line of the Northwest Quarter of said Section 27; thence North 89°36'57" East, along the north line of the Northwest Quarter of said Section 27, for a distance of 1209.34 feet to the POINT OF BEGINNING. Said tract contains 37.080 acres, more or less, and is subject to easements as may be of record;

Tract 3:

That part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Moorhead, Clay County, Minnesota, described as follows:

COMMENCING at the Northeast Corner of the Northwest Quarter of said Section 27; thence South 00°29'21" East, along the east line of the Northwest Quarter of said Section 27, for a distance of 1334.84 feet to the northeast corner of the Southeast Quarter of the Northwest Quarter of said

Section 27 and the TRUE POINT OF BEGINNING; thence South 89°30'34" West, along the north line of the Southeast Quarter of the Northwest Quarter of said Section 27, for a distance of 1208.67 feet to a point of intersection with the east line as extended south of Shepherd Meadows First Addition; thence South 00°31'04" East, along the east line as extended south of said Shepherd Meadows First Addition, for a distance of 1337.09 feet to a point of intersection with the south line of the Northwest Quarter of said Section 27; thence North 89°24'10" East, along the south line of the Northwest Quarter of said Section 27, for a distance of 1208.00 feet to the southeast corner of the Northwest Quarter of said Section 27; thence North 00°29'21" West for a distance of 1334.84 feet to the TRUE POINT OF BEGINNING. Said tract contains 37.059 acres, more or less, and is subject to easements as may be of record; and

WHEREAS, the City Council of the City of Moorhead finds the minor subdivision consistent with Title 11, Chapter 3 of Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the minor subdivision described above is hereby approved contingent upon the following conditions:

1. Applicant/owner to receive all federal, state and local permits.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Resolution to Receive Report and Order Preparation of Plans & Specifications for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05)

RECOMMENDATION:

The Mayor and City Council are asked to consider the following resolutions for the above-referenced project:

- A. Receive the report and order the preparation of plans & specifications.
- B. Approve plans & specifications and authorize advertisement for bids.

BACKGROUND/KEY POINTS:

The Developer intends to begin construction of Partridge Creek 2nd Addition, an approximately 24-acre, 100-lot residential subdivision. The plat creates 87 new lots and replats 13 previously platted lots to make them slightly larger. The Developer intends to have the City install the public infrastructure and to assess 100% of the cost to his benefiting property in accordance with Minnesota Statutes Annotated, Chapter 429 (MS §429). On July 13, 2026, the Council ordered the preparation of the Preliminary Engineering Report (PER) for the proposed improvements.

In order to use the MS §429 process, it is necessary to follow several steps. One of these is to prepare a PER to evaluate the proposed improvements and make various technical recommendations. The report has been prepared by City staff under the direction of the City Engineer, and finds that the improvements are necessary, cost-effective and feasible to facilitate the development of the lots, that the improvements may be completed as a stand-alone project or combined with some other improvements (see discussion under Financial Considerations below), and that 100% of the cost of the improvements should be assessed to the 87 lots in the Partridge Creek 2nd Addition plat and/or to abutting property owned by the Developer that will be platted as future Partridge Creek additions. Staff recommends that the Council receive the PER and order the preparation of plans & specifications for the making of the proposed improvements. Staff recommends that the City receive bids for the proposed project prior to ordering the improvements in order to have the best information available regarding the actual project costs.

The Engineering Department has completed the plans & specifications for the proposed improvements under the direction of the City Engineer. Staff recommends that the Council approve the plans & specifications and authorize the advertisement for bids.

Below is an outline of the proposed project schedule

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	July 13, 2026
Receive Engineer's Report, Order Plans & Specs	July 27, 2026
Approve Plans & Specs and Authorize Ad for Bids	July 27, 2026
Receive Bids	Aug. 19, 2026
Receive Petitions, Order Improvements, Declare Intent to Assess & Award Bid	Aug. 24, 2026
Anticipated Construction Schedule	Sept. 2026-July 2027
Hold Assessment Hearing	Fall, 2027



City Council Communication

July 27, 2026

FINANCIAL CONSIDERATIONS:

The cost of tonight's actions is minimal (less than \$1,000 for the printing and mailing costs). Ultimately, if the project is ordered and constructed as proposed, the total project cost of the improvements, including contingencies and fees, is preliminarily estimated to be in the range of \$2,500,000 to \$3,000,000. The project is proposed to be financed through the PIR fund, and 100% of the total project cost will be assessed to the benefiting property.

In the City's proposed 2027-2031 Capital Improvement Plan that will be considered by the Council later this year, the Partridge Creek project is proposed to be tied to repairs to the Gooseberry Park entrance road (Eng. No. 27-13-02) and to improvements to the 11th and 14th St S one-way pair streets (Eng. No. 27-13-03). Both of these tied projects are early in the preliminary design phase, so actual costs are not known, but the total cost for these two projects is currently estimated to total approximately \$2,000,000. Tying these two projects to the Partridge Creek project will allow the City to bond for the local share of the project costs. Debt service for the City's local share of these projects will be funded by a debt service levy (i.e. no special assessments). The proposed actions for Partridge Creek 2nd Addition do not authorize the two tied projects as each will advance individually with future Council action. This information is provided to satisfy procedural requirements if the projects advance.

Voting Requirements: Majority of Council

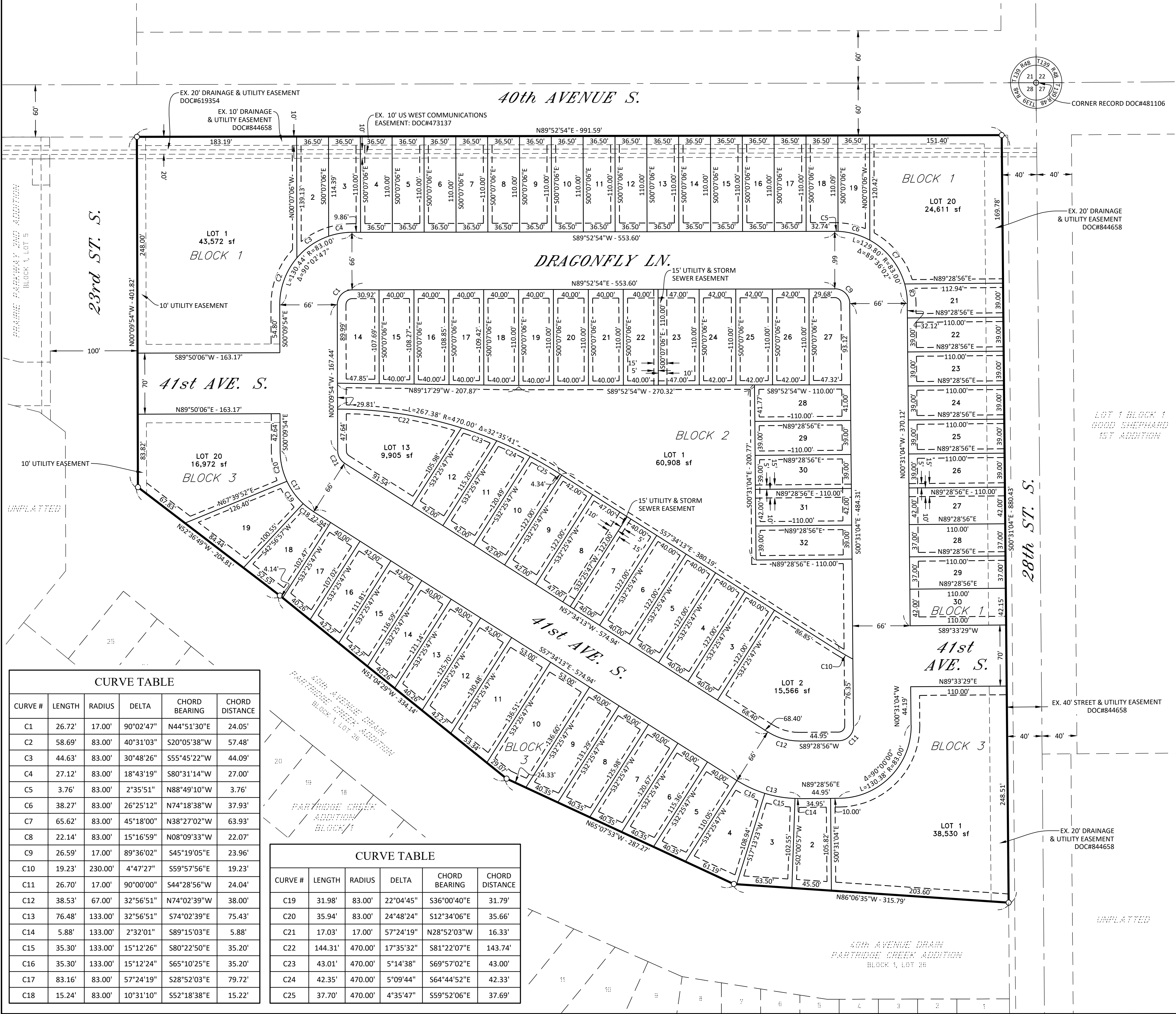
Submitted By:

Dan Mahli, City Manager
Clay Lexen, Assistant City Engineer

Attachments: Location Map

PRAIRIE PARKWAY 5th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND PART OF THE VACATED 41ST AVENUE SOUTH RIGHT OF WAY OF WAY OF PRAIRIE PARKWAY 2ND ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.72'	17.00'	90°02'47"	N44°51'30"E	24.05'
C2	58.69'	83.00'	40°31'03"	S20°05'38"W	57.48'
C3	44.63'	83.00'	30°48'26"	S55°45'22"W	44.09'
C4	27.12'	83.00'	18°43'19"	S80°31'14"W	27.00'
C5	3.76'	83.00'	2°35'51"	N88°49'10"W	3.76'
C6	38.27'	83.00'	26°25'12"	N74°18'38"W	37.93'
C7	65.62'	83.00'	45°18'00"	N38°27'02"W	63.93'
C8	22.14'	83.00'	15°16'59"	N08°09'33"W	22.07'
C9	26.59'	17.00'	89°36'02"	S45°19'05"E	23.96'
C10	19.23'	230.00'	4°47'27"	S59°57'56"E	19.23'
C11	26.70'	17.00'	90°00'00"	S44°28'56"W	24.04'
C12	38.53'	67.00'	32°56'51"	N74°02'39"W	38.00'
C13	76.48'	133.00'	32°56'51"	S74°02'39"E	75.43'
C14	5.88'	133.00'	2°32'01"	S89°15'03"E	5.88'
C15	35.30'	133.00'	15°12'26"	S80°22'50"E	35.20'
C16	35.30'	133.00'	15°12'24"	S65°10'25"E	35.20'
C17	83.16'	83.00'	57°24'19"	S28°52'03"E	79.72'
C18	15.24'	83.00'	10°31'10"	S52°18'38"E	15.22'

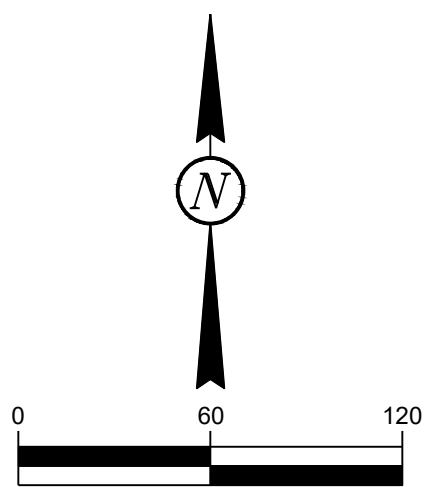
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	31.98'	83.00'	22°04'45"	S36°00'40"E	31.79'
C20	35.94'	83.00'	24°48'24"	S12°34'06"E	35.66'
C21	17.03'	17.00'	57°24'19"	N28°52'03"W	16.33'
C22	144.31'	470.00'	17°35'32"	S81°22'07"E	143.74'
C23	43.01'	470.00'	5°14'38"	S69°57'02"E	43.00'
C24	42.35'	470.00'	5°09'44"	S64°44'52"E	42.33'
C25	37.70'	470.00'	4°35'47"	S59°52'06"E	37.69'

BLOCK 1			BLOCK 2			BLOCK 3		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	43,572	1.00	1	60,908	1.40	1	38,530	0.88
2	4,539	0.10	2	15,566	0.36	2	4,489	0.10
3	4,054	0.09	3	4,880	0.11	3	5,127	0.12
4	4,015	0.09	4	4,880	0.11	4	5,400	0.12
5	4,015	0.09	5	4,880	0.11	5	4,508	0.10
6	4,015	0.09	6	4,880	0.11	6	4,721	0.11
7	4,015	0.09	7	4,880	0.11	7	4,933	0.11
8	4,015	0.09	8	5,734	0.13	8	5,145	0.12
9	4,015	0.09	9	5,124	0.12	9	5,358	0.12
10	4,015	0.09	10	5,105	0.12	10	7,323	0.17
11	4,015	0.09	11	4,963	0.11	11	7,075	0.16
12	4,015	0.09	12	4,659	0.11	12	5,380	0.12
13	4,015	0.09	13	9,905	0.23	13	4,937	0.11
14	4,015	0.09	14	5,079	0.12	14	4,755	0.11
15	4,015	0.09	15	4,319	0.10	15	4,796	0.11
16	4,015	0.09	16	4,342	0.10	16	4,595	0.11
17	4,015	0.09	17	4,365	0.10	17	4,190	0.10
18	4,015	0.09	18	4,388	0.10	18	4,766	0.11
19	4,151	0.10	19	4,400	0.10	19	6,145	0.14
20	24,611	0.56	20	4,400	0.10	20	16,972	0.39
21	4,311	0.10	21	4,400	0.10			
22	4,290	0.10	22	4,400	0.10			
23	4,290	0.10	23	5,170	0.12			
24	4,290	0.10	24	4,620	0.11			
25	4,290	0.10	25	4,620	0.11			
26	4,290	0.10	26	4,620	0.11			
27	4,620	0.11	27	5,103	0.12			
28	4,070	0.09	28	4,552	0.10			
29	4,070	0.09	29	4,290	0.10			
30	4,628	0.11	30	4,290	0.10			
			31	4,620	0.11			
			32	4,290	0.10			

LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
R/W	RIGHT OF WAY
- - -	EX. EASEMENT
- - -	EX. PROPERTY LINE
- - -	EX. SECTION LINE
—	PROPERTY BOUNDARY LINE
—	NEW ROW/PROPERTY LINE
- - -	NEW EASEMENT LINE

SURVEY INFORMATION	
DATE OF SURVEY: 03-25-20	
BASIS OF BEARING: CITY OF MOORHEAD COORDINATE SYSTEM - [NAD83(1986) MNDOT CLAY COUNTY COORDINATES].	

NOTES	
1. TOTAL PLAT ACREAGE = 16.49	
2. 41ST AVENUE RIGHT OF WAY TO BE VACATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT	



SHEET 2 OF 2



LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

RESOLUTION

Resolution to Receive Report and Order Preparation of Plans & Specifications for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05)

WHEREAS, pursuant to a resolution passed by the City Council on July 13, 2026, City staff has prepared a preliminary engineering report to consider the making of the proposed Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05); and

WHEREAS, the preliminary engineering report finds that the proposed improvements are necessary, cost-effective and feasible, that they may best be completed as a stand-alone project or combined with some other improvement, and includes information on the estimated cost of the improvement as recommended, and a description of the methodology used to calculate individual assessments for affected parcels; and

WHEREAS, the Council hereby determines that the preparation of plans & specifications and the receipt of bids will provide helpful information in determining the desirability and feasibility of the improvement in advance of ordering the improvements.

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

1. The Council hereby receives the Preliminary Engineering Report for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05). Such improvements are necessary, cost-effective, and feasible as detailed in the Preliminary Engineering Report, and may best be completed as a stand-alone project or in connection with some other improvements.
2. The City Engineer is hereby designated as the engineer for this improvement, and plans & specifications for the making of such improvements shall be made under the supervision of the City Engineer.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05)

WHEREAS, pursuant to a resolution passed by the City Council on July 27, 2026, City staff has prepared plans & specifications for the proposed Partridge Creek 2nd Addition Street & Underground Utility Improvements (Eng. No. 26-A6-05) under the direction of the City Engineer and such plans are presented to the Council for approval.

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

1. Such plans & specifications, a copy of which is on file in the office of the City Engineer, are hereby approved.
2. The City Engineer shall prepare and cause to be published on the official websites an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published a minimum of 21 days before the scheduled bid opening. The advertisement shall specify the work to be done, shall state the time and place that the bids will be opened, and shall state that no bids will be considered unless sealed and filed with the City Engineer and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the City of Moorhead for 5 percent of the amount of such bid.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Resolution to Approve Budget Adjustment #26-029 and Award Bid for the Wastewater Treatment Facility Screw Pump Station Improvement Project (Eng. No. 26-06-05)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve Budget Adjustment #26-029 and award the bid to Key Contracting, Inc. of West Fargo, ND in the amount of \$255,000 as the lowest responsive, responsible bidder for the above-referenced project.

BACKGROUND/KEY POINTS:

The existing Screw Pump Station was originally constructed in 1981 and raises wastewater from the Wastewater Treatment Facility (WWTF) to an elevation sufficient for tertiary treatment prior to discharge to the Red River of the North. The station consists of a concrete structure with a wet well, three independent troughs or channels, “screws” within the troughs to lift the wastewater, and associated drive motors to turn the screws. Grout is used to form the channels with a narrow enough gap for the screws to efficiently push wastewater up the channel. Over time, wear of the grout has caused the gap to widen and significantly reduce the capacity of the screw pumps. The reduced capacity causes increased run times and wear, higher power usage, and the need install temporary pumps during periods of high flow.

The proposed project includes the following improvements at the Screw Pump Station:

- Remove, rehab, and reinstall the fiberglass cover on each screw pump
- Remove, replace, and form the grout within the channels
- Clean and recoat the screws and deflector plate
- Coating of the channel as an alternate bid

FINANCIAL CONSIDERATIONS:

Three (3) bids for the project were received on July 22, 2026, and are summarized below:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate #1</u>
Key Contracting, Inc.	\$255,000	\$60,000
CC Steel LLC	\$268,200	\$28,000
Northern Plains Contracting, Inc.	\$322,590	\$56,690
Engineer’s Estimate	\$143,000	\$43,000

The low bid significantly exceeded the Engineer’s Estimate. The scope of work for this project (described above) is relatively unique, and therefore, difficult to estimate. Because the three bids received were competitive, staff recommends award of the Base Bid. Rebidding the project is not likely to lower the cost. The total cost of construction of the project, including contingencies, is estimated to be approximately \$267,750.

The City’s Capital Improvement Plan (CIP) includes \$100,000 annually for Wastewater Division pump and motor replacement. The approved 2025-2029 CIP included funds that were not expended in 2025. The approved 2026-2030 CIP includes funds authorized for 2026. In addition



City Council Communication

July 27, 2026

to using the approved 2025 and 2026 allocations (\$200,000 total), Budget Adjustment #26-029 is proposed to transfer \$67,750 from Wastewater Treatment Reserves to fully fund the project.

Budget Adjustment #26-029

Fund Name	Account Description	Expenditure	Funding Source
Wastewater Fund	Infrastructure Construction	\$67,750	
Wastewater Fund	From Reserves		\$67,750
Total		\$67,750	\$67,750

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Robert A. Zimmerman, Engineering Director
Andy Bradshaw, Operations Manager

Attachments: Bid Tab

Bid Tab

Wastewater Treatment Facility Screw Pump Station Improvements

City of Moorhead, Minnesota | City Project # 26-06-05

Wednesday, July 22, 2026 | 10:00 am | Virtually

Apex Project No. 26.108.0062

Plan Holder	MN Non-Collusion Affidavit 00305	Corporate / Partner Auth. 00308	MN Workers Comp 00310	Bidder's Subs / Suppliers 00410	Bidder's Quals. 00420	Resp. Contract. Verif. 00421	Bid Bond 00430	Addend. No. 1	Lump Sum Bid	Alternate # 1
CC Steel, LLC	X	X	X	X	X	X	X	X	\$268,200.00	\$28,000.00
Key Contracting, Inc.	X	X	X	X	X	X	X	X	<u>\$255,000.00</u>	\$60,000.00
Northern Plains Contracting Inc.	X	X	X	X	X	X	X	X	\$322,590.00	\$56,690.00
Engineer's Estimate									\$143,000.00	\$43,000.00

Certification:

I certify that these bids were received and read aloud on Wednesday, July 22, 2026, at 10:00 AM.



Seth N. Lynne, P.E.

RESOLUTION

Resolution to Approve Budget Adjustment #26-029 and Award Bid for the Wastewater Treatment Facility Screw Pump Station Improvement Project (Eng. No. 26-06-05)

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

Bidder	Base Bid	Alternate #1
Key Contracting, Inc.	\$255,000	\$60,000
CC Steel LLC	\$268,200	\$28,000
Northern Plains Contracting, Inc.	\$322,590	\$56,690
Engineer's Estimate	\$143,000	\$43,000

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

1. It is found, determined and declared that the lowest responsible bid with respect to the proposed improvement was received from Key Contracting, Inc of West Fargo, ND. Said bid is in all respects in accordance with the plans and specifications for the project. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the approved 2025 and 2026 Wastewater Treatment budgets in accordance with the corresponding City Capital Improvement Plans and the proposed budget adjustment.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract for the Base Bid with Key Contracting, Inc. for the Wastewater Treatment Facility Screw Pump Station Improvement Project (Eng. No. 26-06-05), 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% (\$12,750) of the total contract amount.
6. Budget Adjustment #26-029 is hereby approved to transfer \$67,750 from Wastewater Treatment Reserves to fully fund the project.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Approve Amended S-1 Power Sale Agreement with Missouri River Energy Services

RECOMMENDATION:

The Moorhead Public Service Commission respectfully requests the Mayor and City Council approve:

1. Amended Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) between Missouri Basin Municipal Power Agency, doing business as Missouri River Energy Services, Moorhead Public Service, the City of Moorhead, and Western Minnesota Municipal Power Agency (as amended and restated effective January 2, 2027);
2. Amended Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) Schedule A: Points of Delivery, Measurement, and Adjustments; and
3. Resolution to approve the amended and restated Missouri Basin Municipal Power Agency Power Sale Agreement (S-1).

BACKGROUND/KEY POINTS:

Moorhead Public Service (MPS) has long-term wholesale power supply agreements with two suppliers—Western Area Power Administration (WAPA) and Missouri River Energy Services (MRES). WAPA provides MPS with its federal hydropower allocation, while MRES supplies supplemental power and the energy necessary to meet the community's electric requirements beyond WAPA's allocation.

The original S-1 Power Sale Agreement (S-1 Agreement) between MPS and MRES was executed in 1976. Since its execution, the S-1 Agreement has been amended five times, and the proposed amendment would be the sixth. Each amendment has extended the S-1 Agreement's term to maintain a 40-year contract period, allowing Western Minnesota Municipal Power Agency (WMMPA), the financing organization for MRES, to continue issuing long-term tax-exempt bonds that finance generation and transmission resources at favorable interest rates. The proposed amended agreement continues this practice by extending the term of the S-1 Agreement from January 1, 2057, to January 1, 2067. This extension supports WMMPA's strong credit position, preserves access to low-cost tax-exempt financing, and enables MRES to continue long-term resource planning for its member utilities.

In addition to the 10-year extension, the proposed revisions are limited in scope and modernize the S-1 Agreement to reflect current industry practices. Key revisions include:

- Adding definitions and provisions related to environmental attributes, including Renewable Energy Certificates and other environmental compliance products.
- Clarifying MRES' responsibility to provide a resource portfolio sufficient to meet applicable state and federal renewable energy and environmental requirements.
- Extending the initial Maximum Rate of Demand election date from 2027 to 2037 to align with the extended term of the S-1 Agreement.
- Clarifying a member's ability to purchase environmental attributes through programs such as MRES' Bright Energy Choices Program.



City Council Communication

July 27, 2026

- Adding a covenant intended to protect the tax-exempt status of WMMPA's bond financing by addressing certain private business use restrictions under federal tax law.
- Making several terminology and administrative updates to improve clarity without materially changing the rights and obligations of MRES or its member communities.

Attorneys John Boulger and John Shockley have reviewed the proposed amended S-1 Agreement documents and recommend approval.

FINANCIAL CONSIDERATIONS:

Although there is no cost to the City of Moorhead (directly), each amendment has extended the S-1 Agreement's term to maintain a 40-year contract period, allowing WMMPA, the financing organization for MRES, to continue issuing long-term tax-exempt bonds that finance generation and transmission resources at favorable interest rates.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Travis L. Schmidt, General Manager

Attachments:

Letter from MRES Regarding Amended S-1 Agreement

Amended Schedule A to the S-1 Agreement

MISSOURI BASIN MUNICIPAL POWER AGENCY
d/b/a MISSOURI RIVER ENERGY SERVICES
POWER SALE AGREEMENT (S-1)
SCHEDULE A

POINTS OF DELIVERY, MEASUREMENT AND ADJUSTMENTS

Moorhead, Minnesota

POINTS OF DELIVERY

1. Electric power and energy associated with Supplemental Power will be delivered to the Municipality at the point where the facilities of the Southwest Power Pool Upper Missouri Zone ("UMZ") interconnects with Municipal's electric system at 115 kV.

POINTS OF MEASUREMENT

1. Electric power and energy will be measured at the following points.
 - a. Low side of 115/12.47 kV transformer in Opportunity Substation.
 - b. Low side of 115/12.47 kV transformer T26 in North East Substation.
 - c. Low side of 115/12.47 kV transformer T27 in North East Substation
 - d. Low side of 115/12.47 kV transformer T31 in Centennial Substation
 - e. Low side of 115/12.47 kV transformer T32 in Centennial Substation.
 - f. Low side of 115/12.47 kV transformer T25 in South East Substation
 - g. Low side of 115/12.47 kV transformer T28 in South East Substation
 - h. Low side of 115/12.47 kV transformer in Brookdale Substation
2. Electric power and energy associated with Supplemental Power will be delivered in amounts as required to compensate for losses to the Point of Measurement.

ADJUSTMENTS

1. If the power and energy is metered on the low side of the transmission to distribution transformer(s), the meter will internally compensate for the difference between the Delivery Point and the Point of Measurement.
2. If the Municipality receives electric power and energy over an electric system other than its own and that of the UMZ, meter readings for such electric power and energy will be increased by an amount required to compensate for losses in accordance with the agreement of the Municipality or the Agency, as the case may be, with such electric systems.
3. Adjustments will be made at the following points.

- a. Increases to load.
 - i. Moorhead wind generation on low side of 12.47/0.6 kV transformer for Turbine #8.
 - ii. Moorhead wind generation on low side of 12.47/0.6 kV transformer for Turbine #9.
 - iii. Moorhead generation on breaker in Moorhead's Centennial Generation Station.
 - iv. Moorhead community solar garden(s).

EFFECTIVE DATE

This Schedule A shall be effective as of January 2, 2027.

[The remainder of this page is intentionally left blank; the signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have agreed that this Schedule A shall be executed as of the date stated below, and effective as of January 2, 2027.

MISSOURI BASIN MUNICIPAL POWER
AGENCY d/b/a MISSOURI RIVER ENERGY
SERVICES

ATTEST:

By _____
Matt Schull
President & Chief Executive Officer

Date

Terry Wolf
Vice President & Chief Operating Officer

MOORHEAD PUBLIC SERVICE

ATTEST:

By _____
(Signature)

Name (Printed)

Title

[Name, Title]

Date

MOORHEAD PUBLIC SERVICE

ATTEST:

By _____
(Signature)

Name (Printed)

Title

[Name, Title]

Date

CITY OF MOORHEAD

By _____
(Signature)

Name (Printed)

Title

Date

ATTEST:

[Name, Title]

CITY OF MOORHEAD

By _____
(Signature)

Name (Printed)

Title

Date

ATTEST:

[Name, Title]

RESOLUTION

Resolution to Approve Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) (Amended and Restated Effective January 2, 2027)

WHEREAS, the City of Moorhead (the "City") is currently purchasing all electric power and energy the City requires to meet the needs of its customers in excess of its firm power allocation from the Western Area Power Administration ("Supplemental Power") from Missouri Basin Municipal Power Agency d/b/a Missouri River Energy Services ("MRES") pursuant to the terms and conditions of the Missouri Basin Municipal Power Agency Power Sale Agreement (S 1) (amended and restated effective January 2, 2017) (the "S-1 Agreement") for a term extending through January 1, 2057; and

WHEREAS, it is mutually beneficial to all parties that the base term of the S-1 Agreement, which currently ends on January 1, 2057, be extended until January 1, 2067, to further secure the City's long-term supply of Supplemental Power and to facilitate future financing of electric generation and transmission projects of MRES on the most advantageous terms and with the least impact on the wholesale power costs of the City and other members of MRES; and

WHEREAS, the other proposed updates to the S-1 Agreement will further clarify the rights and obligations of the parties under the agreement, for the mutual benefit of the City, the other members of MRES, and MRES; and

WHEREAS, the Moorhead Public Service Commission has passed a Resolution by which it has recommended to the Moorhead City Council that MRES continue to plan for, provide, and arrange for delivery of all Supplemental Power, and that the Moorhead City Council should approve and execute the documents necessary to do so.
WHEREAS, the Moorhead City Council desires that MRES continue to plan for, provide, and arrange for delivery of all Supplemental Power needed by the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the "Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) (as amended and restated effective January 2, 2027)" and "Schedule A" thereto by and among MRES, Western Minnesota Municipal Power Agency, and the City are approved in the form presented.

IT IS FURTHER RESOLVED that each of the Mayor and City Manager shall be, and each of them acting individually hereby is, authorized and directed to execute and deliver to MRES each of the foregoing documents and take any other actions associated therewith on behalf of the City.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Resolution to Authorize Submission of the FY2026 Start-Up Law Enforcement Mental Health Wellness Act (LEMHWA) Program Grant

RECOMMENDATION:

The Mayor and City Council are asked to consider a Resolution to authorize submission of the grant application.

BACKGROUND/KEY POINTS:

The Moorhead Police Department is requesting funding under the FY2026 Law Enforcement Mental Health and Wellness Act (LEMHWA) Program, Category 1: Establish a Wellness Initiative, to implement the Regional Law Enforcement Wellness Initiative in partnership with Trauma Matters. The project will build regional capacity to provide confidential, evidence-based behavioral health services, wellness resources and training for active licensed law enforcement officers, retired licensed law enforcement officers and civilian employees of law enforcement agencies throughout western Minnesota and eastern North Dakota.

The initiative complements existing agency wellness efforts by expanding access to specialized behavioral health services through a sustainable regional model rather than requiring individual agencies to develop independent clinical programs.

By leveraging the leadership of the Moorhead Police Department and the implementation infrastructure of Trauma Matters, the Regional Law Enforcement Wellness Initiative creates a practical, scalable, and sustainable regional model that expands access to confidential behavioral health services while strengthening workforce wellness and supporting effective community policing.

FINANCIAL CONSIDERATIONS:

This grant does not require any local share. All eligible expenditures will be reimbursed by the COPS Grant.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Chris Helmick, Police Chief
Bill Ahlfeldt, Assistant Police Chief

Attachments: Resolution

RESOLUTION

Resolution to Approve Submission of the FY26 Start-Up Law Enforcement Mental Health Wellness Act (LEMHWA) Program Grant

WHEREAS, the Moorhead Police Department recognizes the critical importance of mental health and wellness for law enforcement officers and civilian employees;

WHEREAS, the Department seeks funding under the FY2026 Law Enforcement Mental Health and Wellness Act (LEMHWA) Program, Category 1: Establish a Wellness Initiative, to implement the Regional Law Enforcement Wellness Initiative in partnership with Trauma Matters;

WHEREAS, this initiative aims to build regional capacity to provide confidential, evidence-based behavioral health services, wellness resources and training for active and retired licensed law enforcement officers, as well as civilian employees throughout western Minnesota and eastern North Dakota;

WHEREAS, the initiative will complement existing agency wellness efforts by expanding access to specialized behavioral health services through a sustainable regional model, reducing the need for individual agencies to develop independent clinical programs;

WHEREAS, key project deliverables include:

- Establishment of a regional network of vetted, trauma-informed clinicians providing confidential, evidence-based counseling via telehealth and in-person services;
- Provision of up to 13 counseling sessions, as clinically indicated, for eligible participants;
- Creation of a dedicated wellness website with practical resources and referral information;
- Distribution of wellness resources, outreach materials and awareness activities to promote early help-seeking and reduce stigma;
- Delivery of training to strengthen agency wellness efforts and support a culture of officer wellness;
- Regional outreach and coordination following significant critical incidents;
- Ongoing program evaluation to measure implementation, utilization and project outcomes;

WHEREAS, the leadership of the Moorhead Police Department and the implementation infrastructure of Trauma Matters will ensure the creation of a practical, scalable and sustainable regional model that expands access to confidential behavioral health services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Moorhead Police Department, with the support of its partners, commits to the implementation of the Regional Law Enforcement Wellness Initiative as outlined above, and seeks funding under the FY2026 LEMHWA Program to advance the mental health and wellness of law enforcement personnel and civilian employees across the region.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

July 27, 2026

SUBJECT:

Second Reading for Ordinance 2026-05: An Ordinance granting a fiber optic franchise to Metro Fibernet, LLC.

RECOMMENDATION:

The Mayor and City Council are asked to consider approval of Ordinance 2026-05: An Ordinance granting a non-exclusive Fiber Optic Franchise to Metro Fibernet, LLC to install, maintain, operate and control a fiber optic infrastructure network in the city public right-of-way for the purpose of offering communication services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city. The first reading of the ordinance was passed on July 13, 2026.

BACKGROUND/KEY POINTS:

Metro Fibernet, LLC is seeking to build a fiber optic network in the community and is seeking to use the public right-of-way for this purpose. The City Charter requires that companies be issued a franchise to conduct this activity in the public right-of-way.

FINANCIAL CONSIDERATIONS:

They are not offering multichannel video programming services, so a franchise fee cannot be required, however, the City's permitting fees for the use of the right-of-way will be paid to compensate for the impact on the right-of-way and the costs the City incurs.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Mike Rietz, Assistant City Manager

Attachments: Draft Ordinance 2026-05

ORDINANCE 2026-05

AN ORDINANCE TO AMEND AND REENACT SECTIONS 1-16-1 and 1-16-3 OF TITLE I OF THE MOORHEAD MUNICIPAL CODE RELATING TO METRO FIBERNET, A NEVADA LIMITED LIABILITY COMPANY, FIBER OPTIC FRANCHISE.

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

SECTION 1. Section 1-16-1 Title 1 of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

1-16-1: REGULATION OF NON-EXCLUSIVE FIBER OPTIC FRANCHISE:

A. Gateway Infrastructure, LLC, a Delaware limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public ROW for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

B. Ubiquity, a Nebraska limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public row for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

C. Metro Fibernet, LLC, a Nevada limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public row for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

SECTION 2. Section 1-16-3 Title 1 of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

1-16-3: DEFINITIONS:

AGREEMENT: The non-exclusive public franchise agreement by and between the city and franchisee dated _____, 2025.

...

FRANCHISEE: (1) Gateway Infrastructure, LLC, a Delaware limited liability company, its successors and assigns; and (2) Ubiquity, a Nebraska limited liability company, its successors and assigns; and (3) Metro Fibernet, LLC, a Nevada limited liability company, its successors and assigns; each as a separate Franchisee.

SECTION 3. This ordinance shall take effect upon publication in accordance with the Moorhead City Charter.

PASSED: July 13, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 07/13/2026
E-Post: 07/14/2026
Second Reading: 07/27/2026
Publication:

RESOLUTION

Title & Summary of Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC

WHEREAS, the City Council of the City of Moorhead did pass Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC

WHEREAS, a title and summary for publication of the above Ordinance was submitted to the City Council for its review in accordance with Section 3.07 of the Moorhead City Charter; and

WHEREAS, the City Council has reviewed the Title and Summary for said Ordinance for approval and has determined that the Title and Summary informs the public of the intent and effect of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Title and Summary for Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC is hereby approved. A copy of said Title and Summary was before the City Council and is now of record and on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Clerk is hereby authorized and directed to publish said Title and Summary in accordance with Section 3.08 of the Moorhead City Charter.

PASSED: July 27, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

TITLE AND SUMMARY OF ORDINANCE 2026-05

The following Ordinance is hereby published by Title and Summary:

1. Title of Ordinance

Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC

2. Summary of Ordinance

An Ordinance which Grants a Fiber Optic Franchise to Metro Fibernet, LLC

3. Availability of Ordinance

A complete, printed copy of this Ordinance is available for inspection by any person during regular business hours in the Office of the City Clerk, 403 Center Ave., Moorhead, MN.

The Ordinance was passed by the City Council of the City of Moorhead this 27th day of, July, 2026.

First Reading: 07/13/2026

E-Post: 07/14/2026

Second Reading: 07/27/2026

Publication: xx/xx/xxxx