



**CITY COUNCIL
MEETING AGENDA
AUGUST 10, 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: William Ward
 - B. Presentation: Joe Raso, President & CEO of the Greater Fargo Moorhead Economic Development Corporation
6. Approve Minutes
 - A. July 27, 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. *Second Reading of Ordinance 2026-02: An Ordinance amending the Official Zoning Map rezoning 4151 28th St S and 4301 28th St S from TZ: Transitional to RLD-3: Residential Low Density-3
 - B. *Resolution to Approve Title & Summary for Ordinance 2026-02
 - C. *Second 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.
 - D. *Resolution to Approve Title & Summary for Ordinance 2026-03

- E. *Second 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.
- F. *Resolution to Approve Title & Summary for Ordinance 2026-04
- G. *First Reading of Ordinance 2026-06: An Ordinance amending the Official Zoning Map rezoning 1325 Main Ave SE from Community Commercial to Light Industrial.
- H. *Resolution to Approve Comprehensive Plan Amendment from Commercial to Light Industrial for 1325 Main Ave SE
- I. *Resolution to Approve Conditional Use Permit for Auto Sales in Light Industrial at 2520 20th Ave S
- J. *Resolution to Approve Vacation of 10-foot Utility Easements in Partridge Creek Addition

11. Economic Development

12. Engineering Department

- A. *Resolution to Approve Change Order #1 for the 2026 Citywide Striping Project (Eng. No. 26-13-03)
- B. *Resolution to Approve Change Order #3 for the Prairie Parkway 1st, Prairie Meadows 7th, and Village Green 7th Additions Final Wearing Course Overlays (Eng. No. 26-A2-05)

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

17. Public Works

18. Administration

- A. *Resolution to Approve a Fiber Optic Franchise Agreement with Metro Fibernet

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

August 10, 2026

SUBJECT:

MoorHeart Recognition: William Ward

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor William “Billy” Ward 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 chose to recognize Billy Ward for his leadership and support to all wrestlers on the team.

Billy is a 2026 graduate of Moorhead High School. While there, he was a 3-time state champion, including an undefeated senior season. After his senior season, he competed and won the NHSCA Senior National Championship in Virginia Beach, VA. He is also a two-time Rumble on the Red champion.

Anna Rajesh, former teammate of Billy submitted the nomination. She says that in addition to all his personal accomplishments, Billy took time to assist with younger teammates, taking on a leadership role. He would offer encouragement, demonstrate techniques and made sure every wrestler felt a valuable member of the team.

Anna wrote in the nomination: “Billy represents the heart of Moorhead through his work ethic, integrity and the way he lifts others up. His success has brought immense pride to our community.” and that “He has inspired the next generation of Spud wrestlers.”

Billy is now a freshman at Arizona State and Moorhead is looking forward to cheering him on as he embarks on his collegiate wrestling career. The City of Moorhead thanks William Ward for being a leader and powerful example to everyone on the Moorhead High wrestling team. His leadership and discipline will have positive impacts on our student athletes for years to come. Thank you, Billy! We’re rooting for you!

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



City Council Communication

August 10, 2026

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Government Affairs Director

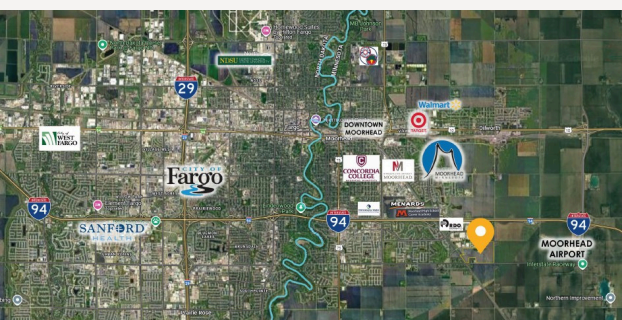
Attachments: N/A



MOORHEAD ENGAGEMENT

BUSINESS DEVELOPMENT

The GFMEDC leads the greater metropolitan region's primary sector business development efforts. These efforts include targeted business retention and expansion, business attraction, and support of the development of new companies in our region.



BUSINESS ATTRACTION



Document Ready Sites (Certified Sites) program

Continued ongoing marketing of MCARRA Industrial site in Moorhead, MN

- Regular communication to network of site selectors
- exposure through LOIS, LASSO, and digital marketing and conference attendance

The EDC administers and manages the region's leading searchable building, site and demographic database (LOIS – Location One Information Services) to support marketing and submittal of proposals for industrial projects. We utilize several tools, such as LOIS and Lasso (project management software), to work with companies and site selectors to market and promote Moorhead properties.

Attended Select USA Investor Conference in Washington DC in May 2025 to market certified sites and engage with site selectors and foreign direct investment opportunities. The EDC was the only economic development group to be invited from western Minnesota and North Dakota to attend.

GFMEDC brought site selection consultant, Phil Schneider, to Moorhead on June 3, 2025 to meet with Derrick LaPoint and Amy Thorpe to review MCARRA Industrial certified site and examine options for the decommissioned Anheuser-Busch malting property.

PROJECT SUPPORT

for expansion and new business development opportunities

DG Fuels (sustainable aviation fuels)

The GFMEDC was contacted by Greater MSP which is the lead agency of the Minnesota Sustainable Aviation Fuel Hub regarding the multi-billion-dollar DG Fuels SAF project. GFMEDC immediately began coordinating with Moorhead economic development leaders to facilitate meetings between Greater MSP, Moorhead leaders, state leaders, and DG Fuels leaders. Subsequent efforts from the GFMEDC have involved connecting DG Fuels to key infrastructure and utility partners essential to project viability including natural gas pipeline developers who are developing infrastructure to bring stranded natural gas from the western oilfields of North Dakota to the Fargo-Moorhead area. Because of the critical nature of carbon offsets to the business model of the DG Fuels project, the GFMEDC also led efforts to connect DG Fuels to key representatives at Summit Carbon Solutions. **Recently staff met with utility, DEED, and Greater MSP to coordinate further development of this project.**

Gypsum processing project

In June 2024, GFMEDC was contacted by a developer of a gypsum processing facility. GFMEDC immediately began coordinating with Derrick LaPoint with Downtown Moorhead Inc. The facility would produce a pelletized gypsum soil amendment sourced from coal plants and sheetrock. Additionally, the facility would be a distribution center/pelletizing plant for recycled drywall. The recycling/grinding would take place in the twin cities, and they would ship the powder to our market (end user area) to be 'upcycled' and increased in value.

SITE SELECTOR VISITS

GFMEDC hosted 4 global site selection consultants in July 2024 to showcase and familiarize the region and better position the market for large project-based investment opportunities. **As part of the site selector visit GFMEDC worked with local partners for a driving bus tour that included MCCARA Industrial Park and Moorhead driving tour.** The purpose of the FAM Tour was to raise awareness and educate national leaders on the region's assets and capabilities. With a better understanding and appreciation for the opportunities in our community, these global site selection consultants (who have access to extensive networks and business relationships) are in a better position to amplify our voice and advocate for, and direct, business and investment opportunities to our market.



TARGETED SECTOR PROFILES

Targeted Sector profiles featuring Clay County partners and Minnesota incentives and programing:

- AgTech
- Bioscience
- Autonomous Systems & UAS

Developing Fourth Targeted Sector for Our Region We've recently been working with companies and higher education leaders on the development and marketing of a unique industry sector focused on Extreme Weather Technologies (advanced materials and coatings, battery technology, etc.). Through this effort, we have worked with partners at Elinor Coatings and the Aurora Center for Extreme Weather Materials who have hosted the Aurora Cold Weather Readiness Summit for the last two years (2024 and 2025) at the Riverhaven Events Center: It brings together defense, commercial, and research sectors to focus on extreme weather material. A 3rd Summit is planned for February 2027 at Riverhaven in Moorhead.



Bioscience Summit featuring Moorhead partners like Concordia College, MSTATE, MSUM, and Moorhead Career Academy. In 2025 we hosted the 3rd annual Bioscience Summit with 230 attendees from 11 states and 3 countries. We also welcomed over 70 area high school students as part of our Career Exploration event at the Summit. 2026 will see the 4th annual Bioscience Summit hosted on October 21-22 and we expect over 300 attendees. We will again be inviting all Clay County high schools, universities, and colleges to participate and will be adding this year on October 22 tours to relevant area businesses, organizations and higher education institutions.



RETENTION & DEVELOPMENT: BUSINESS OUTREACH, ASSISTS, SHARING RESOURCES & KNOWLEDGE

Minding Our Own Business(es) Business Retention & Expansion Program:

Direct company engagement through the Business Retention & Expansion program, with 7 primary-sector companies engaged 26 times in Moorhead between 2021 and present day.

These visits gather strategic data including plans for local expansion, opportunities for workforce development, barriers to growth to be addressed, and input on local community resources and infrastructure. City economic development officials are regularly invited to participate in these visits with the GFMEDC. Primary-sector companies in Moorhead that we've engaged with strategic BRE visits since 2021 include:

AMERICAN CRYSTAL SUGAR

2021, 2022, 2023, 2024, 2025, 2026

BYTESPEED

2021, 2022, 2023, 2024, 2025, 2026

D&M INDUSTRIES

2021, 2022, 2023, 2024, 2025, 2026

BUSCH AGRI-RESOURCES

2023

PERSONAL TOUCH MARKETING & MANUFACTURING

2023, 2025, 2026

MNKOTA MANUFACTURING

2022, 2023

NOVOLEX (FORMERLY PACTIV EVERGREEN)

2021, 2025

ADDING VALUE THROUGH COMPANY ASSISTANCE

Beyond direct support on company expansions and workforce development, the GFMEDC is constantly seeking ways to make meaningful connections for businesses to create new connections, enhance company awareness and visibility, and open the doors to new business opportunities. Some examples of assisting primary-sector companies in Moorhead include:

- Featured Personal Touch Marketing & Manufacturing at the GFMEDC's annual meeting in 2025. Personal Touch has specialized in high-quality custom apparel and promotional merchandise for over 35 years. Previous assists included getting the business featured in a Fargo Inc article and a connection with the Moorhead Career Academy that led to a student-inspired design project where the Spud design was incorporated into the company's Otter Box phone case designs.
- In the recently expanded capabilities of our BRE program, we produced and shared four Industry Benchmark Reports with D&M Industries, Pactiv Evergreen, ByteSpeed, and Personal Touch Marketing & Manufacturing giving them greater insight into the trends of the local economy and how they compare against their industry peers.

ENTREPRENEURIAL DEVELOPMENT

- EDC staff have visited with Moorhead on several occasions over the years to discuss how the community may be more active within the regional entrepreneurial ecosystem. Most recently, has been EDC staff engagement with Laura Caroon over the last two years regarding the development of the new **Spark Center For Entrepreneurship**. This engagement varied from one-on-one meetings to provide guidance, ideas, feedback and connections; group meetings; many emails to pass on resources and knowledge; promotion and hype to promote the new center; and attending recent Spark Center events.
- EDC staff has been engaged with Concordia College's Offutt School of Business, including active engagement with their **student entrepreneurship club**.
- EDC staff helped encourage and guide the creation of a **new student entrepreneurship club at MSUM in 2025**; and also participated in planning, sponsoring and judging MSUM's inaugural **Dragon Lair Business Plan Pitch Competition**.
- EDC has fostered connections each year with the student leaders of the area colleges for them to collaborate on club efforts to more effectively plan their events, but also to encourage networking among their students. An upcoming example is that EDC staff is currently scheduling a meal with the 3 student leaders from Concordia, MSUM and NDSU to meet each other and map out their 2026-2027 collaborative efforts.
- EDC staff has been coordinating gatherings of regional entrepreneurial ecosystem players, which has now become a quarterly occurrence. The most recent gathering was hosted at the Spark Center and the next meeting is planned for Concordia's new Center for Entrepreneurial Leadership.

GFMEDC SMARTBOOK

To provide companies with a comprehensive overview of local, regional (Clay County) and state (Minnesota) resources and programs, the GFMEDC offers our SmartBook, sponsored by Gate City Bank. [Check out the 2025/2026 SmartBook.](#)



smartbook



WORKFORCE DEVELOPMENT

BIOSCIENCE CAREER EXPLORATION FOR STUDENT AND WORKFORCE ATTRACTION/RETENTION

As noted earlier, the EDC will host the region's fourth annual BioScience Summit on Oct 21, 2026. As part of this program, we will be working with MSUM, MState and Concordia to attract new enrollment. In collaboration with area high schools, we provide free connections for hundreds of high school students to our higher education institutions and companies in the region. All three Moorhead higher education institutions have taken part and will be doing so again in 2026. Our expectation is that we will continue this programming in 2027 as the event grew from 130 three years ago to 275 last year and we expect more than 300 attendees.



CURRICULUM DEVELOPMENT FOR HIGHER EDUCATION

EDC staff has had multiple strategic meetings with leadership at both Minnesota State University of Moorhead and M-State Community and Technical College to share market intelligence, aid in curriculum and program development that aligns with current business and workforce needs. These discussions have been important in addressing our talent pipeline in the region to ensure we have a workforce equipped with the skills employers need and creating stronger ties to industry, so we retain talented people upon graduation.



scan
to watch



WORK IN
FARGO.
NORTH OF NORMAL.

IMMERSIVE MANUFACTURING

In 2023, the GFMEDC received grant funds from the ND Department of Commerce to highlight careers in manufacturing. The EDC partnered with CareerViewXR, Golden Path Solutions, and 13 area employers to launch a regional employer microsite, www.workinFargo.com. The project: Immersive Multimedia Manufacturing Tour to Aid Workforce, was designed to highlight Fargo Moorhead's manufacturing sector and showcase the opportunities available to students and job seekers. American Crystal Sugar was among the employers who took part. Each employer received an immersive 360-degree virtual tour loaded onto a headset along with one to three job profiles that bring their workplace to life and give prospective employees an authentic look at what it's like to be a part of their company.

DATA & ANALYTICS

The Greater Fargo Moorhead Economic Development Corporation's Regional Data & Analytics Working Group is an advisory body convened to ensure GFMEDC's data and analytics products are relevant, usable, trusted, and actionable for regional economic development decision-making. The group brings together a cross-sector mix of practitioners – including GFMEDC staff, state agencies, workforce partners, higher education institutions, and private-sector investors – who actively apply data in their own decision-making and can provide candid, constructive feedback on the tools and outputs GFMEDC produces.

Reflecting the bi-state nature of the Fargo-Moorhead region, the working group intentionally includes representation from Minnesota-based entities. Current Minnesota participants include the Minnesota Department of Employment and Economic Development (DEED) LMI Office, Minnesota State University Moorhead (MSUM), MState, and the Fargo Moorhead West Fargo Chamber of Commerce – ensuring that the data products developed by GFMEDC are evaluated through both a North Dakota and Minnesota lens and remain useful across the full regional economy.

PARTNERSHIPS

- **Regularly attend Moorhead EDA monthly meetings**
- September 17, 2025 – EDC provided **Letter of Support for City of Moorhead's application for the FY 2025 EDA Disaster Supplemental grant funding.**
- January 8, GFMEDC team met with Stacia Sytsma (Greater MBA)
- January 12, 2026, EDC welcome meeting with Matt Leiseth, Downtown Moorhead Inc.
- MSTATE meeting with staff on April 26, 2026
- MSUM meeting with President Downs and staff on May 11, 2026 focused on:
 - Aligning education programs with employer needs
 - Supporting entrepreneurship initiatives
 - Sharing data/analytics for workforce insight
 - Connecting students to regional careers
 - Collaboration on workforce surveys and HR programming
- Invited David Heyer (MN DEED) to GFMEDC Business Development Working Group on May 18, 2026
- **Partnership meeting with Peter Frosch, CEO of Greater MSP** on May 29 to discuss possible relationships between GFMEDC and Greater MSP. Areas for possible work and alignment include Sustainable Aviation Fuel (SAF), Bioscience, and Agtech.
- **Partnership meeting with Matt Varilek, DEED Commissioner, and David Heyer, DEED staff representative from our region** on June 2. Staff discussed project leads, recognition of Moorhead in Minnesota MSA distinction, and various programs available to businesses that the GFMEDC is already communicating to companies via the **Smartbook**.
- **Economic Development Association of Minnesota (EDAM) Summer conference June 3-4** – Met with key partners (Amy Collins of Missouri River Energy, Melissa Beach of MinnKota Energy, Kristin Guild of Greater MSP (workforce), David Heyer and Jessica Miller with DEED, and others.
- Meeting with Stacia Sytsma (Greater MBA) in June – **GFMEDC speaking at "Let's Talk Business" event on June 17, 2026.**



MOORHEAD + THE GFMEDC

CITY OF MOORHEAD ECONOMIC ANALYSIS

CONTINUING A STRONG PARTNERSHIP

The Greater Fargo Moorhead Economic Development Corporation (GFMEDC) has been a longtime partner with the City of Moorhead and all of Clay County. This relationship is not only tied to the GFMEDC's core mission of supporting, attracting, and growing primary sector companies in the Metro; it is also the interdependencies this work generates across our regional economy. As a small example of this co-dependency, the GFMEDC collected employee-resident data from just 22 primary sector companies (or about 7% of the GFMEDC client base) located in Cass County. What we learned was that **at least 383 of these employees and their families currently live in Moorhead.**

The following is the interpretation of that data and the opportunity for the GFMEDC and Moorhead to work even more closely to tell the positive story of Moorhead's value to our regional economy and quality of life.



383

PRIMARY SECTOR
WORKERS FROM JUST 22
FARGO COMPANIES WHO
CHOOSE TO LIVE IN
MOORHEAD

\$29.8M

ESTIMATED ANNUAL
HOUSEHOLD INCOME
IMPORTED INTO
MOORHEAD FROM THIS
GROUP

\$194K

ESTIMATED ANNUAL CITY
PROPERTY TAX REVENUE
FROM HOMEOWNER
HOUSEHOLDS IN THIS
GROUP



THEY COULD LIVE ANYWHERE. THEY CHOOSE MOORHEAD.

These 383 workers are an asset to our companies, Moorhead and the region. They are proof that Moorhead wins on quality of life. They earn primary sector wages averaging an estimated **\$77,700/year**, bring an estimated **\$29.8 million** in household income into Moorhead, and collectively represent one of the most powerful economic arguments the city has:

SKILLED, WELL-PAID PROFESSIONALS CHOOSE TO LIVE HERE. THAT IS NOT A GAP TO BE FILLED, IT IS A FOUNDATION TO BE BUILT UPON.

These are primary sector workers; the most economically mobile, highest-earning segment of the regional workforce. They have options. Fargo has housing. West Fargo has housing. Dilworth has housing. And yet, from just 22 companies, 383 of these workers cross the Red River every morning and come home to Moorhead every night.

That is a market signal of the highest order. Moorhead's Strategic Plan describes the city as having "natural and recreational amenities with a long riverfront and strong park system... a downtown center and the collective will to build on its identity and vibrancy." These workers are voting with their feet, and they're voting for Moorhead.

Source: Strategic Plan (final-plan_-072423opt.pdf), Economic Competitiveness Introduction



THE CITY'S JOB IS TO UNDERSTAND WHY, AMPLIFY IT, AND USE IT.

**MOORHEAD IS A CITY ON THE RISE.
THESE WORKERS ARE PART OF IT.**

The city's housing stock grew 17% between 2010 and 2020, and Moorhead is currently delivering an active pipeline of new development:

Fairmont Flats — 105 dwelling units, COMPLETE

Sterling Dev. Mixed Use — 5-story, 153 dwelling units, IN-PROGRESS

14th & Main Apartments — 28 units, IN-PROGRESS

11th Street Underpass — 2 underpasses, \$171.6M investment, IN-PROGRESS

The Loop — new community library, walking loop, playground, IN-PROGRESS

The 2-year property tax rebate on all newly constructed homes with 142 homeowners receiving it in 2025, available through 2026 is a direct, tangible financial benefit these workers can feel.

THE HOUSING ADVANTAGE IS REAL AND MEANINGFUL

Moorhead's median home value is 249,000 (ACS 2024 5-Year Estimates), 40,100 below the Fargo-Moorhead Metro median of 289,100 and 80,300 below the Minnesota state median of 329,300 (both ACS 2024 5-Year Estimates). For a primary sector worker earning 77,700/year, Moorhead's affordability advantage over the broader metro and state is not just real — it has grown substantially since 2022 and now represents **tens of thousands of dollars in purchasing power**.

THE POSITIVE ECONOMIC SCORECARD

WHAT THESE 383 WORKERS DELIVER FOR MOORHEAD

\$29.8 MILLION IN HOUSEHOLD INCOME — ANCHORED IN MOORHEAD

An estimated \$29.8 million in annual wages flows directly into Moorhead households from this group alone. This is imported income — wealth generated outside the city that is brought home and spent locally. This is precisely the dynamic that healthy regional economies depend on: **a community that attracts residents whose earnings exceed what the local job market alone could support.** Please note that this is a small sample size of the actual population of Moorhead citizens who work for primary sector companies across the region.

This income fuels:

- **~\$7.5 million in estimated annual Moorhead consumer spending:** Supporting the restaurants, retailers, healthcare providers, and service businesses that make up nearly 40% of all Moorhead jobs.
- **Demand for Moorhead's growing housing market,** where the city needs 280 new units per year. These ~249 estimated households represent nearly 89% of one full year's housing demand target.

Source: Strategic Plan, Economic Drivers and Industry Mix; Housing Forecast (280 units/yr)

Source: BLS, Occupational Employment and Wages in Fargo — May 2024 (avg hourly wage \$29.89, FM MSA)

\$36.9 MILLION IN RESIDENTIAL REAL ESTATE VALUE

The estimated ~149 homeowner households in this group represent approximately \$36.9 million in residential assessed value on Moorhead's tax rolls, **translating to roughly \$194,000 in annual city property tax revenue — funding the police, fire, streets, parks, and libraries that make Moorhead the place these workers chose to begin with.**

More importantly, these are stable, long-term homeowners — primary sector workers with strong incomes and career stability. They are the backbone of neighborhood investment, school enrollment, and civic engagement.

Source: 2026 Budget, Property Tax Rates — \$247,700 median home value, \$1,302 annual city tax, 41% city share

A SIGNAL THAT MOORHEAD'S COLLEGES ARE WORKING

Moorhead is home to MSUM (~7,500 students), Concordia College (~2,000 students), and MState (~2,300 students). Nearly 24% of all Moorhead jobs are in Educational Services, which is above average for the state. The presence of primary sector workers choosing to live in a college town signals that Moorhead's educational ecosystem creates a community that educated professionals want to be part of.

Source: Strategic Plan, Economic Drivers and Industry Mix — college enrollment and 23.8% Educational Services share

A REGIONAL PARTNERSHIP ASSET, NOT A LIABILITY

The Fargo-Moorhead metro functions as one integrated labor market. The fact that **10,398 people commute into Moorhead for work** — while Moorhead residents work in Fargo — is not a zero-sum competition. It is the natural functioning of a healthy, interconnected metro economy. Moorhead's Strategic Plan explicitly frames the city as "an anchor community in the robust and growing Fargo-Moorhead region."

These 383 workers are regional connectors — people who build social, professional, and economic ties across both sides of the river. They shop in both cities, pay taxes in Minnesota, support businesses in both markets, and strengthen the metro's collective talent reputation.

Source: Strategic Plan, Employment Geography — 10,398 in-commuters, 14,703 out-commuters

Source: Strategic Plan, Economic Competitiveness Introduction — Moorhead as regional anchor

THE FORWARD-LOOKING OPPORTUNITY: FROM RESIDENTS TO AMBASSADORS

These workers are Moorhead's most credible ambassadors to the Fargo-Moorhead business community. Consider what they represent as an active asset:

BUSINESS RECRUITMENT

"Your employees already live here" — a direct pitch to employers considering Moorhead expansion

WORKFORCE TESTIMONIALS

Real workers who can speak to Moorhead's affordability, quality of life, and community character.

HOUSING DEMAND

~249 households supporting Moorhead's active residential pipeline (117 buildable lots entering 2026 construction season)

DOWNTOWN ACTIVATION

~\$7.5M in consumer spending supporting Sterling Dev., The Loop, downtown revitalization investments and more

TAX BASE STABILITY

~\$36.9M in residential real estate anchoring Moorhead's property tax base (~\$194K/yr in city property tax)

TALENT PIPELINE SIGNAL

Evidence that Moorhead's colleges produce workers who stay in the region and choose Moorhead as home

MOORHEAD IS WINNING THE LIVABILITY COMPETITION

The most powerful positive reframe is this: in a metro where workers can live anywhere, Moorhead is winning. Not because it has the most jobs — it doesn't, yet.

The 2025 Annual Development Report documents a city building toward something — downtown revitalization, a new community library, flood mitigation, infrastructure investment, and a 150-year sesquicentennial celebration. **These 383 workers and their families chose to be part of that story. The city's job is to make sure the next 383 do too.**

Source: Annual Development Report 2025, Onward Moorhead! — Downtown projects, sesquicentennial

KEY METRICS AT A GLANCE

383

PRIMARY SECTOR
WORKERS FROM JUST 22
FARGO COMPANIES WHO
CHOOSE TO LIVE IN
MOORHEAD

\$29.8M

ESTIMATED ANNUAL
HOUSEHOLD INCOME
IMPORTED INTO
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GROUP

\$194K

ESTIMATED ANNUAL CITY
PROPERTY TAX REVENUE
FROM HOMEOWNER
HOUSEHOLDS IN THIS
GROUP

\$77.7K

ESTIMATED AVERAGE
ANNUAL SALARY (BLS
FM MSA AVG \$29.89/HR X
1.25X PRIMARY SECTOR
PREMIUM)

\$7.5M

ESTIMATED ANNUAL
MOORHEAD CONSUMER
SPENDING GENERATED
BY THIS GROUP

\$36.9M

ESTIMATED RESIDENTIAL
REAL ESTATE VALUE
REPRESENTED BY ~149
HOMEOWNER
HOUSEHOLDS

89%

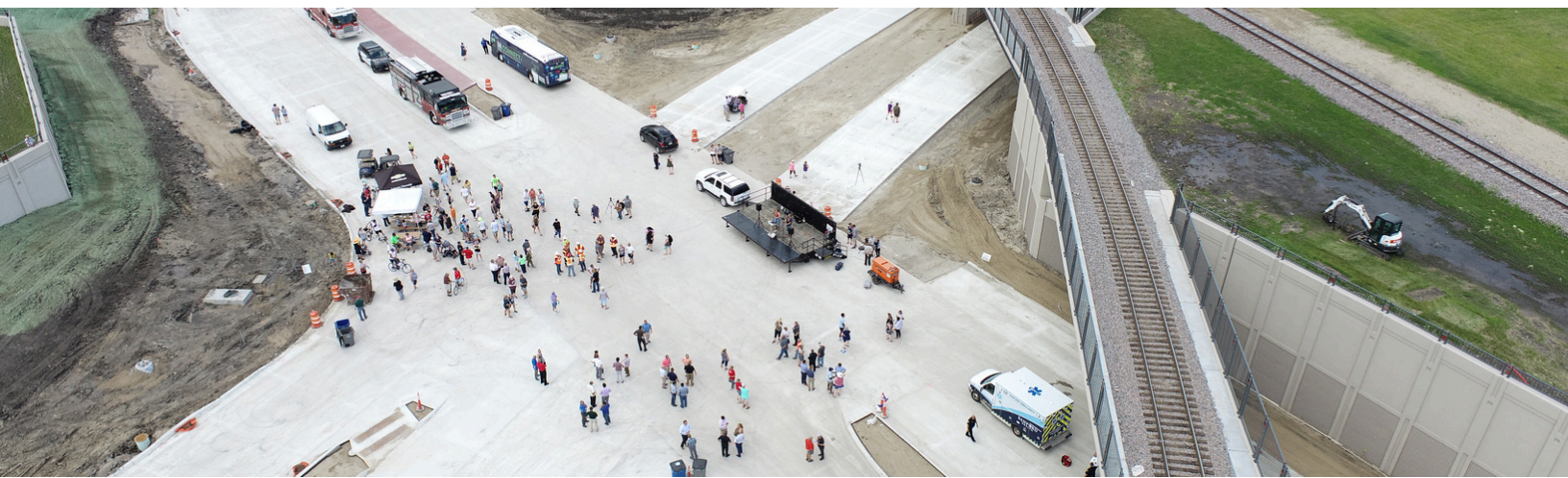
ESTIMATED HOUSEHOLDS
(~249) AS A SHARE OF
MOORHEAD'S 280-UNIT
ANNUAL HOUSING
DEMAND TARGET

2.6%

SHARE OF ALL
MOORHEAD OUT-
COMMUTERS (14,703)
REPRESENTED BY JUST
THESE 22 COMPANIES

3-5x

ESTIMATED MULTIPLIER
TO FULL FARGO PRIMARY
SECTOR UNIVERSE =
1,149-1,915 MOORHEAD
RESIDENTS



Prepared using City of Moorhead official documents | Lightcast Q2 2026 | BLS May 2024 | MN Dept. of Revenue 2026 | Analysis current as of June 2026





**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
July 27, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (7): 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 (1): Ryan Nelson

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

Motion to Approve made by Lisa Borgen and seconded by Sebastian McDougall.

For 7: 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. MoorHeart Recognition: Tim Johnson

Governmental Affairs Director Lisa Bode presented the MoorHeart Award to Tim Johnson Executive Director of the FM Kicks Band for bringing the joy of jazz to the Fargo Moorhead community. Mr. Johnson also runs and coordinates the Summer Youth Jazz Camp.

Governmental Affairs Director Lisa Bode recognized Moorhead's Marketing Coordinator Caleb Fugleberg for his work and Northern Lights Award winning design of the Parks & Recreation stage trailer.

6. Approve Minutes

A. July 13, 2026 Meeting Minutes

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

Moorhead Public Service General Manager Travis Schmidt presented the proposed extension of the Supplemental Power Sale Agreement (S-1 Agreement) between Moorhead, Missouri Basin Municipal Power Agency, and Western Minnesota

Municipal Power Agency. The proposed extension extends the current agreement term from January 1, 2057, to January 1, 2067. General Manager Schmidt reviewed the key provisions of the agreement, highlighted the value of MPS' long-standing partnership with Missouri River Energy Services, and discussed benefits of the agreement.

Motion to Approve made by Heather Nesemeier and seconded by Emily Moore.
For 7: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson
Against 0: None
Abstain/Recuse 0: None

Motion Passed

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

Police Chief Chris Helmick & Assistant Police Chief Bill Ahlfeldt presented a proposal to apply for Law Enforcement Mental Health and Wellness Act program funds. The federal grant will allow the Moorhead Police Department to provide confidential, evidence-based behavioral health services, wellness resources, and training for active and retired officers and civilian employees of law enforcement agencies throughout western Minnesota and eastern North Dakota.

Motion to Approve made by Heather Nesemeier and seconded by Nicole Mattson.
For 7: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson
Against 0: None
Abstain/Recuse 0: None

Motion Passed

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

Council member White shared information from an Age Friendly Moorhead meeting, attended two MATBUS coordination meetings as part of a search committee for a new MATBUS coordinator, provided an update from the Red River Recovery Initiative meeting, and participated in River Arts in Vikingship Park. Council member White thanked Brandon Baity from the Indigenous Association and Moorhead Recreation Coordinator Steve French for their collaboration on the event. Council member White also discussed highlights from the Lakes and Prairies Community Action Partnership meeting.

Council member Nesemeier shared an update from Solid Waste Advisory Committee and Resource Recovery Center Advisory Committee meetings. Council member

Nesemeier invited the public to attend Moorhead Public Housing Agency meetings and Night to Unite events on August 4. Council member Nesemeier also mentioned the public is invited to participate in an 11 Street Corridor Study on the City's website.

Council member Moore shared information from a West Central Initiative meeting.

Mayor Carlson met with a cohort of individuals starting businesses in Moorhead and attended a community listening session hosted by Churches United. Mayor Carlson expressed appreciation to Moorhead PD Sergeant Scott Kostohryz, Parks and Recreation, and other departments and community organizations for their support and participation in Safe City Nights. Mayor Carlson attended a ground-breaking for a new Habitat for Humanity home that is being built in south Moorhead. Mayor Carlson, Police Chief Helmick, and Assistant Chief Ahlfeldt also met with leadership of the United Liberian Association of ND.

20. City Manager Reports

City Manager Mahli shared information about Night to Unite events in Moorhead on August 4.

21. Executive Session

22. New Business

23. Adjourn

Meeting adjourned at 06:23 PM.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson
Mayor

Christina Rust
City Clerk

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



City Council Communication

August 10, 2026

SUBJECT:

Second Reading of Ordinance 2026-02: An Ordinance Amending the Official Zoning Map 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

RECOMMENDATION:

The Mayor and City Council are asked to consider a Second 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:

This property has historically been used for agriculture and these rezoned parcels are for the next phase of Partridge Creek, a single-family detached master planned neighborhood.

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

The City Council approved a First Reading of this Ordinance on July 27, 2026.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

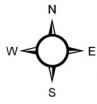
Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

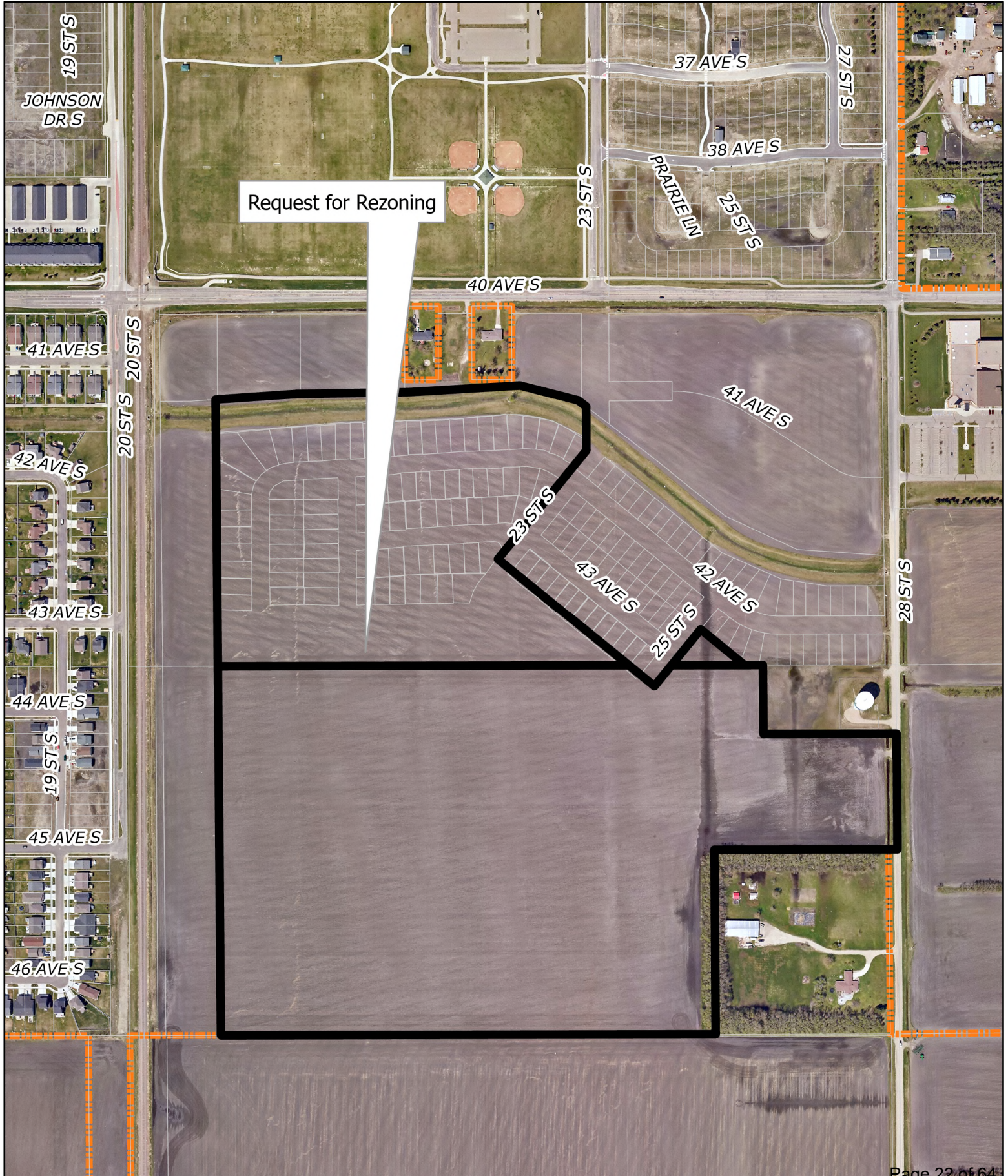
Brittany Cameron, Assistant City Planner

Attachments: Draft Ordinance – 2026-02

Draft Resolution – Title & Summary



General Location Map
4151 28th St S & 4301 28th St S
58.900.2865 & 58.900.2855



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 and 4301 28th Street S, 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 and 4301 28th Street S 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: August 10, 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: 07/31/2026
Second Reading: 08/10/2026
Publication:

RESOLUTION

Resolution to Approve Title & Summary of Ordinance 2026-02

WHEREAS, the City Council of the City of Moorhead did pass 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 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; and

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 2026-02: 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 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: August 10, 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 2026-02

The following Ordinance is hereby published by Title and Summary:

1. Title of Ordinance

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 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.

2. Summary of Ordinance

An Ordinance which amends 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.

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, First Floor, City Hall, 403 Center Avenue, Moorhead, MN.

The Ordinance was passed by the City Council of the City of Moorhead this 10th day of August, 2026.

First Reading: 07/27/2026
E-Post: 07/31/2026
Second Reading: 08/10/2026
Publication:



City Council Communication

August 10, 2026

SUBJECT:

Second 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 (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use

RECOMMENDATION:

The Mayor and City Council are asked to consider a Second 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 (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use.

BACKGROUND/KEY POINTS:

The Concordia College campus properties at 801 10th Ave S, 1022 8th St S, and 1102 8th St S are 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 Amendments. All proposed MU-2 commercial uses will be in alignment with neighboring parcels.

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

www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

The City Council approved a First Reading of this Ordinance on July 27, 2026.

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 Ordinance 2026-03
Draft Resolution – Title & Summary

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: August 10, 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: 07/31/2026
Second Reading: 08/10/2026
Publication:

RESOLUTION

Resolution to Approve Title & Summary of Ordinance 2026-03

WHEREAS, the City Council of the City of Moorhead did pass 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 (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use; and

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 2026-03: 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 (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use 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: August 10, 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 2026-03

The following Ordinance is hereby published by Title and Summary:

1. Title of Ordinance

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 (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use.

2. Summary of Ordinance

An Ordinance which amends the Official Zoning Map in accordance with Chapter 3 of Title 10 of the Moorhead City Code rezoning 801 10th Ave S (Parcel 58.414.0080), 1022 8th St S (Parcel 58.414.0130), and 1102 8th St S (Parcel 58.414.0240) from INS: Institutional to MU-2: Neighborhood Mixed Use.

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 10th day of, August, 2026

First Reading: 07/27/2026
E-Post: 07/31/2026
Second Reading: 08/10/2026
Publication:

:



City Council Communication

August 10, 2026

SUBJECT:

Second 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 Second 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.

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.

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



City Council Communication

August 10, 2026

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

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>	
<u>MU-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>MU-4</u>	<u>P</u>			<u>PU</u>		
<u>LI</u>	<u>P</u>		<u>P</u>	<u>PU</u>		
<u>HI</u>	<u>P</u>		<u>P</u>	<u>PU</u>		
<u>INS</u>	<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>
<u>TZ</u>	<u>P</u>		<u>P</u>	<u>PU</u>		



City Council Communication

August 10, 2026

<u>P = Permitted</u>	<u>PU = Provisional Use</u>
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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. 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 request with no public comment. The complete Planning Commission packet can be found at: [City of Moorhead : Planning Commission](#)

The City Council approved a First Reading of this Ordinance on July 27, 2026.

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
Draft Resolution – Title & Summary

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: August 10, 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: 07/31/2026

Second Reading: 08/10/2026

Publication:

RESOLUTION

Resolution to Approve Title & Summary of Ordinance 2026-04

WHEREAS, the City Council of the City of Moorhead did pass a Second Reading of Ordinance 2026-04: An Ordinance to Amend and Reenact Title 10, Chapter 20, Off-Street Parking of the Moorhead City Code; and

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 2026-04: An Ordinance to amend and reenact Title 10, Chapter 20, Off-Street Parking of the Moorhead City Code 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: August 10, 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 2026-04

The following Ordinance is hereby published by Title and Summary:

1. Title of Ordinance

Ordinance 2026-04: An Ordinance to amend and reenact Title 10, Chapter 20, Off-Street Parking of the Moorhead City Code.

2. Summary of Ordinance

An Ordinance which amends and reenacts Title 10, Chapter 20, Off-Street Parking of the Moorhead City Code.

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 10th day of August, 2026

First Reading: 07/27/2026
E-Post: 07/31/2026
Second Reading: 08/10/2026
Publication:



City Council Communication

August 10, 2026

SUBJECT:

Consider actions relating to the development of 1325 Main Avenue SE:

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions relating to the development of 1325 Main Avenue SE:

1. First Reading of Ordinance 2026-06: An Ordinance amending the Official Zoning Map in accordance with Chapter 3 of Title 10 of the Moorhead City Code rezoning this parcel from Community Commercial to Light Industrial; and
2. Resolution to Approve Comprehensive Plan Amendment from Commercial to Industrial.

BACKGROUND/KEY POINTS:

The Agassiz Shop Condo site began construction in 2023 with additional buildings phased over the past few years. A minor subdivision for the site was recently approved at the June 22, 2026 City Council meeting splitting off 2.38 acres of the western portion of the development.

Now, the applicant wishes to rezone this new parcel to Light Industrial and also to update the Comprehensive Plan Future Land Use Map designation to Industrial.

The Moorhead Planning Commission considered the request at their August 3, 2026 meeting and unanimously recommended approval after one public comment from D. Bratsch regarding potential uses for the site. Staff confirmed the site will be developed as shop condos matching the existing development of the site and not heavy industrial uses. The Planning Commission packet is available at:

www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

FINANCIAL CONSIDERATIONS:

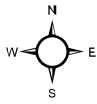
Not applicable

Voting Requirements: Majority of Council

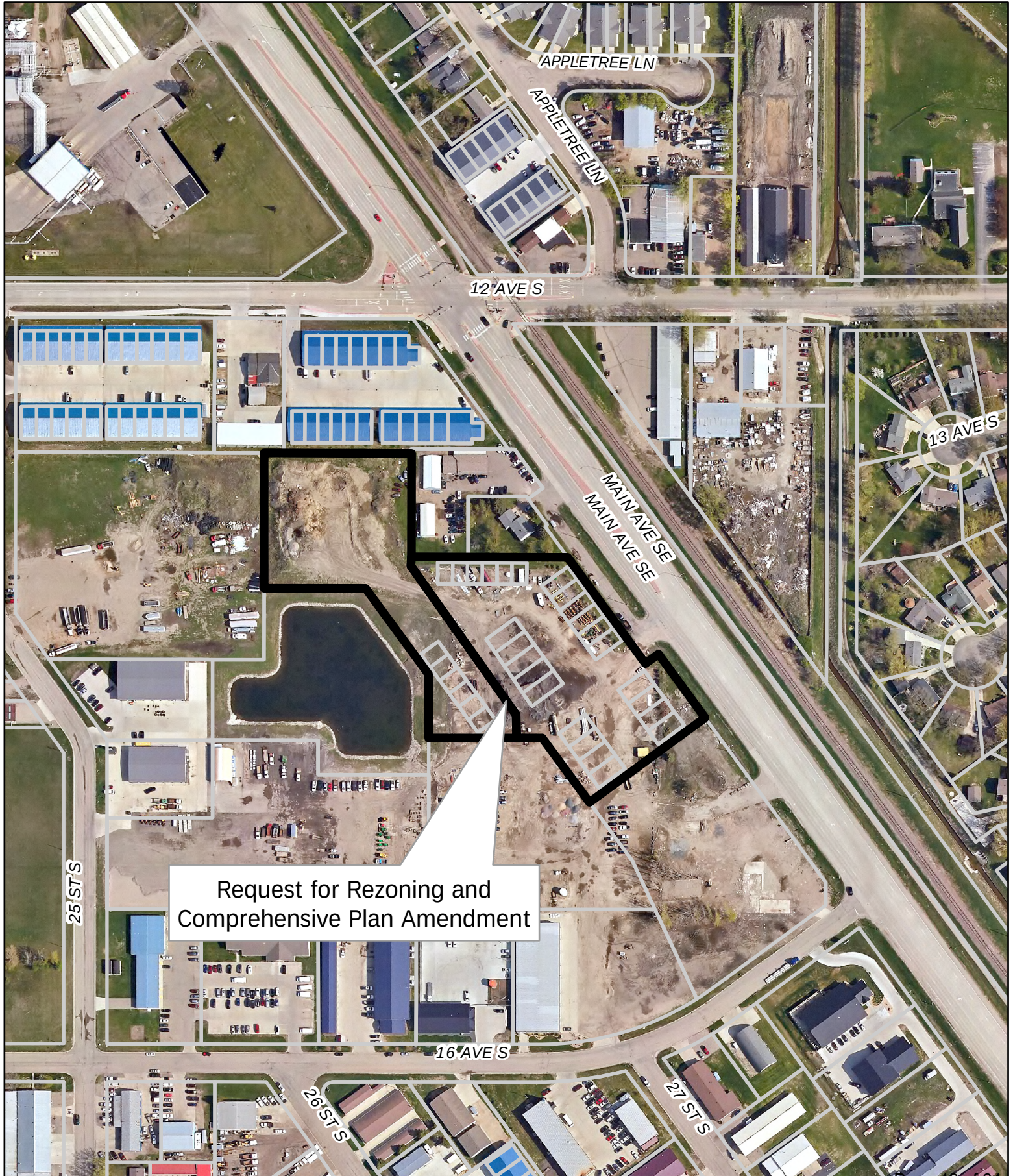
Submitted By:

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

Attachments: General Location Map
Draft Resolution – Comprehensive Plan Amendment
Draft Ordinance 2026-06



General Location Map
1325 Main Ave SE
58.799.0100



Request for Rezoning and
Comprehensive Plan Amendment

ORDINANCE NO. 2026-06

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP IN ACCORDANCE WITH
CHAPTER 3 OF TITLE 10 OF THE MOORHEAD CITY CODE REZONING 1325 MAIN
AVENUE SE (PARCEL NUMBER: TBD) FROM COMMUNITY COMMERCIAL TO LIGHT
INDUSTRIAL**

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

WHEREAS, Agassiz Builders, LLC, has requested to rezone 1325 Main Avenue SE from Community Commercial to Light Industrial, legally described as:

Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, City of Moorhead, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on August 3, 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 1325 Main Avenue SE from Community Commercial to Light Industrial, legally described as:

Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, City of Moorhead, Clay County, Minnesota.

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

PASSED: August 10, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson
Mayor

Christina Rust
City Clerk

First Reading: 08/10/2026
E-Post:
Second Reading:
Date of Publication:

RESOLUTION

Resolution to Approve Amendment to the 2022 Onward Moorhead! Comprehensive Plan Future Land Use Map from Commercial to Industrial at 1325 Main Avenue SE (Parcel Number: TBD)

WHEREAS, Agassiz Builders, LLC, has requested an amendment to the 2022 Onward Moorhead! Comprehensive Plan Future Land Use Map from Commercial to Industrial at 1325 Main Avenue SE, legally described as:

Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, City of Moorhead, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on August 3, 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 Commercial to Industrial at 1325 Main Avenue SE, legally described as:

Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, City of Moorhead, Clay County, Minnesota.

PASSED: August 10, 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

August 10, 2026

SUBJECT:

Resolution to Approve Conditional Use Permit for Auto Sales in LI: Light Industrial at 2520 20th Ave S, Unit B

RECOMMENDATION:

The Mayor and City Council are asked to consider a Conditional Use Permit for Auto Sales in LI: Light Industrial at 2520 20th Avenue South, Unit B.

BACKGROUND/KEY POINTS:

M. Mahmood, on behalf of Boston Auto Sales, LLC, is requesting a Conditional Use Permit to operate an auto sales business at this multi-tenant site.

Conditional Use Permits for auto sales require review and approval of proposed site modifications, location and number of displayed sales vehicles, customer and employee parking and in this case, because the applicant is sharing the site with other tenants, review if other tenants have adequate parking.

The Moorhead Planning Commission considered the request at their August 3, 2026 meeting and unanimously recommended approval of the Conditional Use Permit with no public comment. The Planning Commission packet is available at:

<https://www.moorheadmn.gov/government/boards-and-commissions/planning-commission/>

FINANCIAL CONSIDERATIONS:

Not applicable

Voting Requirements: Majority of Council

Submitted By:

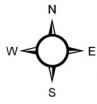
Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

Brittany Cameron, Assistant City Planner

Attachments: General Location Map

Draft Resolution with Exhibit A – Findings of Fact



General Location Map
2520 20th Ave S
58.228.0060



RESOLUTION

Resolution to Approve Conditional Use Permit for Auto Sales in LI: Light Industrial at 2520 20th Avenue S, Unit B (Parcel 58.228.0060)

WHEREAS, M. Mahmood, on behalf of Boston Auto Sales, LLC, has requested a Conditional Use Permit for auto sales in LI: Light Industrial at 2520 20th Avenue S, Unit B (Parcel 58.228.0060) legally described as:

Lot 6, Block 1, Erickson First Addition, City of Moorhead, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on August 3, 2026 and approved findings of fact (Exhibit A) and voted unanimously to recommend approval of the Conditional Use Permit contingent on the conditions noted below; and

WHEREAS, the City Council finds the requested Conditional Use Permit consistent with the 2022 Comprehensive Plan and Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council herein adopts the Findings of Fact approved by the Moorhead Planning Commission in the attached Exhibit A and the Conditional Use Permit for Auto Sales in LI: Light Industrial at 2520 20th Avenue S, Unit B (Parcel 58.228.0060) is hereby approved contingent upon the following conditions, which were developed based on criteria within the Moorhead City Code for Conditional Uses and to address general welfare, health and safety of the area:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
 - a. Auto sales requires both a State and City License.
2. Circulation & Parking:
 - a. Access to site from is from 20th Avenue S. A 2-way drive lane with a minimum width of 20 feet shall be provided.
 - b. No parking shall be permitted in 20-foot drive lane to keep area clear for ingress/egress of other tenants and for sanitation truck access to the dumpster.
 - c. Sales vehicles limited to 4 vehicle spaces in front of Unit B.
 - d. Unit B must also provide at least 2 customer parking spaces and 1 employee parking space in front of building.
 - e. Sales vehicles shall not be located on the gravel portion of the site.
 - f. Gravel portion of site may be used for storage with the installation of a solid screening fence no less than six (6) feet in height.
3. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles may not encroach into public right of way.
 - c. All sales vehicles on site must be licensed and operable.
 - d. Vehicles not owned by licensed dealer shall not be stored, displayed "for sale" or sold.

4. Sales Office: Unit B shall clearly display the name of the license holder, phone number and hours of operation.
5. Outdoor Storage
 - a. All other business-related equipment cannot be visible from the street and shall be completely enclosed in the building or screened within a solid fenced area.
6. Auto Repair: Is not permitted at this site and no vehicles requiring repair prior to sale are permitted on site.
 - a. Auto repair use may be considered in the future if site can meet Zoning and Building Code requirements.
7. Applicant shall receive all required federal, state and local permits.

PASSED: August 10, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

EXHIBIT A

Conditional Use Permit Moorhead Planning Commission Findings of Fact

REQUEST: Conditional Use Permit - Auto Sales in LI: Light Industrial
LOCATION: 2520 20th Avenue S – Parcel 58.228.0060
APPLICANT: M. Mahmood, on behalf of Boston Auto Sales, LLC
OWNER: Clemedtson Holdings LLC
FILE NO: 26P021

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit for operation of an auto sales business; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on August 3, 2026; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

1. A full and complete application was filed by M. Mahmood, on behalf of Boston Auto Sales, LLC, and received on July 17, 2026 (herein referred to as "Application") seeking a Conditional Use Permit for operation of an auto sales business at 2520 20th Avenue S, Parcel 58.228.0060, legally described as:

Lot 6, Block 1, Erickson First Addition
2. The property is zoned LI: Light Industrial, which permits auto sales businesses as a conditional use.
3. A public hearing was held by the Planning Commission on August 3, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the LI: Light Industrial zoning district.
5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
 - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - Auto-related uses are permitted by conditional use permit in the LI: Light Industrial and the property is guided towards Industrial in the 2022 Onward Moorhead! Comprehensive Land Use Plan. The proposed use will provide a professional retail sales operation.
 - b. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed use is compatible with the present and future uses of the area with no interference of neighboring properties or future commercial development.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - The proposed business will comply with all performance standards and any future improvements will be reviewed to meet Moorhead City Code and Minnesota Building Code.

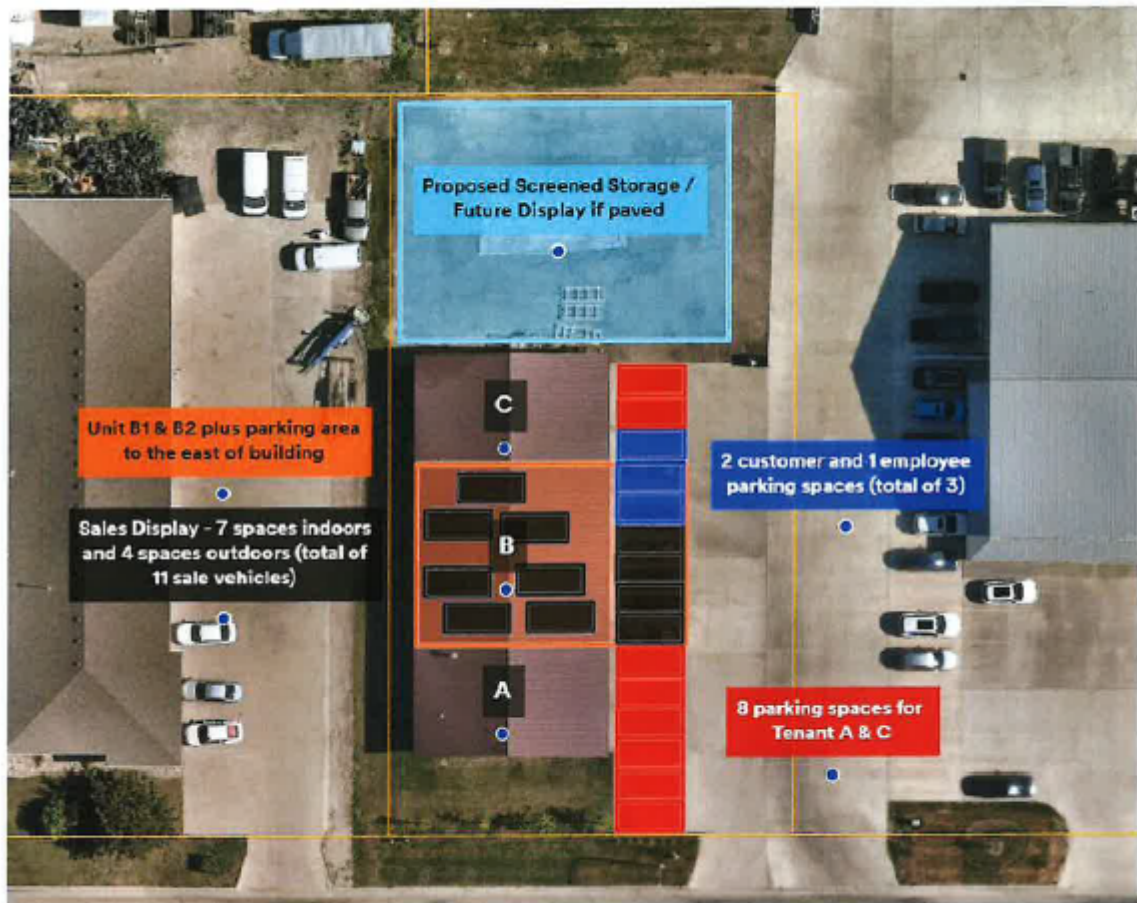
- d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed. The proposed use will have minimal impact on the surrounding area, business activities will take place during normal business hours and will be maintained in a safe and clean condition.
- e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
- f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
 - The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of M. Mahmood, on behalf of Boston Auto Sales, LLC, and received on July 17, 2026 (herein referred to as "Application") seeking a Conditional Use Permit - Auto Sales in LI: Light Industrial at 2520 20th Avenue S, Parcel 58.228.0060, legally described as:

Lot 6, Block 1, Erickson First Addition

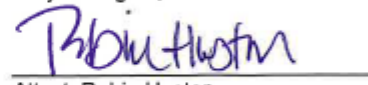
is hereby approved contingent upon:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
 - a. Auto sales requires both a State and City License.
2. Circulation & Parking:
 - a. Access to site from is from 20th Avenue S. A 2-way drive lane with a minimum width of 20 feet shall be provided.
 - b. No parking shall be permitted in 20-foot drive lane to keep area clear for ingress/egress of other tenants and for sanitation truck access to the dumpster.
 - c. Sales vehicles limited to 4 vehicle spaces in front of Unit B.
 - d. Unit B must also provide at least 2 customer parking spaces and 1 employee parking space in front of building.
 - e. Sales vehicles shall not be located on the gravel portion of the site.
 - f. Gravel portion of site may be used for storage with the installation of a solid screening fence no less than six (6) feet in height.
3. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles may not encroach into public right of way.
 - c. All sales vehicles on site must be licensed and operable.
 - d. Vehicles not owned by licensed dealer shall not be stored, displayed "for sale" or sold.
4. Sales Office: Unit B shall clearly display the name of the license holder, phone number and hours of operation.
5. Outdoor Storage
 - a. All other business-related equipment cannot be visible from the street and shall be completely enclosed in the building or screened within a solid fenced area.
6. Auto Repair: Is not permitted at this site and no vehicles requiring repair prior to sale are permitted on site.
 - a. Auto repair use may be considered in the future if site can meet Zoning and Building Code requirements.
7. Applicant shall receive all required federal, state and local permits.



PASSED by the Moorhead Planning Commission this 3rd day of August, 2026.


 Robert Seigel, Chair
 Moorhead Planning Commission


 Attest: Robin Huston,
 City Planner/Zoning Administrator



City Council Communication

August 10, 2026

SUBJECT:

Resolution to Approve Vacation of 10-foot Utility Easements within Partridge Creek Addition

RECOMMENDATION:

The Mayor and Council are asked to consider a vacation of 10-foot Utility Easements within Partridge Creek Addition.

BACKGROUND/KEY POINTS:

The request is to vacate 10-foot utility easements along the former rear property lines of Lots 1-13, Block 4 of Partridge Creek Addition, which were replatted as Lots 1-13, Block 5 in Partridge Creek Second Addition to increase lot depth from 100 feet to 120 feet.

In Partridge Creek Second, approved by the City Council on July 27th but not yet recorded, new 10-foot utility easements were required to be established along the new rear property lines of Block 5.

The Moorhead Planning Commission considered this request at their August 3, 2026 meeting and unanimously recommended approval 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 Quorum

Submitted By:

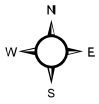
Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

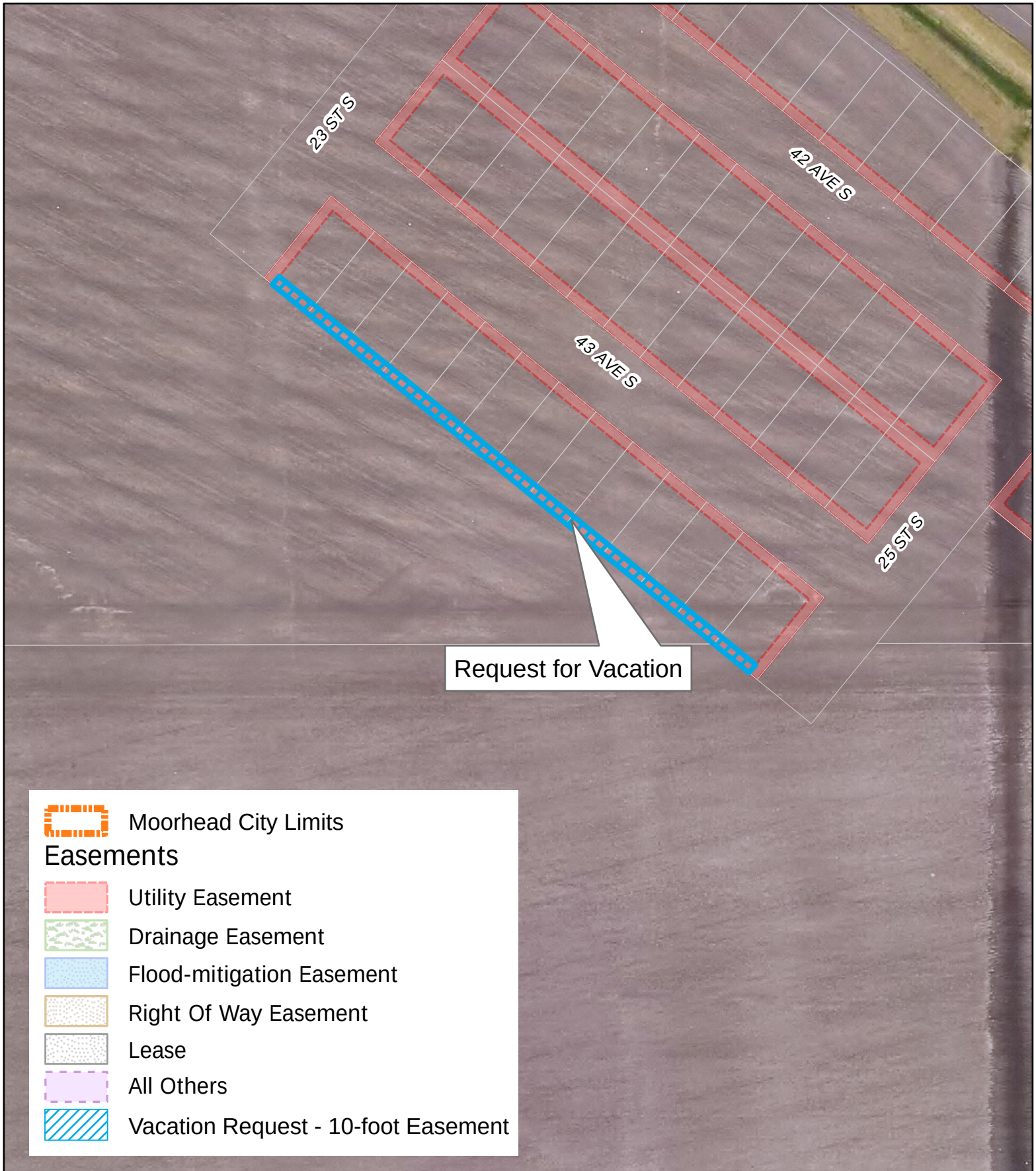
Forrest Steinhoff, Assistant City Planner

Attachments: General Location Map

Draft Resolution with Exhibit A – Findings of Fact



General Location Map Vacation of Easement Partridge Creek Addition 10-foot Utility Easement



RESOLUTION

Resolution to Approve Vacation of 10-foot Utility Easements within Partridge Creek Addition

WHEREAS, Partridge Creek, LLC, has requested vacation of 10-foot utility easements within Partridge Creek Addition, described as follows:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

WHEREAS, a public hearing to consider the request was held on August 3, 2026 before the Moorhead Planning Commission following public notice as required by law and all interested and affected persons were given an opportunity to voice their concerns; and

WHEREAS, following the public hearing, the Moorhead Planning Commission unanimously recommended approval of the vacation described herein; and

WHEREAS, the vacation of easements has been found consistent with the following considerations:

- A. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purpose of the zoning district in which the applicant intends to locate the proposed use.
 - The proposed vacation is consistent with the 2022 Comprehensive Plan and Zoning Code.
- B. The proposed vacation request is compatible with the present and future uses of the area.
 - The proposed vacation will not be detrimental to traffic, circulation, access, emergency services, or utilities facilities.
- C. The proposed action will benefit the public interest.
 - The proposed vacation will support future development of replatted Lots 1-13, Block 5 Partridge Creek Second Addition. The proposed action has been considered in relation to City Charter, City Code and MN State Statutes and Rules and has been found consistent with said regulations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council herein adopts the Findings of Fact approved by the Moorhead Planning Commission in the attached Exhibit A and approved the vacation of easements within Partridge Creek Addition, described as follows:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

contingent upon the following conditions:

1. Replacement 10-foot Utility Easements to be required along the rear property lines of Lots 1-13, Block 5, Partridge Creek Second Addition. If the Partridge Creek Second Addition plat is not recorded by December 31, 2026, this vacation shall be null and void.
2. Owner/Applicant is responsible for rerouting and reestablishing easements for existing utilities.
3. Owner/Applicant to receive all required federal, state and local permits.

PASSED: August 10, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

EXHIBIT A

Easement Vacation Moorhead Planning Commission Findings of Fact

REQUEST: Vacation of 10-foot Utility Easements
LOCATION: Lots 1 – 13, Block 4, Partridge Creek Addition
OWNER/APPLICANT: Partridge Creek, LLC
FILE NO: 26P020

WHEREAS, the Moorhead Planning Commission received a full and complete application for Vacation of 10-foot Utility Easements within Partridge Creek Addition, described as:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

WHEREAS, these easements are no longer needed as Lots 1-13, Block 4, Partridge Creek Addition was replatted into Partridge Creek Second Addition to accommodate larger lots;

WHEREAS, replacement 10-foot easements have been platted along the new rear property lines for Lots 1-13, Block 5, Partridge Creek Second Addition; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on August 3, 2026; and

WHEREAS, upon considering the application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

- A full and complete application was filed by Partridge Creek, LLC, and received on July 6, 2026 (herein referred to as "Application") seeking a Vacation of 10-foot Utility Easements within Partridge Creek Addition, legally described as:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and
- The request is for the vacation of 10-foot utility easements along the rear property lines on Lots 1-13, Block 4, Partridge Creek Addition.
- A public hearing was held by the Planning Commission on August 3, 2026 on the application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
- The request has been found consistent with the following considerations:
 - A. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purpose of the zoning district in which the applicant intends to locate the proposed use.
 - The proposed vacation is consistent with the 2022 Onward Moorhead! Comprehensive Plan and Zoning Code.
 - B. The proposed vacation request is compatible with the present and future uses of the area.
 - The proposed vacation will not be detrimental to traffic, circulation, access, emergency services, or utilities facilities.

C. The proposed action will benefit the public interest.

- The proposed vacation will support the replat of Lots 1 – 13, Block 4, Partridge Creek Addition into Lots 1-13, Block 5, Partridge Creek Second Addition. The proposed action has been considered in relation to City Charter, City Code and MN State Statutes and Rules and has been found consistent with said regulations.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Partridge Creek, LLC for Vacation of 10-foot Utility Easements within Partridge Creek Addition, legally described as:

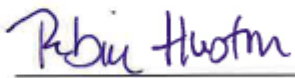
The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

is hereby approved contingent upon:

1. Replacement 10-foot Utility Easements to be required along the rear property lines of Lots 1-13, Block 5, Partridge Creek Second Addition. If the Partridge Creek Second Addition plat is not recorded by December 31, 2026, this vacation will be null and void.
2. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
3. Owner/Applicant to receive all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 3rd day of August, 2026.


Robert Seigel, Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator



City Council Communication

August 10, 2026

SUBJECT:

Resolution to Approve Change Order #1 for the 2026 Citywide Striping Project (Eng. No. 26-13-03)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve Change Order #1 for the above-referenced project.

BACKGROUND/KEY POINTS:

The City's pavement marking asset management strategy includes maintenance and installation of pavement markings on approximately a 7-year cycle. To achieve this goal, the City budgets approximately \$375,000 annually. On April 13, 2026, the City Council awarded the contract for the 2026 Citywide Striping Project to Northstar Safety in the amount of \$296,789.00. The City Manager was authorized to approve change orders necessary to complete the work up to an additional amount of \$14,839.45 (5% of the original contract amount).

During the project, certain roads were removed and deferred to a future year to better coordinate with future planned seal coat projects. Additional striping needs were identified on 20th St (from 12th Ave S to 24th Ave S) and on 24th Ave S (from SE Main to 34th St).

FINANCIAL CONSIDERATIONS:

The cost of work removed from the contract is \$70,435.00 and the striping added is \$147,867.80. The total net cost for this change order increases the contract amount by \$76,442.80. If approved, the revised final contract amount will be \$373,231.80. Although this amount is within the budget, it exceeds the amount for change orders authorized at the time the bid was awarded, so it is necessary to request Council approval for this change order.

The 2026 budget includes \$373,385.00 for this project. The change order will be funded with the balance of the budgeted project funds.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: None

RESOLUTION

Resolution to Approve Change Order #1 for the 2026 Citywide Striping Project (Eng. No. 26-13-03)

WHEREAS, on April 13, 2026, the City Council awarded the bid for the 2026 Citywide Striping Project (Eng. No. 26-13-03) to NorthStar Safety in the amount of \$296,789.00; and

WHEREAS, on April 13, 2026, the Mayor and Council authorized the City Manager to approve change orders as necessary to complete the construction up to a cumulative total amount not-to-exceed 5% of the contract (\$14,839.45); and

WHEREAS, during construction, it was determined that portions of the work should be deleted and deferred to a future year, and some additional areas should be added to the contract; and

WHEREAS, Change Order No. 1, in the amount of \$76,442.80, is recommended to incorporate these deletions and additions into the contract; and

WHEREAS, the revised total contract amount of \$373,231.80 will be fully funded by the available budget of \$373,385.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the aforementioned Change Order #1 is hereby approved.

PASSED: August 10, 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

August 10, 2026

SUBJECT:

Resolution to Approve Change Order #3 for the Prairie Parkway 1st, Prairie Meadows 7th, and Village Green 7th Additions Final Wearing Course Overlays (Eng. No. 26-A2-05)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve Change Order #3 for the above-referenced project.

BACKGROUND/KEY POINTS:

On March 23, 2026, the City Council awarded the contract for the Prairie Parkway 1st, Prairie Meadows 7th, and Village Green 7th Additions Final Wearing Course Overlays to FM Asphalt, LLC in the amount of \$233,880.00. The approved budget included an allowance of \$11,694.00 for change orders to add work to the contract.

During construction, Change Orders #1 and #2 were previously approved to complete street sweeping and street patching to help coordinate with other construction occurring within Prairie Parkway 1st Addition (both home building and new City infrastructure construction). The total amount of those change orders was \$4,710.00.

During construction, it was discovered that the roadway had settled more than anticipated since original construction, requiring more bituminous pavement to fill the low areas and restore the crown of the pavement. Change Order #3 accounts for this additional work, but exceeds the pre-authorized change order amount, requiring the change order to be approved by the City Council.

FINANCIAL CONSIDERATIONS: Change Order #3 will increase the contract amount by \$52,955.79. Including the previously approved change orders, the total contract cost will be \$275,141.79. The total project cost, including change orders, will be assessed 100% to the benefiting properties in accordance with the respective Developers Agreements.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map



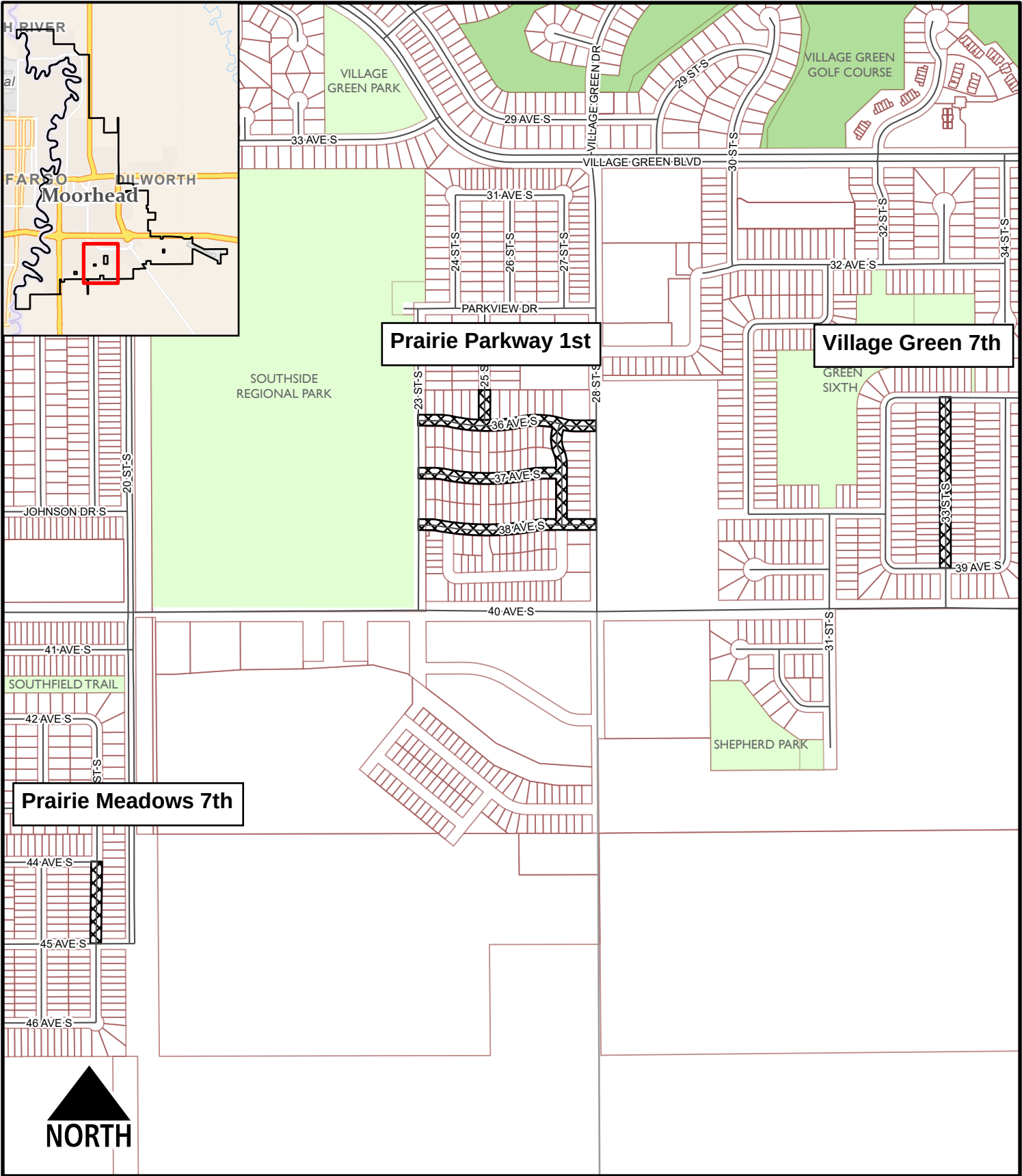
LEGEND

 FINAL WEAR COURSE OVERLAY

Project 26-A2-05

PRAIRIE PARKWAY 1ST, PRAIRIE MEADOWS 7TH, AND VILLAGE GREEN 7TH FINAL WEARING COURSE OVERLAYS.

CITY OF MOORHEAD



RESOLUTION

Resolution to Approve Change Order #3 for Prairie Parkway 1st, Prairie Meadows 7th, and Village Green 7th Additions Final Wearing Course Overlays (Eng. No. 26-A2-05)

WHEREAS, on March 23, 2026, the City Council awarded the bid for Prairie Parkway 1st, Prairie Meadows 7th, and Village Green 7th Additions Final Wearing Course Overlays (Eng. No. 26-A2-05) to FM Asphalt, LLC in the amount of \$233,880.00; and

WHEREAS, on March 23, 2026, the Mayor and Council authorized the City Manager to approve change orders as necessary to complete the construction up to a cumulative total amount not-to-exceed 5% of the contract amount (\$11,694.00); and

WHEREAS, Change Orders #1 and #2 were previously authorized for a total amount of \$4,710.00 to make changes (street sweeping and street patching) necessary to coordinate with active ongoing homebuilding and infrastructure construction within the Prairie Parkway project area; and

WHEREAS, during construction, some of the streets were found to have experienced more than the average amount of expected settlement, requiring additional bituminous pavement to fill the settled areas and restore the crown of the pavement; and

WHEREAS, Change Order No. 3, in the amount of \$52,955.79, accounts for the additional bituminous material that is required for the completion of the project; and

WHEREAS, the total amount of all change orders to date is \$57,665.79 and will be assessed to the benefiting properties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the aforementioned Change Order #3 is hereby approved.

PASSED: August 10, 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

August 10, 2026

SUBJECT:

Resolution to Approve a Fiber Optic Franchise Agreement with Metro Fibernet.

RECOMMENDATION:

The Mayor and City Council have adopted Ordinance 2026-05: An Ordinance Granting a Fiber Optic Franchise to Metro Fibernet, LLC. This item adopts a resolution authorizing the Mayor and City Manager to enter into the Franchise agreement authorized by the passage of that ordinance.

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:

RESOLUTION

Resolution to Approve a Franchise Agreement for the Use of Public Right-Of-Way for Fiber Optic Infrastructure with Metro Fibernet, LLC

WHEREAS, the City Council of the City of Moorhead has approved Ordinance 2026-05 granting a fiber Optic Franchise to Metro Fibernet, LLC; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota pursuant to Ordinance 2026-05, the Mayor and City Manager are authorized to enter into a Franchise Agreement for the use of public Right-of-Way for fiber optic infrastructure with Metro Fibernet, LLC.

PASSED: August 10, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk