



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
September 22, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (9): Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson, Shelly Carlson

Absent (0):

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. MoorHeart Recognition: Zachary Gruver

Governmental Affairs Director Lisa Bode presented the MoorHeart recognition to Minnesota State Trooper Zachary Gruver for incredible bravery to save a Moorhead teen in a malfunctioning car.

B. Donation: Spark Center for Entrepreneurship at the Moorhead Library
Community Center - Goldmark Commercial Real Estate

Brett Saladin with Goldmark Commercial Real Estate presented a \$6,000 donation to the Spark Center for Entrepreneurship at the Moorhead Public Library.

C. Proclamation: Constitution Day & Citizenship Day

Mayor Carlson presented a proclamation for Constitution Day & Citizenship Day.

6. Approve Minutes

A. September 8, 2025 Meeting Minutes

Motion to Approve made by Ryan Nelson and seconded by Emily Moore.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

Two Moorhead residents, one being a Moorhead firefighter and union representative with the International Association of Fire Fighters (IAFF) Local 1323, addressed the City Council about the potential for additional firefighters in the city's 2026 budget.

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

A. Public Hearing to Consider Adoption for Special Assessments - 2024 Unpaid Administrative Penalties and Abatements

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Community Development Director Kristie Leshovsky shared information on the 2024 unpaid administrative penalties and abatements. Director Leshovsky shared information on efforts put forth to work with residents prior to the recommendation of special assessments. One resident addressed the City Council regarding administrative penalties.

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

B. Resolution to Adopt Special Assessments - 2024 Unpaid Administrative Penalties and Abatements

Motion to Approve with the Removal of the fee for 1325 23rd St. S. made by Lisa Borgen and seconded by Chuck Hendrickson.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

Motion to Open Public Hearing made by Heather Nesemeier and seconded by Emily Moore.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Assistant City Manager Mike Rietz shared information on the consideration and sale of the existing public library building and parking lot. Mr. Rietz stated sale proceeds would be placed in a Building Improvement Fund for projects to correct facility deficiencies and capital needs identified in the Facilities Condition Assessment.

Motion to Close Public Hearing made by Chuck Hendrickson and seconded by Heather Nesemeier.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson
Against 0: None
Abstain/Recuse 0: None
Motion Passed

10. Community Development Department

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

11. Economic Development

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

Motion to Approve made by Chuck Hendrickson and seconded by Sebastian McDougall.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

12. Engineering Department

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

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

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

17. Public Works

18. Administration

A. 2026 Preliminary Budget and Tax Levy

Finance Director Jenica Flanagan presented the City of Moorhead's proposed 2026 Preliminary Budget and Tax Levy as well as the Preliminary 2026 Economic Development Authority Tax Levy. Discussion occurred regarding options presented to the City Council.

B. Resolution to Approve the Preliminary 2026 City Tax Levy

Motion to Approve Scenario 3 with a tax rate set at 5.58% made by Heather Nesemeier and seconded by Deb White.

For 4: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White

Against 4: Ryan Nelson, Lisa Borgen, Sebastian McDougall, Chuck

Hendrickson Abstain/Recuse 0: None

Motion Failed

Motion to Approve Scenario 1 with the modification of one firefighter made by Lisa Borgen and seconded by Ryan Nelson.

For 3: Ryan Nelson, Lisa Borgen Sebastian McDougall

Against 5: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White,

Chuck Hendrickson Abstain/Recuse 0: None

Motion Failed

Motion to Approve a Scenario 4 with the following to come from funding sources other than property tax levy: SAFR grant match, start-up costs for new firefighters, and pre-design expenses for a third fire station made by Heather Nesemeier and seconded by Nicole Mattson.

For 5: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White,

Chuck Hendrickson Against 3: Ryan Nelson, Lisa Borgen, Sebastian

McDougall

Abstain/Recuse 0: None

Motion Failed

Motion to Approve a tax rate of 4.9% made by Lisa Borgen and seconded by Chuck Hendrickson. For 4: Ryan Nelson, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 4: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb

White Abstain/Recuse 0: None

Motion Failed

Motion to Approve a tax rate no higher than 5.58% made by Ryan Nelson and seconded by Deb White. For 6: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Chuck Hendrickson Against 2: Lisa Borgen, Sebastian McDougall

Abstain/Recuse 0: None

Motion Passed

C. Resolution to Approve the Preliminary 2026 Economic Development Authority Tax Levy

Motion to Approve made by Heather Nesemeier and seconded by Emily Moore.

For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb

White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- D. *Resolution to Authorize a Contract with MNDOT for the 2026 Large Capital Grant
- E. *Resolution to Authorize an Allocation of Statewide Affordable Housing Aid (SAHA) to Lakes and Prairies Community Action (CAPLP)
- F. *Resolution to Adopt 2025 Minnesota First Special Session Law Chapter 13, Article 5, Section 16, relating to Tax Increment Financing, and authorize filing of certificate of approval of same with the Minnesota Secretary of State

19. Mayor and Council Reports

Council Member Borgen attended the Missouri River Energy Service Leadership Academy.

Council Member White thanked organizers of the FM Volunteers for Ukraine event. Council Member White shared updates from the MATBUS Coordinating Committee.

Council Member Nesemeier participated in the Cass Clay Food Commission meeting and shared an update. Council Member Nesemeier read a proclamation for Rosie Gonzalez Day at Ms Gonzalez' retirement party. Council Member Nesemeier invited the public to attend Solid Waste Advisory Committee meetings.

Council Member Moore extended thanks to Jade Profit for running the Moorhead Public Library Summer Reading program. Council Member Moore invited everyone to the One Book, One Community author visit with Lars Mytting at Concordia College on September 27 at 7:00 p.m. Council Member Moore recognized and thanked Jamie Sprynczynatyk for his work as Finance Director for the Lake Agassiz Regional Library.

Council Member Hendrickson attended the United Way of Cass Clay's leadership event. Council Member Hendrickson expressed appreciation to city staff.

Mayor Carlson attended a retreat for the League of Minnesota Cities' Board of Directors.

20. City Manager Reports

21. Executive Session

22. New Business

23. Adjourn

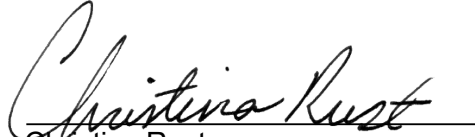
Meeting adjourned at 08:27 PM.

APPROVED BY:



Michelle (Shelly) A. Carlson
Mayor

ATTEST:



Christina Rust
City Clerk

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