



**CITY COUNCIL
MEETING AGENDA
FEBRUARY 9, 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: Sydni Kreps
- B. Presentation: 2025 Development Report

6. Approve Minutes

- A. January 26, 2026 Meeting Minutes

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

8. *Mayor and Council Appointments

- A. *Resolution for Appointments to Boards and Committees

9. Public Hearings (5:45 pm)

10. Community Development Department

- A. Resolution to Approve Minnesota Department of Commerce Microgrids at Community Lifeline Facility Grant and Budget Adjustment #26-002
- B. Resolution to Approve Agreement with BWR Innovations (Microgrids at Community Lifeline Facilities Grant)
- C. Resolution to Approve Conditional Use Permit for Housing Shelter at 502 & 512 3rd Ave S
- D. *Resolution to Approve Memorandum of Understanding with Clay County Public Health and Budget Adjustment #26-007

- E. *Resolution to Approve Minor Subdivision - 2706 20th Ave S - Parcel 58.506.0045
- F. *Resolution of Concurrence for Orderly Annexation - Moorhead Township
- G. *Resolution of Concurrence for Orderly Annexation - Oakport Township
- H. *Resolution to Approve Conditional Use Permit for Temporary Wireless Telecommunications Tower at 1817 11th St N
- I. *Resolution to Approve Conditional Use Permit for Excavation & Construction in the Floodway and Flood Fringe at Bluestem Center
- J. *Resolution to Approve Preliminary and Final Plat for Prairie Parkway 4th Addition
- K. *Resolution to Approve Developer's Agreement for Prairie Parkway 4th Addition

11. Economic Development

12. Engineering Department

- A. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Partridge Creek Addition Street & Utility Improvements, Stormwater Pond and 28th St S Improvements (Eng. No. 25-A6-03)
- B. *Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 20th, 22nd, & 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04).
- C. *Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02)
- D. *Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for the Final Bituminous Wear Course in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05)
- E. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for the Final Bituminous Wear Course in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05)
- F. *Resolution to Award Bid for the Belsly Swale Off-site Stormwater Credit Improvement Project, Phase 2 (Eng. No. 25-05-02)
- G. *Resolution to Order Report, Receive Report, Order Plans & Specifications, Approve Plans & Specifications, and Authorize Advertisement for Bids for Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02)

13. Fire Department

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

17. Public Works

18. Administration

A. *Resolution to Approve Trollwood Performing Arts School 2026 Operating Budget & Annual Report

B. *Resolution to Approve Pay Equity Implementation Report

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

February 9, 2026

SUBJECT:

MoorHeart Recognition: Sydni Kreps

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor Sydni Kreps 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 Sydni Kreps for her meaningful work advocating and fundraising to address food security in Moorhead.

Sydni Kreps, owner of More than Words Bookstore, helped to organize a fundraiser when funding for food assistance programs was interrupted in November 2025. This successful fundraiser raised over \$3,000, with all the proceeds going to hunger relief efforts when it was needed most.

Samantha Gust wrote in the nomination: "This action demonstrates a local business using its platform to meet community needs in a tangible way. The fundraiser was impactful and focused on supporting residents who rely on consistent access to food."

The City of Moorhead thanks Sydni for her contribution to Moorhead. Her dedication and motivation to improving the lives of others make Moorhead a better and supportive place. Thank you, Sydni!

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

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

FINANCIAL CONSIDERATIONS:

N/A

Voting Requirements: N/A

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Attachments: N/A

2025 ANNUAL DEVELOPMENT REPORT

City of Moorhead



MOORHEADMN.GOV





CONTENTS

3	Moorhead Proud for 150 Years
5	Onward Moorhead!
11	Residential
18	Commercial and Industrial
23	Institutional
26	Strategic Priorities

30	Plans and Studies
32	Permits and Investment
34	Art, Culture and Placemaking
40	Community Amenities
46	2026 Forecast



MOORHEAD PROUD FOR 150 YEARS!

THEN

NOW

Moorhead Public Library (circa 1906)



Moorhead Storage & Transfer Company (circa 1920s)



Kassenborg Block (circa 1923)



Moorhead Public Library | The Loop



Simonson Warehouse Flats



Kassenborg Block

Photo Credit: Historical and Cultural Society of Clay County



MOORHEAD PROUD FOR 150 YEARS!

THEN

NOW

The Fairmont Creamery Co (circa 1940s)



K-Mart | EasTen Shopping Center (circa 1990)



EasTen Shopping Center (circa 1990)



Fairmont Flats



Runnings | EasTen Shopping Center



EasTen Shopping Center

Photo Credit: Historical and Cultural Society of Clay County



CITY OF MOORHEAD COMPREHENSIVE PLAN

ONWARD MOORHEAD!

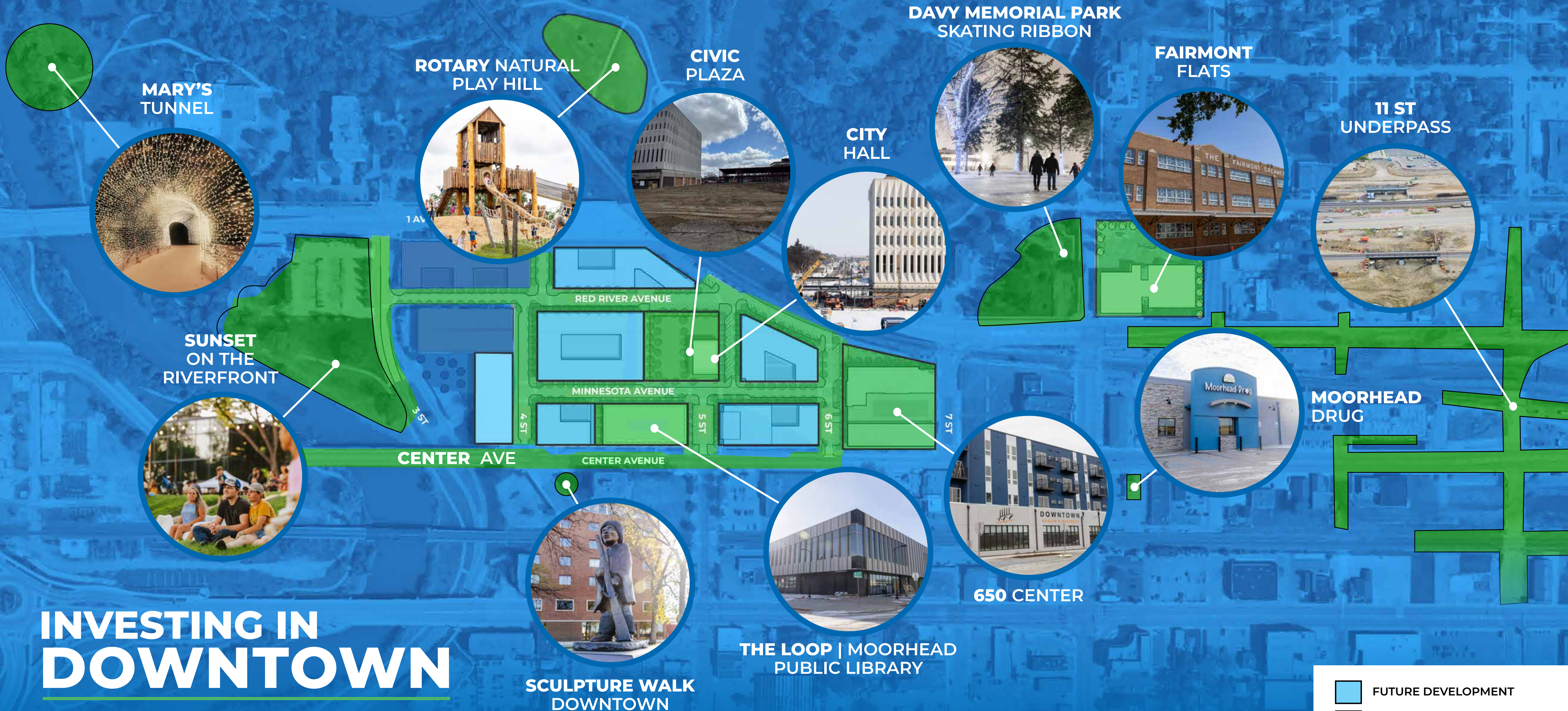
5 BIG IDEAS OF THE 5 YEAR PLAN

2022-2027

- ▶ Investing in **Downtown**
- ▶ Creating **Great Experiences** in Existing and New Places
- ▶ Connecting **Neighborhoods**
- ▶ Fostering **Sustainability**
- ▶ Supporting and Celebrating **Businesses**

moorheadmn.gov/OnwardMoorhead





INVESTING IN DOWNTOWN



in partnership with Downtown Moorhead Inc.

 FUTURE DEVELOPMENT
 COMPLETE / IN-PROGRESS

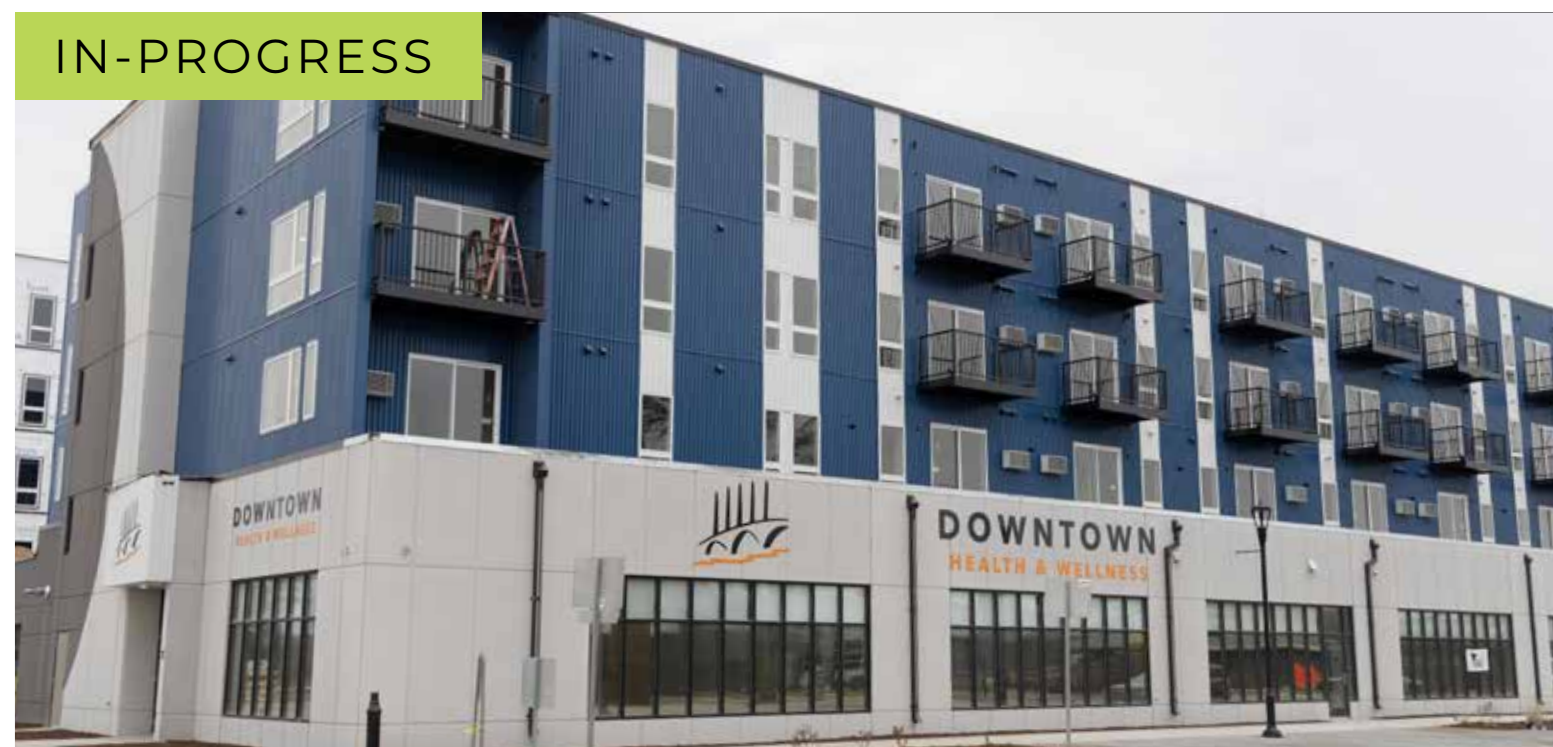
INVESTING IN DOWNTOWN | PROGRESS IN 2025

COMPLETE



Fairmont Flats » 801 2 Ave N
105 dwelling units

IN-PROGRESS



Sterling Dev. Mixed Use » 650 Center Ave
5-stories, businesses, and 153 dwelling units

IN-PROGRESS



11 St Underpass
2 Underpasses and investment of \$171.6M

IN-PROGRESS



Downtown Redevelopment and Infrastructure Expansion

IN-PROGRESS



The Loop » 450 Center Ave
Library, walking loop, playground, and more

IN-PROGRESS



14th and Main Apts » 1353 Main Ave
28 units and 17-stall detached garage

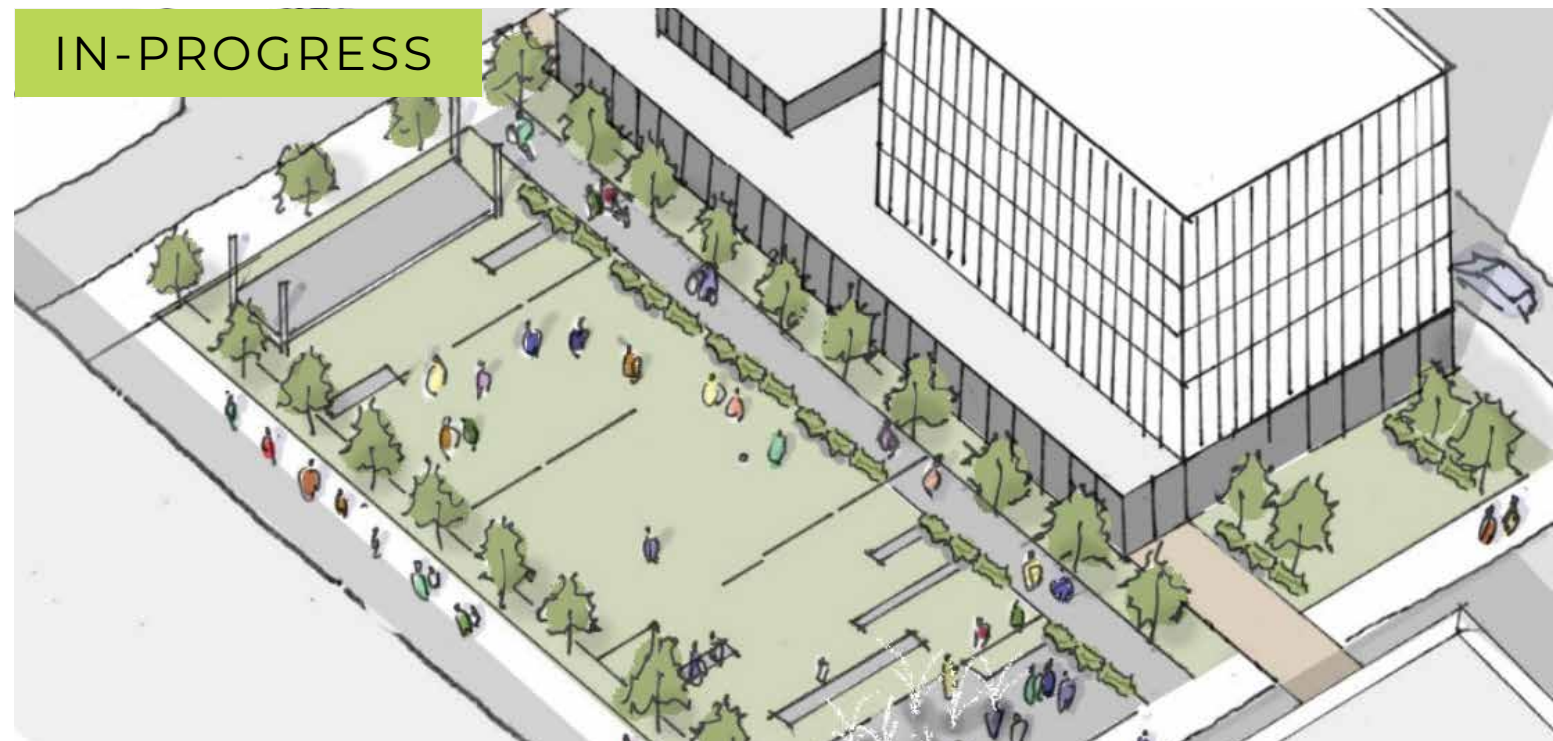
INVESTING IN DOWNTOWN | PROGRESS IN 2025

COMPLETE



Skating Ribbon » Davy Memorial Park
A special skating space with light-wrapped trees and a cozy warming cabin

IN-PROGRESS



Downtown Moorhead Public Plaza
Outdoor space for events and gatherings

IN-PROGRESS



City Hall Renovation » 475 Red River Ave
Modern facilities will optimize city services

COMPLETE



Sculpture Walk » Downtown Moorhead
A new permanent sculpture, *Nii Woo Gaw Bow*, celebrates Indigenous heritage

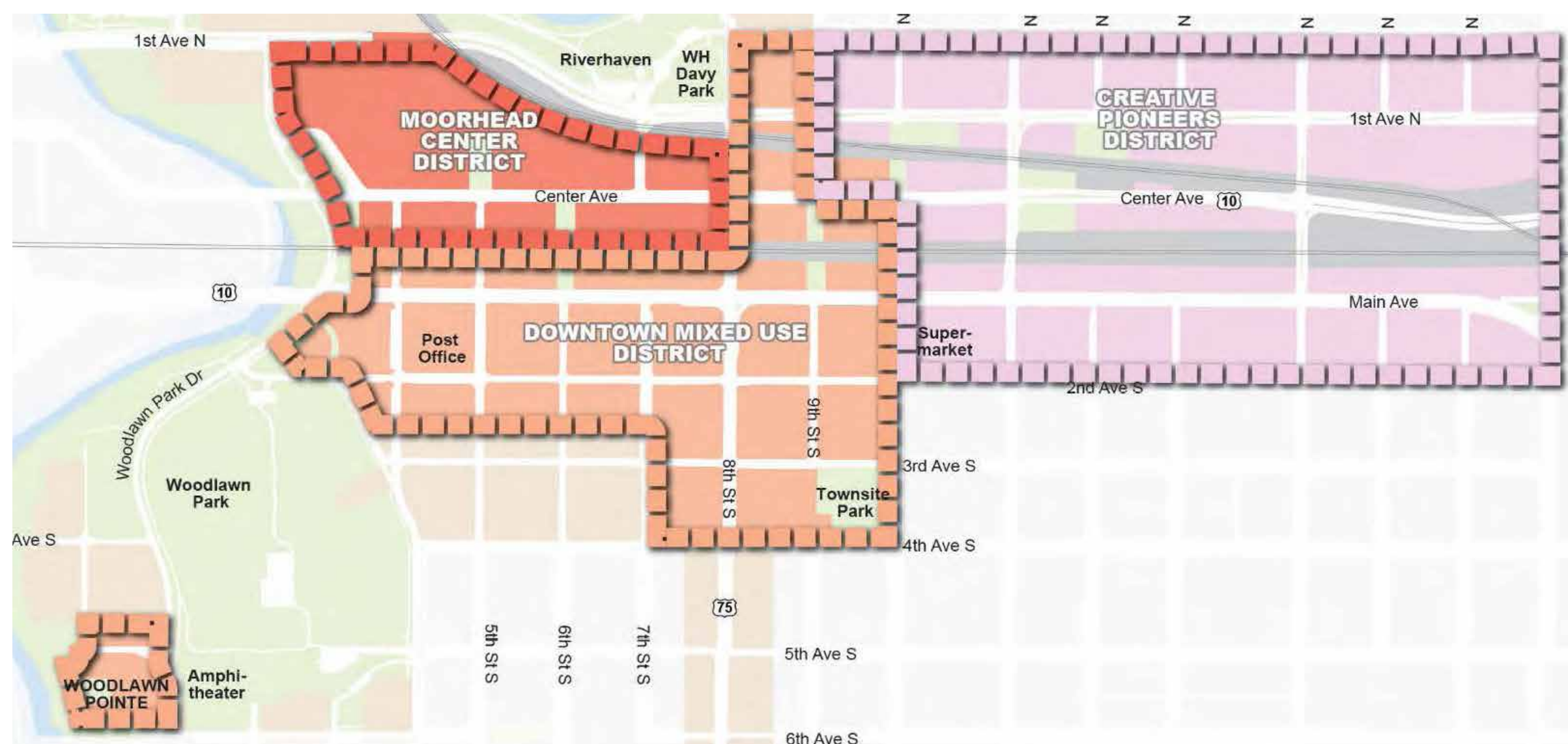
COMPLETE (MORE EVENTS TO COME)



Sunset on the Riverfront
A second river activation event/experience was held by Folkways with more to come!

RENAISSANCE ZONE

Moorhead Renaissance Zone (RZ) encourages economic development and investment opportunities within the defined Moorhead RZ boundary by offering property tax exemptions for qualified projects that meet the minimum investment threshold and goals/objectives. Incentives were approved for 650 Center (Sterling Companies) in 2024 and for 14th and Main Apartments (RFI2, LLC) in 2025.



14th and Main Apartments

The Onward Moorhead! Comprehensive Plan continues to guide and inform development and activation for Moorhead's growing community.

In 2025:

Development & Code Updates:

- Mixed Use, Commercial, Residential and Industrial Zoning Districts
- City-wide Zoning Map updates - Mixed Use & Commercial
- Use Regulations and Site Development Standards
- Cannabis Business Retail Registration
- Property Maintenance and Rental Codes
- Online inspection surveys through the Moorhead Assessor's Office
- Online inspection scheduling for Mechanical inspections through the Moorhead Building Codes Office



RESIDENTIAL

A look at housing development within Moorhead



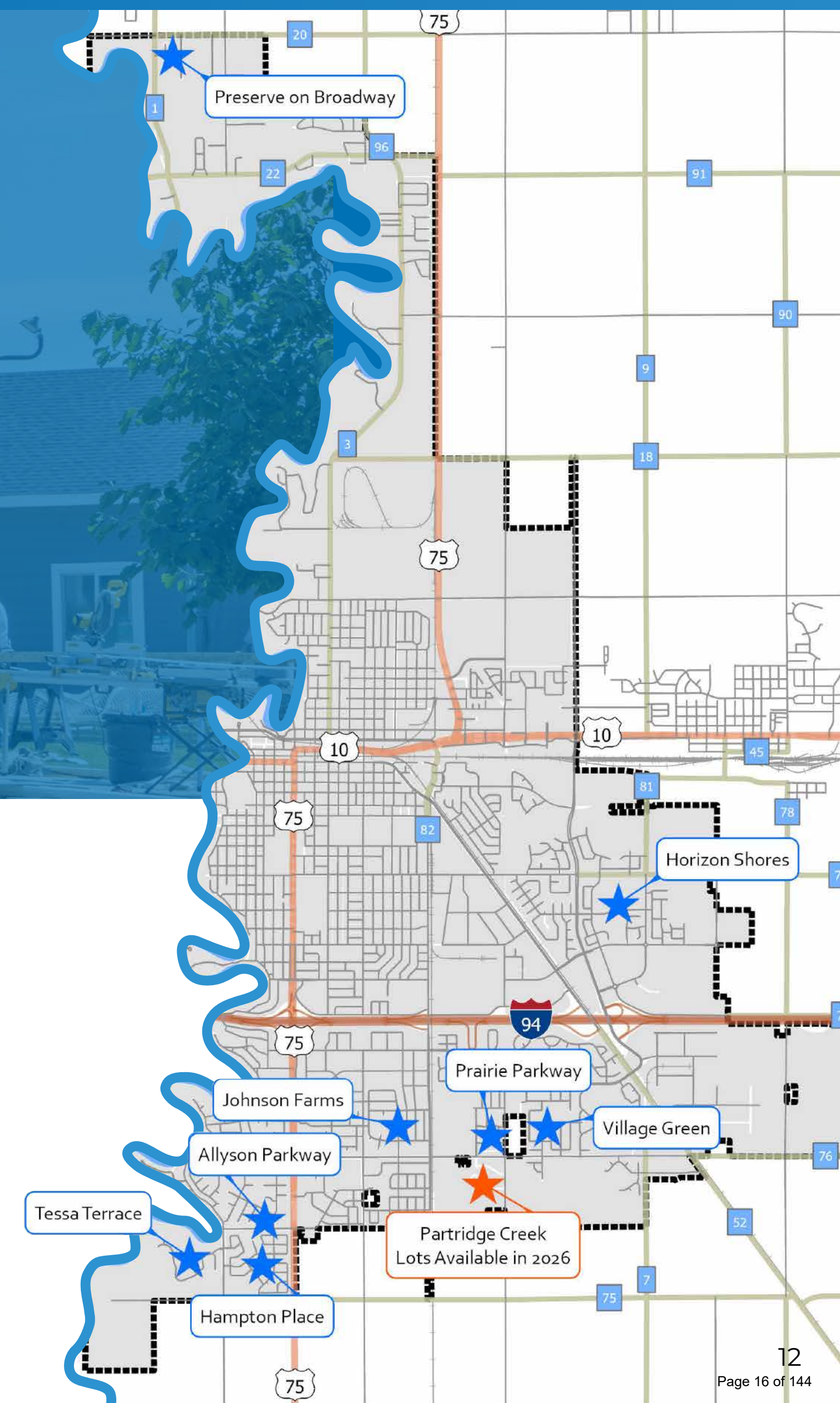
2025 NEIGHBORHOODS

117 fully serviced, buildable lots are located in various Moorhead subdivisions entering the 2026 construction season. Lots in the Partridge Creek Addition are anticipated to become available by the end of the 2026 construction season.

The 10-year average construction rate for single-family attached and detached homes is approximately 111 building permits per year. Based on this 10-year average and 2025 inventory, Moorhead has an approximate 1-year supply of fully serviced, buildable lots.



The City adopted the Onward Moorhead! Comprehensive Plan in 2022, which continues to guide growth and development for the next decade.



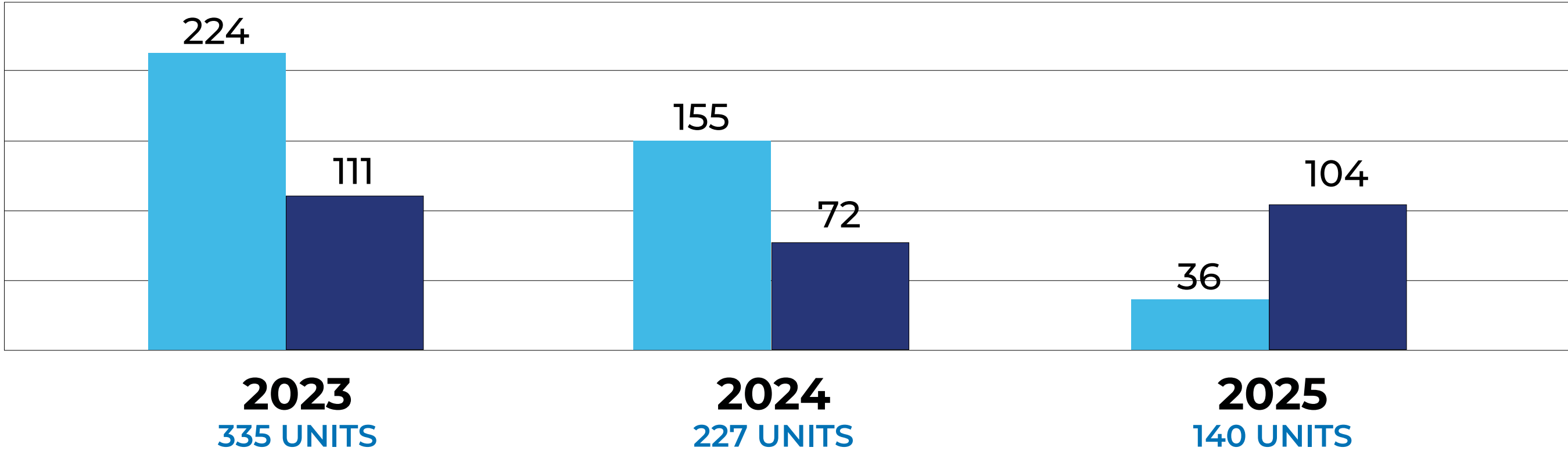


RESIDENTIAL DEVELOPMENT



RESIDENTIAL UNITS PERMITTED

-  Multi-Family
-  Single-Family Attached/Detached



HOUSING MARKET

	2023		2024		2025	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,281	\$280,000	1,374	\$305,500	1,293	\$315,000
Moorhead	532	\$260,000	578	\$270,500	558	\$269,950
West Fargo	592	\$325,000	572	\$340,000	592	\$344,950
Dilworth	62	\$224,500	42	\$278,450	59	\$268,000
TOTAL	2,497		2,566		2,502	

*Source: FM Area Association of Realtors – Data for 2025 gathered 12/31/2025 Closed Sales Represents Single Family, Twinhomes, Townhomes and Condos *Full Year 2025 Data (January 1 – December 31) Note: not all closed home sales may be represented as Realtors may input sales data at a later date



Thank you!
**2025 RESIDENTIAL
CONTRACTORS**

SINGLE-FAMILY

- Brookstone Companies (26)
- Dabbert Custom Homes (3)
- DMC Corporation of Moorhead (1)
- Echo Homes (2)
- Habitat for Humanity (1)
- Haven Homes MN LLC (6)
- Heritage Homes (2)
- Hohenstein Homes LLC (2)
- JNS Construction LLC (1)
- Jordahl Custom Homes Inc (43)
- New Creations Construction Inc (1)
- Plecity Kowalski Construction (1)

- Red Leaf Custom Homes LLC (3)
- Self - Rodriguez, Alanis (1)
- Stylemark Builders (2)
- Thomsen Homes LLC (3)
- Todd Nelson Construction (2)
- Upscale Companies LLC (1)
- 210 Construction (5)

MULTI-FAMILY

- MBA Development Co:
14th & Main Apartments
1353 Main Ave (28 Units)

Permits Issued in 2025

SPECIALIZED HOUSING

COMPLETED

Silver Lining Apartments (3350 3 Ave N)

36 permanent supportive housing units with services for ages 55+

Riverview Heights Apartments (800 2 Ave N)

Improvements to plumbing system

UNDERWAY

Riverview Heights Apartments (800 2 Ave N)

Improvements to doors, framing, and hardware

Bennett Park Cooperative (1700 3 Ave S)

Improvements to sanitary sewer, watermain and private streets within park



SINGLE-FAMILY INCENTIVES



MAKE MOORHEAD HOME Property Tax Rebates

All newly constructed homes qualify for a 2-year property tax rebate upon completion (without an application process and no limit on home value). In 2025, 142 homeowners received the tax incentive. The program is available through 2026 to continue supporting homebuyers choosing Moorhead.

AFFORDABLE MORTGAGES & Downpayment Assistance

Programs are available for income-eligible buyers in partnership with Minnesota Housing. 34 Clay County homebuyers participated in these loan programs in 2025, representing more than \$6.4M in financing assistance.

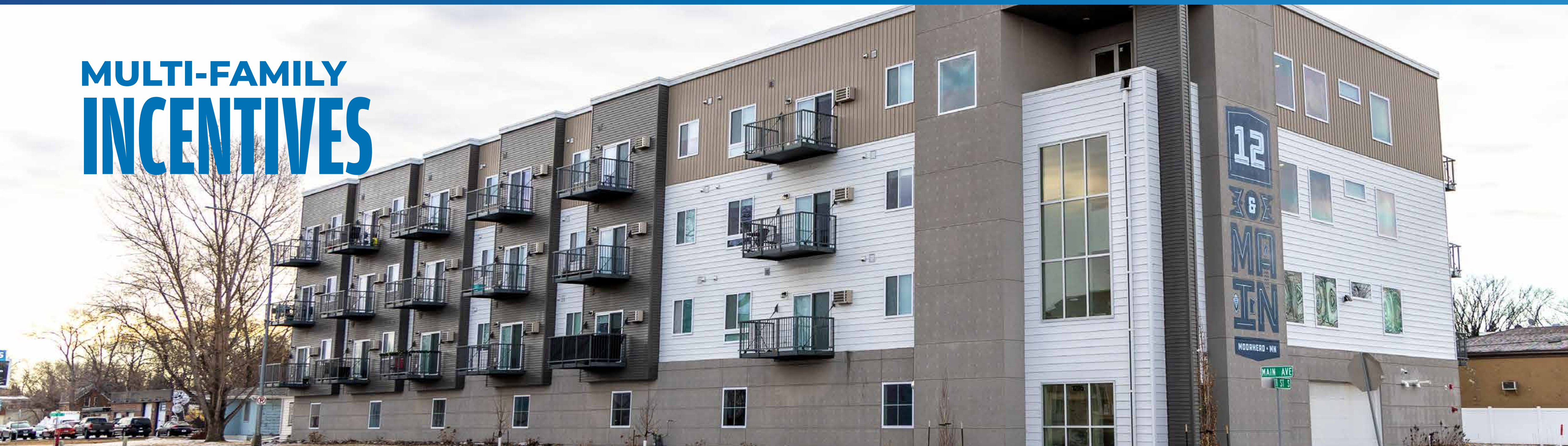
HOME PROGRAM FOR First & New Homebuyers

This citywide incentive is a loan that defers \$5,000 at 0% interest toward special assessments for first-time homebuyers buying newly constructed homes.

GATE CITY BANK'S Neighborhood Impact Program

This home improvement program is a partnership between Gate City Bank and the City, designed to keep mature neighborhoods strong and help local homeowners reinvest in their homes with low-interest loans. In 2025, 7 homeowners improved their homes through this loan partnership.

MULTI-FAMILY INCENTIVES



Residential Development

Multi-Family Residential Development projects with four units or more may be eligible for a property tax exemption for new construction, expansion or rehabilitation of existing facilities, excluding land and existing improvements. No multi-family incentives were approved in 2025. In the past, Silver Linings Apartments, Block 37 Flats, and 12th & Main Apartments were approved for this incentive.

Housing with Health-Related Services

Property tax exemption and employee credits may be available for multi-family projects that meet criteria for health-related and supportive services facilities licensed by the state of Minnesota. No incentives were approved in 2025. In the past, Farmstead Care, Arbor Park Living Center, Lilac Homes, and Beehive Homes received this incentive.



COMMERCIAL AND INDUSTRIAL

A look at commercial and industrial
development within Moorhead





COMMERCIAL DEVELOPMENT



PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2025

Games to Go Phase II
1625 Main Ave SE

Circle K Fuel Canopy Replacement
1501 11 St N

Kwik Trip
1409 Main Ave SE

Kwik Trip
1100 30 Ave S

Horace Mann Insurance
2901 Frontage Rd S

Green Goods Dispensary
800 30 Ave S

Pancheros
826 30 Ave S

Byte Speed
3131 24 Ave S

SpeedDee Rapid Oil Change*
1023 30 ave S

ETS Performance
2732 22 Ave S

Unwind Dispensary
3505 8 St S

Dispensary
100 21 St N

Cannabis Production Facility
2756 22 Ave S

Fix It Forward
2622 2 Ave N

Dorothy Day
1308 Main Ave

Total Balance
3501 8 St S

Studio 56560
303 21 St N

Fitness Facility
1607 29 Ave S

Downtown Health & Wellness* (650 Block development)
22 6 St N

The Title Team* (650 Block development)
44 6 St N

Oasis FM* (650 Block development)
15 7 St N

The Forge* (650 Block development)
640 Center Ave

Fuel Haus* (650 Block development)
640 Center Ave

Rosebud Cannabis Company Dispensary
2223 Hwy 10 E

Circle K EV Charging Stations
3475 28 Ave S

Courts and Pints *
2605 8 St S

7 Brew Drive Thru Coffee
2401 8 St S

Papa Johns
3316 Hwy 10 E

*Project received a property tax incentive



INDUSTRIAL DEVELOPMENT

PROJECTS UNDER CONSTRUCTION OR COMPLETED IN 2025

94 Shops Storage Rentals
4218 29 Ave S

Fairchild Equipment
1921 26 St S

Abbott Arne Schwindt Storage Building
2217 Main Ave SE

RBF Contracting Office and Shop*
2304 29 St S

MinKo Construction Inc*
4111 34 Ave S

*Project received a property tax incentive



MCCARA BUSINESS PARK EXPANSION

The MCCARA Industrial Park has been expanded to include additional Light Industrial lots plus an area for future rail expansion. In 2025, a new Moorhead business, Duke Rentals, purchased 3380 43rd St S and an adjacent lot. **Check out the inventory of buildable certified shovel ready lots available today!**

The expansion would not have been possible without a **\$2M grant** from the **State of Minnesota's Business Development Public Infrastructure (BDPI) Grant Program**, which is available to cities in Greater Minnesota. The grant provides up to 50% of the capital costs for public infrastructure (i.e., utility extensions, stormwater, and streets) necessary to expand or retain jobs, increase tax base or expand and create new economic development.



PROPERTY TAX EXEMPTIONS

The Commercial-Industrial Property Tax Exemption Program encourages economic development and investment opportunities for new or expanding businesses located in areas outside of the Moorhead Renaissance Zone. Construction that increases the assessed building value by \$250,000 to \$1,249,999 and meets minimum job goals may qualify for a 3-year property tax exemption. Projects adding more than \$1.25 M in new building value may qualify for a 5-year property tax exemption.

2025 projects include:

Remodeling by Foss

2304 29 St S

SpeedDee Oil Change

1015 30 Ave S





INSTITUTIONAL

A look at institutional development
within Moorhead



EDUCATION

MSUM Owens Hall – renovation
812 11 St S

MSUM Nemzek Hall renovation of Health and Human Performance Lab
1711 6 Ave S

Moorhead High School – ballfield renovation
2300 4 Ave S

Park Christian – pressbox relocation
300 17 St N

Park Christian – Shop to classroom renovation
200 17 St N



PUBLIC SECTOR

Stormwater Pump Station serving the 11 St Underpass
1022 1 Ave N

MPS Redundant Operations Center
6202 2 St N

City Hall Renovation
475 Red River Ave

The Loop
450 Center Ave

Reimagine Romkey Park
800 19 St S

Matson Field Grandstands and Pressbox
1010 13 Ave N





STRATEGIC PRIORITIES

A review of Moorhead's strategic priorities



ECONOMY | LEGISLATIVE

2025 LEGISLATIVE OUTCOMES

- While the state grappled with forecasted funding challenges, Local Government Aid was fully funded in the 2025-2026 biennial budget.
- An extended construction period for the Downtown Development Tax Increment Finance District from five years to ten was approved, allowing more time for qualified development to occur in this large district.
- A request for a sales tax exemption on construction materials for Moorhead City Hall renovation was not approved.
- While \$9 million was approved for the Minnesota DNR Flood Hazard Mitigation Grant Program, the City of Moorhead did not receive a grant award in 2025. The City/County/Watershed request will carry forward into 2026.
- Changes to the Border City Enterprise Zone Program did not pass.



INFRASTRUCTURE

Flood Mitigation

- North Moorhead Flood Mitigation (substantially complete)
- Relocation of downtown sanitary lift station (substantially complete)
- Bids awarded for 1 Ave N floodwall project (construction begins 2026)

Wastewater Improvements

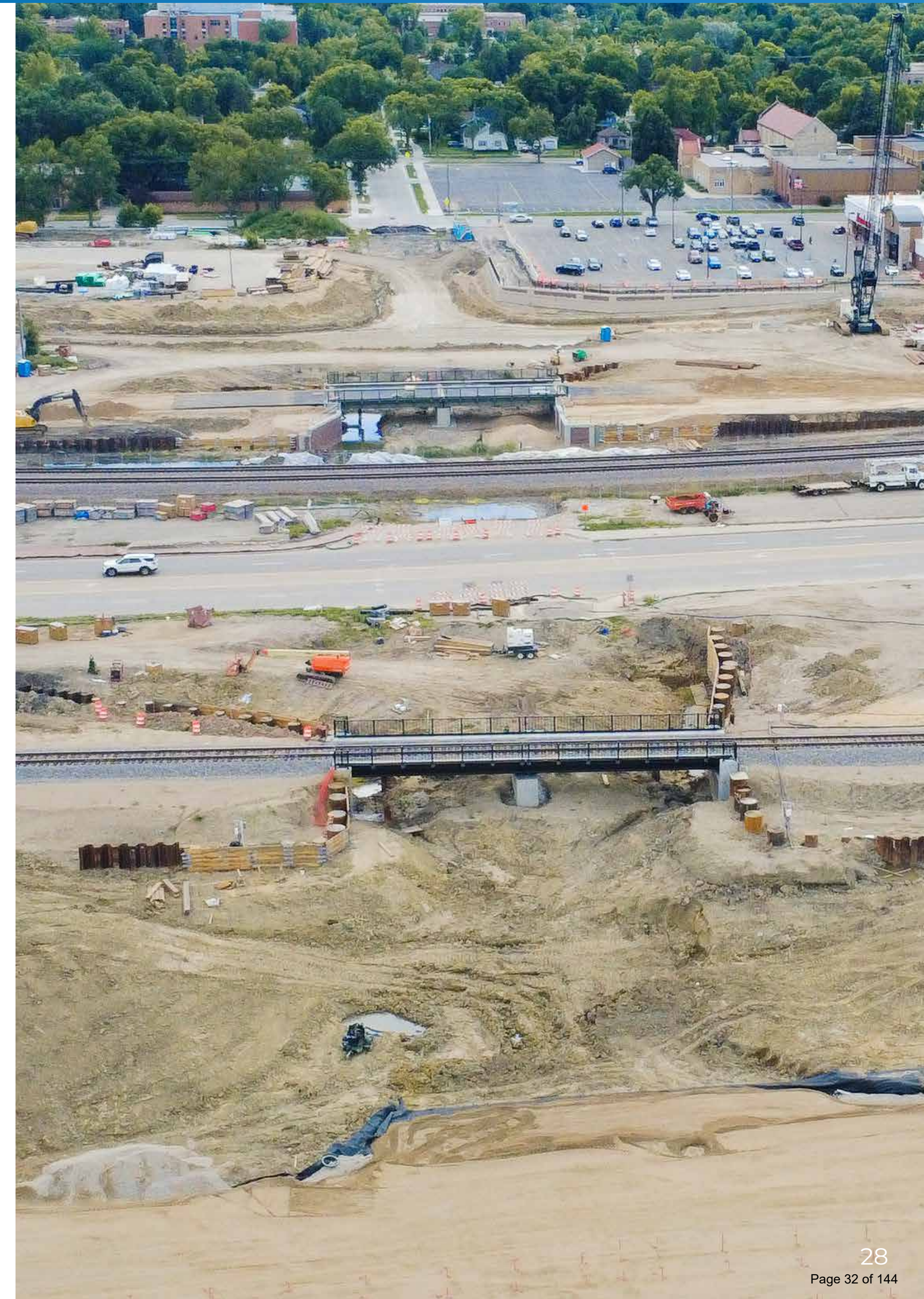
- In 2026, a final design will be completed for \$40M in improvements at the Wastewater Treatment Facility to address capacity, regulatory requirements, asset renewal, and community safety & resilience

11th St Underpass

- Bridge construction and portions of Main Ave and 1 Ave N are complete. Stage 3 is underway including Center Ave & 11 St construction from Main to 1st Ave. Project completion is anticipated in the Fall 2026.

Street Reconstruction

- **1 Ave N, 12 St to TH 10/75 (Center Ave)**
Preliminary engineering begins in 2026
- **Center Ave, 8 St to 10 St**
Construction in 2026 with conversion to 3-lane section similar to west of 8 St
- **40 Ave S, 8 St to 20 St**
This project is intended to make 40 Ave S safer and more accessible for all road users, including drivers, pedestrians, and bicyclists.



SUSTAINABILITY AND RESILIENCE

Minnesota GreenStep City: Moorhead maintains highest achievement level in Minnesota's GreenStep Cities, Step 5. This program helps cities pursue sustainability and quality of life goals.

Mayors' Monarch Pledge: Moorhead pledges to partake in actions that commit to creating a healthy, sustainable habitat for the monarch butterfly and pollinators while educating residents about how they can make a difference at home and in their community. Actions in 2025 included a public communications effort to encourage residents to plant monarch gardens and report monarch sightings, the maintenance of existing pollinator sites, and the installation of new pollinator sites.

Backyard Chickens: 37 permits have been issued to residents after ordinance updates were approved relating to backyard chicken keeping best practices and feedback from residents.

Community Garden Grants: Three \$500 community garden grants were awarded to Grateful Community Garden, Salem Evangelical Free Church, and Brookdale

Baptist Church. These funds helped with operations and supplies. Organizations hosting community events. Food was dispersed to garden participants and donated to local organizations/individuals in need. Nearly 5,000 lbs of food was produced.

Pollinator Conversion Grant: In 2024, the City was awarded \$14,200 to convert 10 acres of existing turf along the Red River Corridor to natural plantings. Work is in progress to establish plantings at five different sites.

Stormwater Resilience Project, Phase 1: In 2025, the City was awarded a \$5M grant to implement the first phase of improvements identified in a stormwater resilience study completed in 2023. The project will be constructed in 2026 and 2027. The project includes replacing several undersized storm sewers in the vicinity of MSUM and reconstructing the streets over these storm sewers. The project also includes construction of a dry stormwater basin (temporarily holding water after rain events) on the site of an existing parking lot. The basin is anticipated to include aesthetic and educational amenities.





PLANS AND STUDIES



PLANS AND STUDIES

20 St/I-94 Interchange Study



Heartland Trail Study



2050 Metro Transportation Plan



FM Region Comprehensive Safety Action Plan



Metro Railroad Needs Study



Moorhead Center Mall Environmental Impact Statement (EIS)



MATBUS Transit Development Plan



Metro Socioeconomic and Demographic Forecast Study



1 Ave Corridor Preliminary Engineering Study



COMPLETED

IN-PROGRESS



PERMITS AND INVESTMENT





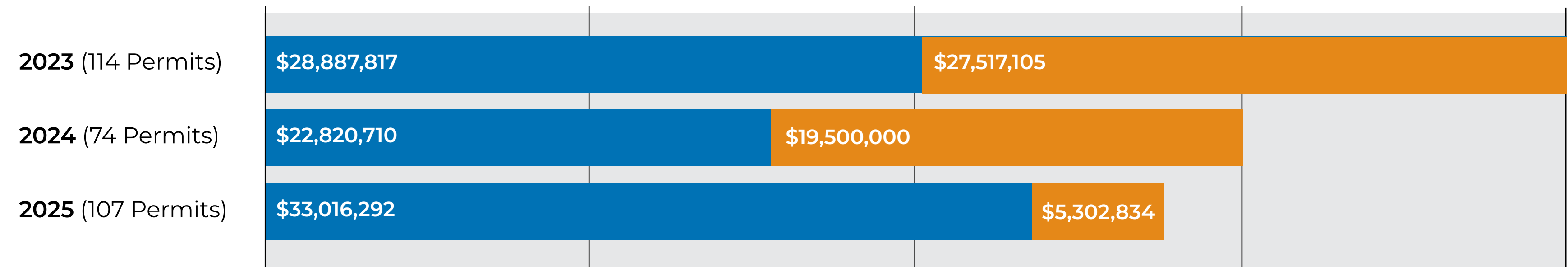
ANNUAL BUILDING INVESTMENT

■ Valuation



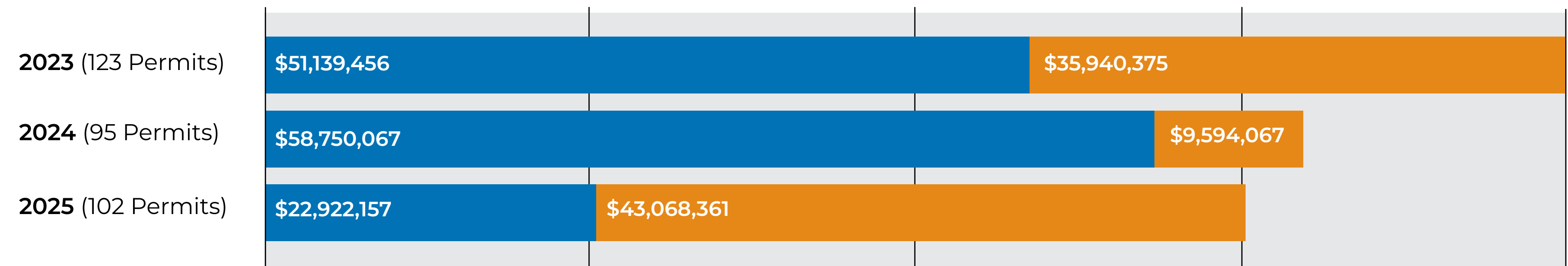
RESIDENTIAL PERMIT VALUES

■ Single-family (attached/detached)
■ Multi-family



COMMERCIAL PERMIT VALUES

■ Commercial New Construction
■ Commercial Remodel





ART, CULTURE & PLACEMAKING





CREATING EXPERIENCES

Art installations, cultural expressions and placemaking efforts can transform locations into fun and inviting community gathering places and experiences. Current community events include Greater Moorhead Days, Frostival, RiverArts, Farmers Market, Juneteenth, Pride, Indigenous Peoples Day, Pangea, and Moorhead Human Rights Awards.

CITY OF MOORHEAD

WINGS & WHEELS

Residents celebrated 30 years at the Moorhead Airport with a fun-filled event for all ages. The celebration included pancake breakfast, car show, and mural ribbon cutting for the newly renamed Florence Klingensmith Airport.



MOORHEAD PARKS AND RECREATION

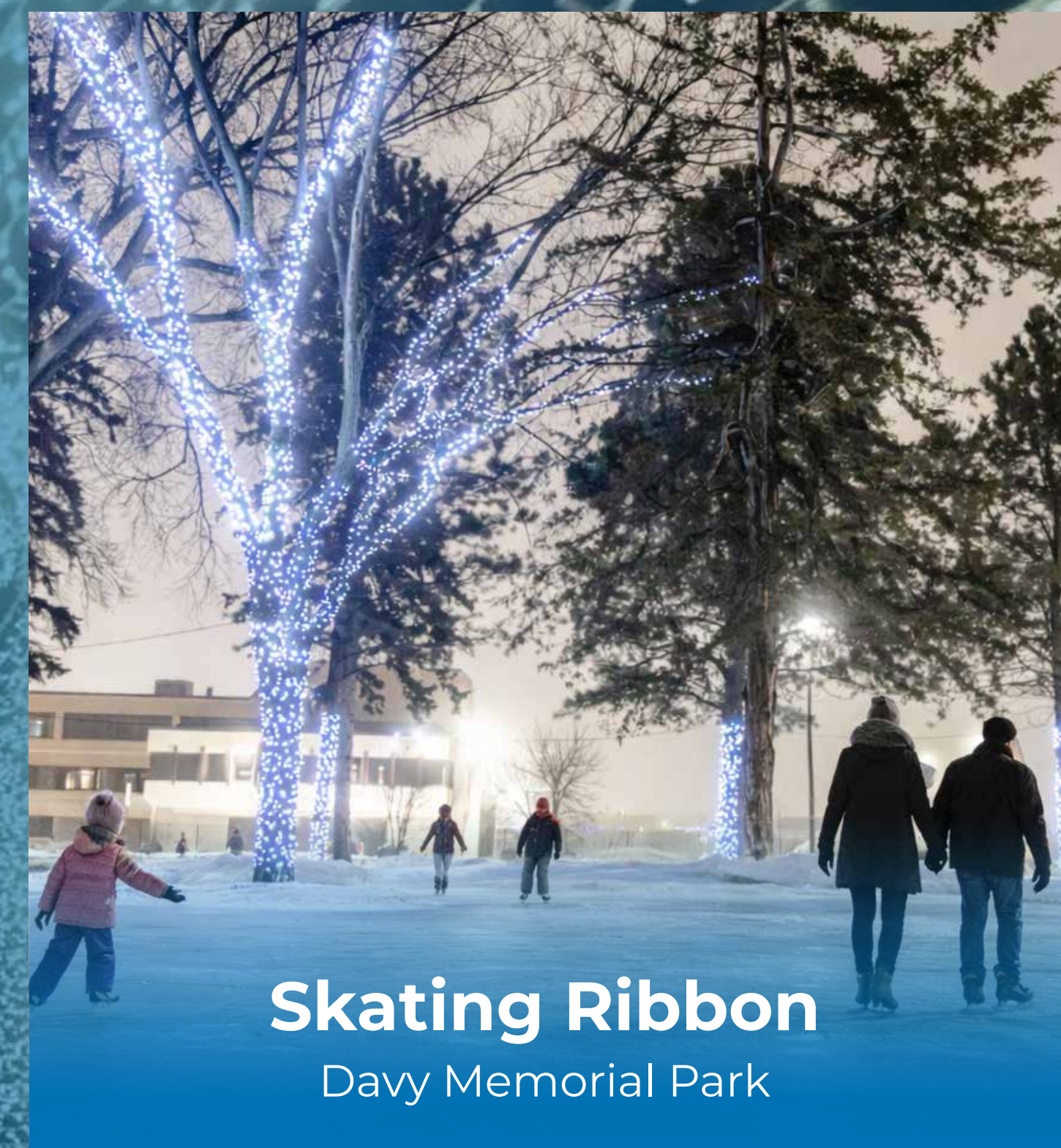
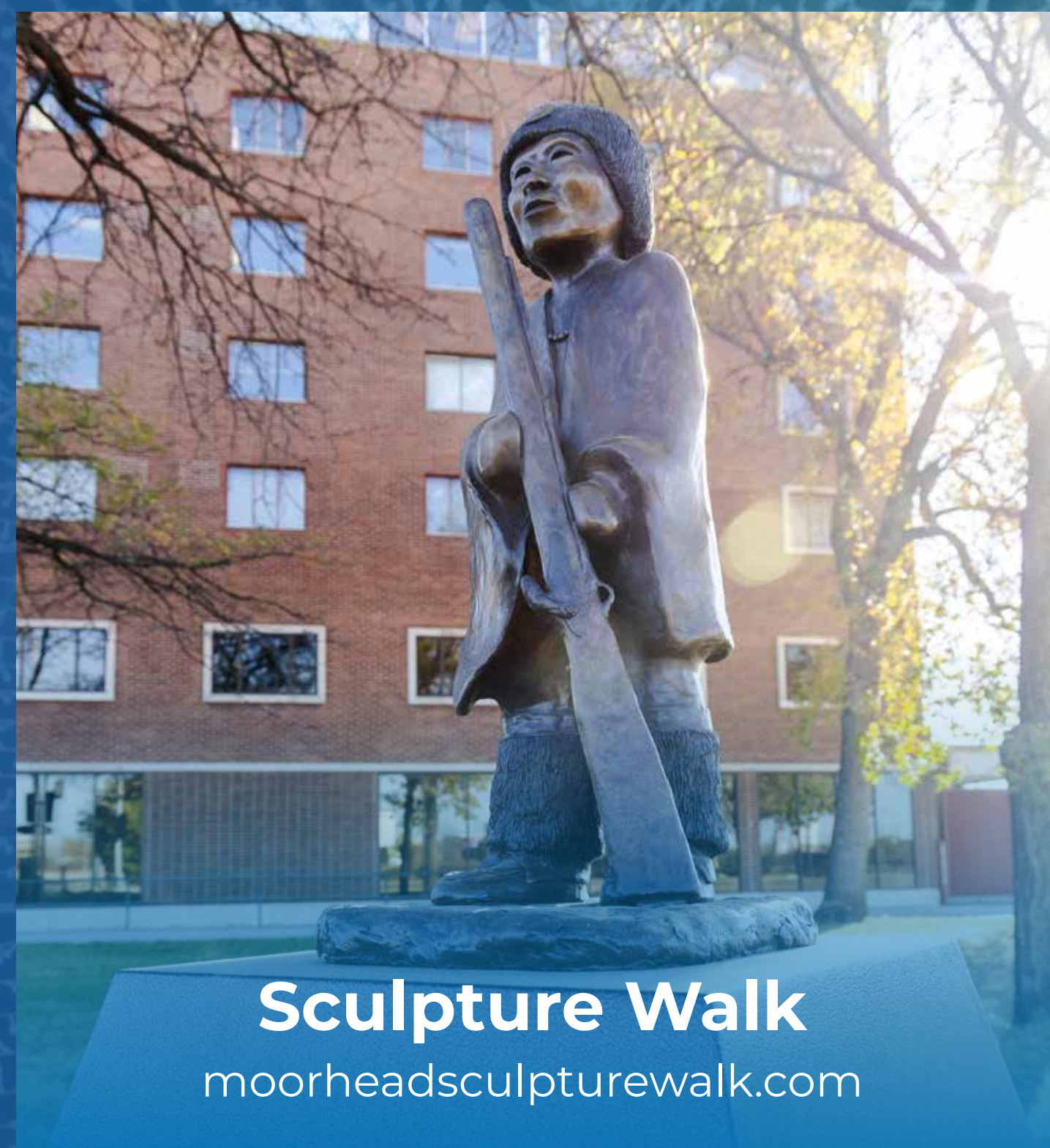
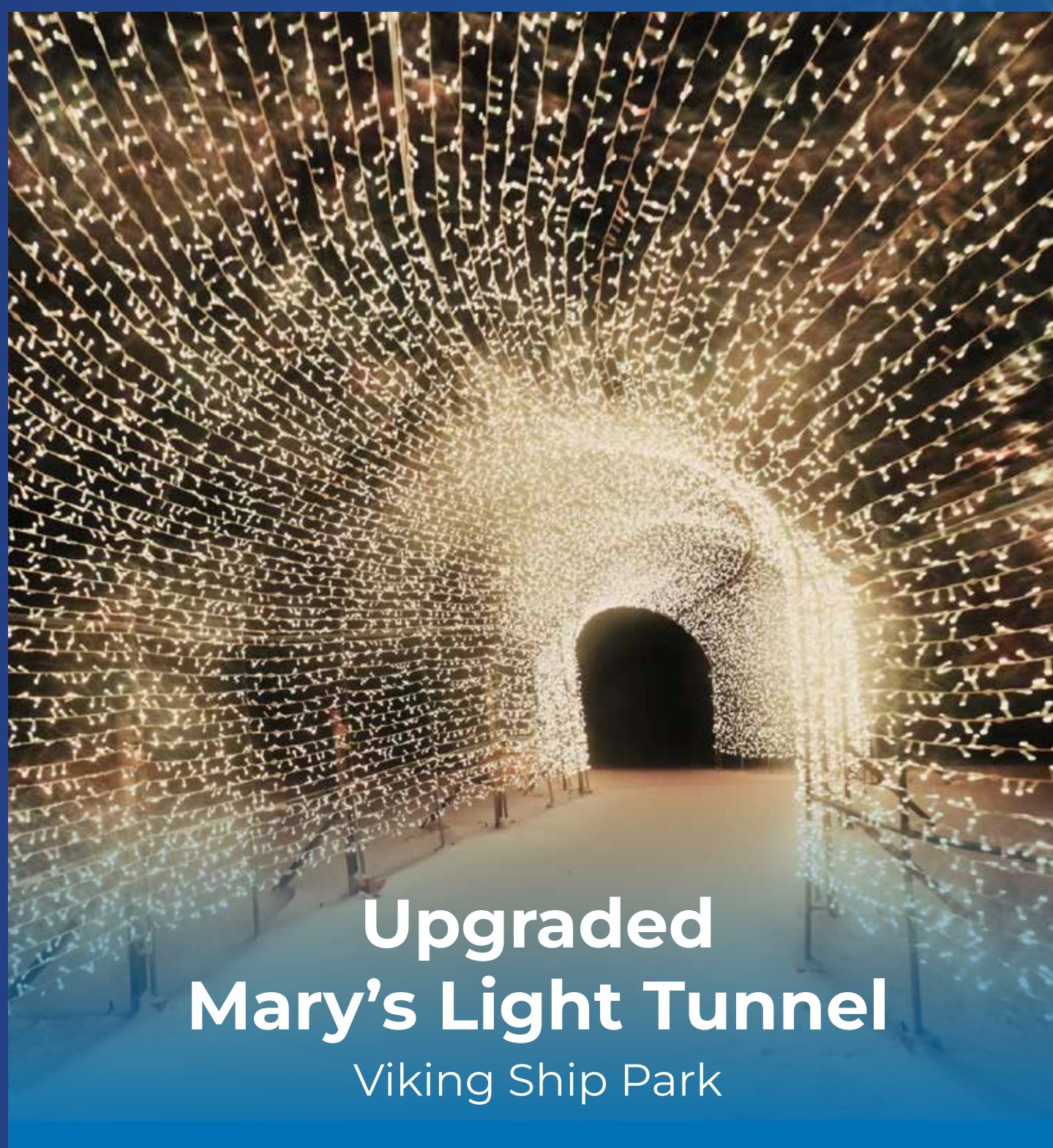
RIVERARTS & FARMERS MARKET

RiverArts events were held June-August and Farmer's Market June-October. These community gatherings were filled with local vendors, live music, cultural performances, art activities and more.



NEW IN 2025

DOWNTOWN EXPERIENCES



FOLKWAYS | CITY OF MOORHEAD

SUNSET ON THE RIVERFRONT

On August 7, Folkways hosted it's second free community event (sponsored by the City of Moorhead) located along the riverfront at American Crystal Sugar Company. People gathered to enjoy live music, costumed performers, an artist market, and food and drink vendors.



Photo Credit: Folkways & Studio Freshly



COMMUNITY AMENITIES





NEW IN 2025

MOORHEAD PARKS AND RECREATION

DAVY MEMORIAL PARK

A skating ribbon was added to Davy Memorial Park, creating a new place to gather for fun during the winter, and enhancing existing events such as Frostival.

COMING 2026

MOORHEAD PARKS AND RECREATION

MATSON FIELD

Renovations at Matson Field will be complete Spring 2026. The work includes new stadium seating, press box, scoreboard, and more

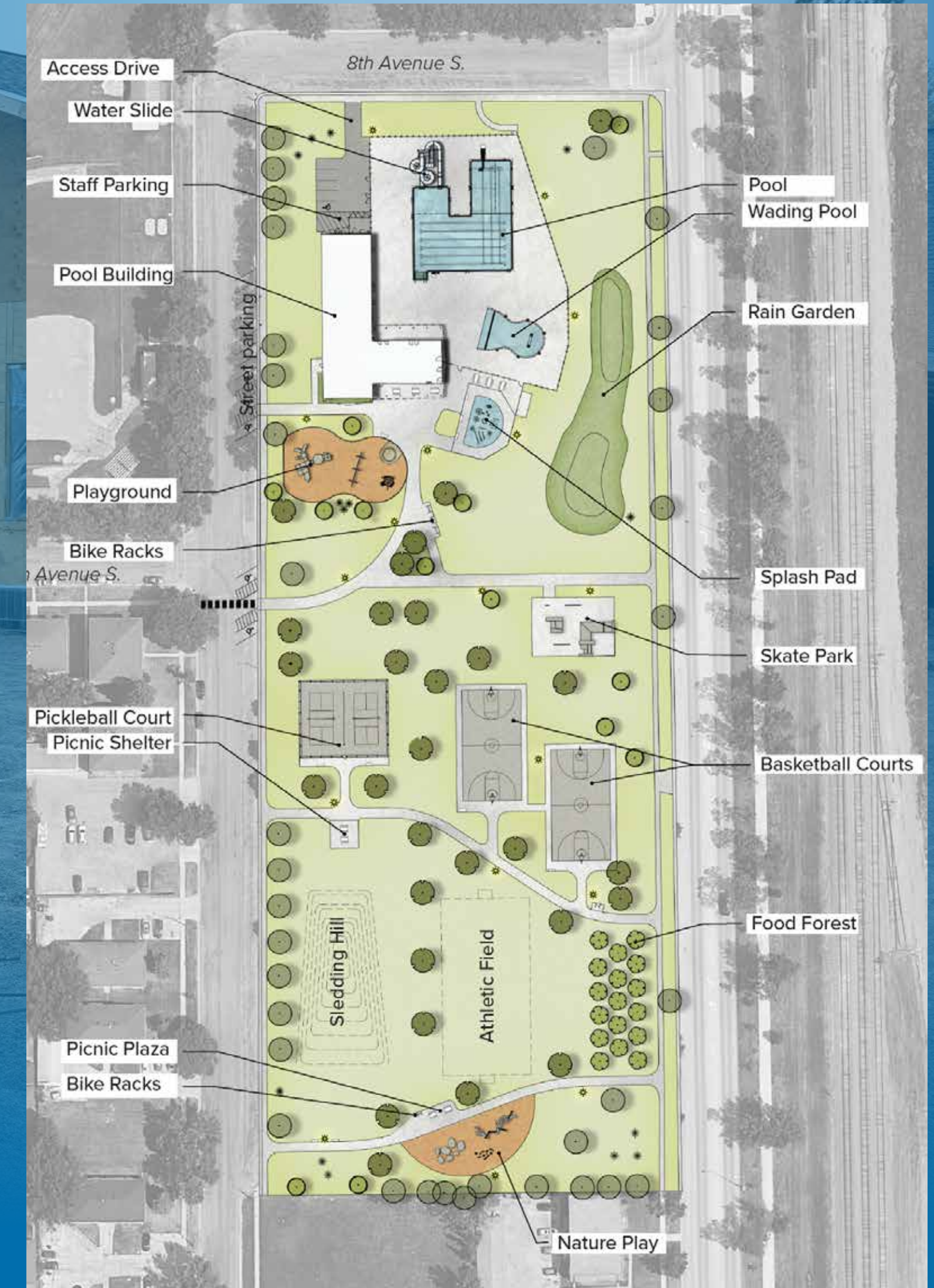


COMING 2026

MOORHEAD PARKS AND RECREATION

REIMAGINE ROMKEY PARK

Work continued on Reimagine Romkey Park. The renovation includes a new building, swimming pool, wading pool, splash pad, skate park, playgrounds, pickleball courts, and more. Opening Summer 2026.



COMING 2026

CITY OF MOORHEAD / LAKE AGASSIZ REGIONAL LIBRARY

THE LOOP | MOORHEAD PUBLIC LIBRARY

Construction continued on The Loop – a public facility in the heart of Moorhead – home to the Moorhead Public Library, walking loop, indoor playground, Spark Center for Entrepreneurship, and more. Opening Spring 2026.

Learn more at moorheadloop.com



Donate to the Moorhead COMMUNITY FUND

at FM Area Foundation

Opportunities to sponsor youth scholarships, community projects and amenities include:

The Loop | Moorhead Public Library

Matson Field

Reimagine Romkey

Youth Scholarship Fund

Dog Park Amenities

River Corridor and Trails

Public Art



To view all projects and contribute, visit
moorheadmn.gov/communityfund



2026 FORECAST



LEGISLATIVE PRIORITIES



Capital Investment

- Flood Mitigation
- Wastewater Treatment Improvements



Border Cities | Business Competitiveness



Downtown Center Moorhead Revitalization

- Sales Tax Exemptions for City Hall Renovation



Public Safety | Workforce and Partnerships



Sustainable Aviation Fuel Facility Legislative Needs



Recreational Amenities



Partnerships, including:

- Moorhead Cultural Mall
- Heartland Trail
- Jasmin Childcare
- Clay County Non-Secured Juvenile Expansion
- FM Diversion
- Passenger Rail Service
- Moorhead High School Career Academy

PUBLIC PROJECTS

COMING IN 2026



11 St Underpass



Moorhead City Hall



**THE LOOP
Moorhead Public Library**



Romkey Park and Pool Facilities



Matson Field



**Community Engagement
Opportunities for Downtown Plaza**

2025 ANNUAL DEVELOPMENT REPORT

City of Moorhead



MOORHEADMN.GOV





**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
January 26, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

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

Present Not Voting (1): Shelly

Carlson Absent (0):

2. Pledge of Allegiance

3. Agenda Amendments

Council Members Mattson and Moore asked to add a statement on federal law enforcement activity in Minnesota to the New Business section of the agenda.

Motion to Approve Amended Agenda made by Lisa Borgen 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

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. Recognitions: Employee Years of Service

Mayor Carlson presented City of Moorhead staff members with Years of Service recognitions.

6. Approve Minutes

A. January 12, 2026 Meeting Minutes

Motion to Approve made by Nicole Mattson 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)
8. Mayor and Council Appointments
 - A. *Resolution for Appointments to Boards and Committees
9. Public Hearings (5:45 pm)
10. Community Development Department
 - A. *Resolution to Approve Minor Subdivision - Parcel 21.042.0400
11. Economic Development
12. Engineering Department
 - A. *Resolution to Approve Amendment #2 to Task Order 24-12 for the Bluestem Pedestrian Bridge Project (Eng. No. 22-13-04)
 - B. *Resolution to Approve Change Order #1 for the Citywide Striping Project (Eng. No. 25-13-01)
13. Fire Department
14. Moorhead Public Service
 - A. *Resolution to Award Bid for 2026 Water Distribution Pipe and Fittings
15. Parks and Recreation Department
 - A. *Resolution to Approve an Agreement with First Avenue Promotions for Screen Printing and Apparel Services
 - B. *Resolution to Approve 2026 "Boiler Plate" Agreement and the *2026 Athletic Use Guide* for Routine Leasing of Facilities within the Parks and Recreation Department
16. Police Department
 - A. *Resolution to Approve Budget Adjustment #26-004 to Transfer Funds to Support the Purchase of Targeted Technology Equipment
17. Public Works
18. Administration
 - A. Resolution Authorizing the lease, continuing disclosure undertaking, related bond documents and requesting the Moorhead Economic Development Authority to issue the Series 2026A Bonds

Chris Hogan, Director with Baker Tilly Municipal Advisors, presented bond documents requesting the Moorhead Economic Development Authority to issue the Series 2026A Bonds. The bond issue is structured to serve a repayment term of 20 years of

essential level debt service. In the agreement, there will be a sublease with Moorhead Public Service in which MPS pays \$250,000 annually for 20 years with City of Moorhead property tax levy paying the remaining balance.

Motion to Approve made by Heather Nesemeier 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

B. Resolution to Approve Moorhead's 2026 Minnesota Legislative Priorities

Governmental Affairs Director Lisa Bode shared the proposed 2026 Minnesota Legislative priorities. Council member White requested updating the resolution from referring to the "Residential Psychiatric Treatment Center" to "Non-Secured Juvenile Expansion."

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

C. *Resolution to Approve Support of Passenger Rail Service from the Twin Cities to Fargo/Moorhead

D. *Resolution to Approve 2026 Tax Increment Interfund Loan

E. *Resolution to Accept 2025 Donations

19. Mayor and Council Reports

Council Member Nesemeier shared information on an upcoming Solid Waste Advisory Committee meeting.

Council Member Moore attended the Lake Agassiz Regional Library board meeting and invited the public to "Turning the Page: Moorhead Public Library Building Farewell" on Feb. 5 from 2:00-7:00 pm at the current library building.

Council Member Borgen attended the community open house for 40 Ave S improvements and thanked Moorhead's Engineering Department and citywide team.

Mayor Carlson attended and spoke at several meetings, including the Moorhead Business Association, Coalition of Greater Minnesota Cities board meeting, League of Minnesota Cities board meeting, and Diversion finance and board meetings. Mayor Carlson also spoke at a news conference held by the Metro Flood Diversion Authority.

20. City Manager Reports

City Manager Mahli recognized and thanked people and families that attended the community open house and public engagement activities for improving 40 Ave S. City Manager Mahli also mentioned Frostival and many outdoor winter activities that are underway in Moorhead.

21. Executive Session

22. New Business

Council members Mattson and Moore shared a statement on federal law enforcement in Minnesota. Members of the City Council shared thoughts and sentiments regarding the current state of affairs in Minnesota, particularly related to ICE and Border Patrol enforcement in the Minneapolis-St Paul metro.

23. Adjourn

Meeting adjourned at 06:24 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.

RESOLUTION

Resolution for Appointments to Boards and Committees

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

Economic Development Authority

- Siham Amedy, Moorhead resident, is appointed to a term commencing February 1, 2026 and ending January 31, 2029. (Ward 1)
- Derrick LaPoint, Moorhead resident, is appointed to a term commencing February 1, 2026 and ending January 31, 2029. (Ward 2)

Public Housing Agency Board

- Aliyah Ott, Moorhead resident, is appointed to a term commencing February 10, 2026 and ending January 31, 2028. (At-Large)

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Consider Actions Relating to Minnesota Department of Commerce Microgrids at Community Lifeline Facilities Grant for the Installation of a Hydrogen Microgrid System Integrated with a Battery Energy Storage System at City Hall (Budget Adjustment #26-002)

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions related to a grant from the Minnesota Department of Commerce to install a hydrogen microgrid system integrated with a Battery Energy Storage System (BESS) at City Hall.

- A. Resolution to Approve Minnesota Department of Commerce Microgrids at Community Lifeline Facilities Grant and related budget adjustment
- B. Resolution to Enter into Agreement with BWR Innovations

BACKGROUND/KEY POINTS:

The City of Moorhead has been awarded a Minnesota Department of Commerce *Microgrids at Community Lifeline Facilities* Grant to install a Hydrogen Microgrid Telemetry System Integrated with a Battery Energy Storage System (BESS) to serve as a backup energy source for the IT server room at Moorhead City Hall. During an outage, this backup system would ensure uninterrupted clean power before, during and after disruptive events.

BWR Innovations will coordinate with the City Hall renovation team and install the Hydrogen Microgrid System. The Microgrid is supported by Goal 5.1 of the Sustainability and Resilience chapter of the Onward Moorhead! Comprehensive Plan which focuses on “evaluating infrastructure improvements through an environmental resiliency lens” and Goal 5.2 which focuses on “promoting the reduction of greenhouse gas emissions through alternative energy sources and sustainable transportation solutions.

FINANCIAL CONSIDERATIONS:

The grant program provides full funding for the project and does not require a local match.

Fund Name	Grants and Aid	Expenditure	Funding Source
Capital Improvement Fund	Grants and Aid		\$169,985
Capital Improvement Fund	Equipment	\$169,985	
Total		\$169,985	\$169,985

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Mike Reitz, Assistant City Manager
Ethan Johnk, Assistant City Planner

Attachments: Draft Resolution – Minnesota Department of Commerce Microgrids at Community Lifeline Facilities Grant and related budget adjustment
Draft Resolution – Agreement with BWR Innovations

RESOLUTION

Resolution to Approve Minnesota Department of Commerce Microgrids at Community Lifeline Facilities Grant and Related Agreements and Related Budget Adjustment for the Installation of a Hydrogen Microgrid System Integrated with a Battery Energy Storage System at City Hall (Budget Adjustment #26-002)

WHEREAS, the Minnesota Department of Commerce has awarded the City of Moorhead \$169,985 to install a hydrogen microgrid system integrated with a battery energy storage system at City Hall; and

WHEREAS, Goal 5.1 of the Sustainability and Resilience chapter of the Onward Moorhead! 2022 Comprehensive plan focuses on “evaluating infrastructure improvements through an environmental resiliency lens” and Goal 5.2 which focuses on “promoting the reduction of greenhouse gas emissions through alternative energy sources and sustainable transportation solutions;” and

WHEREAS, under Minnesota Statute, a resolution accepting a grant must be approved by members of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota does hereby accept the grant in accordance with the terms of the grant agreement and authorizes the Mayor and City Manager to execute the grant agreement and related amendments and submittals to obtain the funding related to the hydrogen microgrid system installation.

BI IT FURTHER RESOLVED by the City Council of the City of Moorhead that Budget Adjustment #26-002 is hereby approved.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Enter into an Agreement with BWR Innovations for the Installation of a Hydrogen Microgrid System Integrated with a Battery Energy Storage System at City Hall

WHEREAS, the Minnesota Department of Commerce has awarded the City of Moorhead \$169,985 to install a hydrogen microgrid system integrated with a battery energy storage system at City Hall; and

WHEREAS, Goal 5.1 of the Sustainability and Resilience chapter of the Onward Moorhead! 2022 Comprehensive plan focuses on “evaluating infrastructure improvements through an environmental resiliency lens” and Goal 5.2 which focuses on “promoting the reduction of greenhouse gas emissions through alternative energy sources and sustainable transportation solutions;” and

WHEREAS, BWR Innovations will provide and install the hydrogen microgrid with a battery energy storage system.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Mayor and City Manager are authorized and directed to execute Agreements and any related amendments with BWR Innovations related to the hydrogen microgrid system installation.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve a Conditional Use Permit for Housing Shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3rd Ave S

RECOMMENDATION:

The Mayor and City Council are asked to consider a Conditional Use Permit for a Housing Shelter at 502 and 512 3rd Ave S.

BACKGROUND/KEY POINTS:

M. Heinert, on behalf of Youthworks, is requesting a Conditional Use Permit (CUP) for a housing shelter to provide transitional housing and support services for individuals 18-24 years old.

The Moorhead Planning Commission considered the request at their February 2, 2026 meeting and unanimously recommended approval of the Conditional Use Permit with one public comment in support of more housing for young adults and two public comments about safety and security. The applicant stated safety/security is a challenge for the unhoused but also stated young adults having no safe place to stay also produces its own safety issues. The applicant also mentioned they have spoken to MPD about their safety/security protocols, which is a requirement for the permit, but did not speak to them out of fear but to have open communication. The Planning Commission packet is available at:

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

FINANCIAL CONSIDERATIONS:

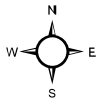
Not Applicable

Voting Requirements: Majority of Council

Submitted By:

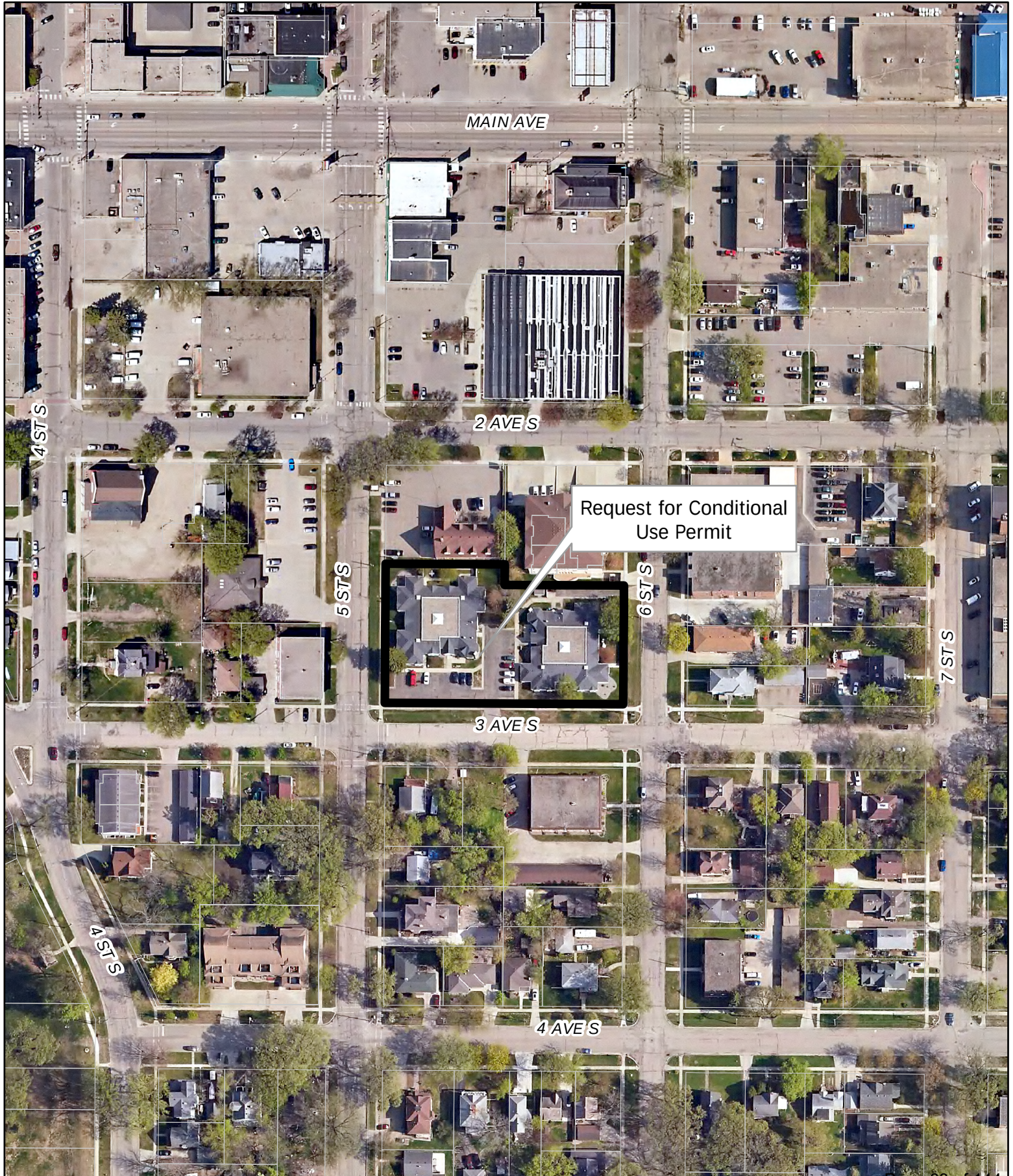
Dan Mahli, City Manager
Robin Huston, City Planner / Zoning Administrator
Forrest Steinhoff, Assistant City Planner

Attachments: General Location Map
Draft Resolution with Exhibit A – Findings of Fact



General Location Map

502 & 512 3rd Ave S
58.575.1720



RESOLUTION

Resolution to Approve a Conditional Use Permit for Housing Shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3rd Avenue S (Parcel 58.575.1720)

WHEREAS, M. Heinert, on behalf of Youthworks, has requested a Conditional Use Permit for a housing shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3rd Avenue S (Parcel 58.900.1720), legally described as:

Lots 7 – 19, Block 69, Original Townsite Moorhead; and

WHEREAS, the Moorhead Planning Commission held a public hearing on February 2, 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 Conditional Use Permit for a housing shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3rd Avenue S (Parcel 58.575.1720) 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. The facility shall have no more than a maximum of 30 residents.
2. The facility shall have an on-site manager or designated staff providing supervision of the facility at all times.
3. Commercial kitchen may be utilized by individual residents living on-site for individual meal preparation, with staff permitted to assist residents in preparing meals. The kitchen shall not be utilized to prepare communal meals. If the commercial kitchen use is changed or if a proposed change has specific licensing requirements from Department of Human Services, inspections and licensing shall be required.
4. Th locking mechanisms on former memory care doors shall be removed.
5. The facility shall maintain access for emergency vehicles at all times.
6. The facility shall provide a screened outdoor seating/smoking area for residents that meets Title 3-11-3.A of the Moorhead City Code.
7. The parking lot shall retain the existing 19 parking spaces, with at least one accessible space to be utilized by staff and residents.
8. Site shall become compliant with change of use landscaping requirements.
9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

PASSED: February 9, 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 – Housing Shelter in MU-1: Downtown Center Mixed Use
LOCATION: 502 and 512 3rd Avenue S – Parcel 58.575.1720
APPLICANT/OWNER: M. Heinert on behalf of Youthworks
FILE NO: 26P002

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on February 2, 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. Heinert, on behalf of Youthworks, and received on December 17, 2025 (herein referred to as "Application") seeking a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use at 502 & 512 3rd Avenue S, Parcel 58.575.1720, legally described as:

Lots 7 – 19, Block 69, Original Townsite Moorhead
2. The property is zoned MU-1: Downtown Center Mixed Use, which permits a Housing Shelter as a conditional use.
3. A public hearing was held by the Planning Commission on February 2, 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 MU-1: Downtown Center Mixed Use 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.
 - A housing shelter is consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the MU-1: Downtown Center Mixed Use zoning district.
 - b. The proposed use is or will be compatible with the present and future uses of the area.
 - The proposed Housing Shelter is compatible with the present and future uses of the area.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.

- 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 that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Mark Heinert, on behalf of Youthworks for a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3rd Avenue S, Parcel 58.575.1720, legally described as:

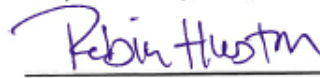
Lots 7 – 19, Block 69, Original Townsite Moorhead

is hereby approved contingent upon:

1. The facility shall have no more than a maximum of 30 residents.
2. The facility shall have an on-site manager or designated staff providing supervision of the facility at all times.
3. Commercial kitchen may be utilized by individual residents living on-site for individual meal preparation, with staff permitted to assist residents in preparing meals. The kitchen shall not be utilized to prepare communal meals. If the commercial kitchen use is changed or if a proposed change has specific licensing requirements from Department of Human Services, inspections and licensing shall be required.
4. Th locking mechanisms on former memory care doors shall be removed.
5. The facility shall maintain access for emergency vehicles at all times.
6. The facility shall provide a screened outdoor seating/smoking area for residents that meets Title 3-11-3.A of the Moorhead City Code.
7. The parking lot shall retain the existing 19 parking spaces, with at least one accessible space to be utilized by staff and residents.
8. Site shall become compliant with change of use landscaping requirements.
9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.


Robert Seigel, Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator



City Council Communication

February 9, 2026

SUBJECT:

Resolution to Approve Memorandum of Understanding with Clay County Public Health regarding the allocation and use of grant funds received from the MN Pollution Control Agency and related Budget Adjustment #26-007

RECOMMENDATION:

The Mayor and City Council are asked to consider a Resolution to Approve Memorandum of Understanding with Clay County Public Health regarding the allocation and use of grant funds received from the MN Pollution Control Agency and related Budget Adjustment #26-007

BACKGROUND/KEY POINTS:

In 2025, Clay County Public Health (CCPH) received \$129,540 in funding from the Minnesota Pollution Control Agency (MPCA) as part of an environmental settlement for environmental violations from the former Anheuser Busch Agricultural Plant. CCPH proposes using \$120,000 for projects in Moorhead to benefit the community. State regulations require CCPH to identify projects, conduct community engagement, spend the funding, and provide a report to the Legislature within one year (by June 3, 2026).

CCPH and City Staff formed a review committee and an online survey was developed and three public open houses were held to allow residents to provide feedback. There were 192 unique responses to the online survey and numerous members of the public attended the open houses.

Based on feedback provided by the public and ability to implement projects within the required timeframe, the review committee recommended five projects to the Clay County Board:

Project	Estimated Cost
Arbor Day Tree Planting in Woodlawn Park	\$14,574
River Corridor Amenities (5 benches and bike repair station)	\$11,215
River Corridor Pollinator / Flower Plantings at existing natural planting sites (15 th Ave N, Original Homestead Park, Riverfront Park, I-94/Horn Park)	\$17,600
Bluestem Bridge and Trail Lighting	\$25,600
Safe Routes to School Crosswalk Painting around Moorhead Area Public Schools	\$80,100 (\$51,011—grant. Moorhead Public Schools has agreed to fund the difference between funds available from the grant and final cost of striping)

The Clay County Board reviewed the five proposed projects and unanimously approved them at their January 26, 2026 meeting. The proposed Memorandum of Understanding outlines that the City of Moorhead will obtain price quotes, hire contractors, oversee project implementation, and manage invoices/payments and CCPH will reimburse grant funds and oversee compliance with the grant.



City Council Communication

February 9, 2026

FINANCIAL CONSIDERATIONS:

The City of Moorhead will receive \$120,000 in grant funding from CCPH for the projects as outlined above. The estimated costs shown are not the final costs as the City is now proceeding with getting final costs from contractors. If costs come in above estimate for projects 1-4, the City will review the related approved 2026 budget to determine if any cost differences could be accommodated with the approved 2026 budget. For project 5 – cross walk striping around public schools – Moorhead Public Schools has agreed to pay the difference between the grant amount and the final accepted price quote for the services (expected to be approximately \$29,089).

Budget Adjustment #26-007:

Fund Name	Grants and Aid	Expenditure	Funding Source
Capital Improvement Fund	Grants and Aid		\$120,000
Capital Improvement Fund	Equipment	\$120,000	
Total		\$120,000	\$120,000

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Forrest Steinhoff, Assistant City Planner
Kristie Leshovsky, Community Development Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve Memorandum of Understanding with Clay County Public Health regarding the allocation and use of grant funds received from the MN Pollution Control Agency and Related Budget Adjustment #26-007

WHEREAS, Clay County Public Health (CCPH) received \$129,540 from the Minnesota Pollution Control Agency as part of a settlement for environmental regulation violations from the former Anheuser Busch Plant to be used to benefit the City of Moorhead; and

WHEREAS, State regulations require CCPH to identify projects, conduct public engagement, and spend the funds within one year (by June 3, 2026); and

WHEREAS, Clay County and City of Moorhead staff formed a review committee and the public was provided an opportunity to provide feedback and submit ideas through three open houses and an online survey; and

WHEREAS, the review committee recommended five projects to the Clay County Board based on community feedback and timeline requirements; and

WHEREAS, the Clay County Board voted unanimously on January 26, 2026 to approve the five projects; and

WHEREAS, the proposed Memorandum of Understanding will outline tasks and requirements of the City and CCPH regarding the grant and project implementation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council approves the Memorandum of Understanding between Clay County Public Health and further authorizes the Mayor and City Manager to execute the MOU on behalf of the City of Moorhead.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota that Budget Adjustment #26-007 is hereby approved.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve Minor Subdivision – 2706 20th Ave S – Parcel 58.506.0045

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve a minor subdivision of 2706 20th Ave S, Parcel 58.506.0045.

BACKGROUND/KEY POINTS:

C. Neset, Neset Surveys, on behalf of property owner, has requested to subdivide the above parcel into two parcels to separate the existing office and warehouse building from a new developable lot. The proposal is consistent with Title 11, Chapter 3 of the Moorhead City Code.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

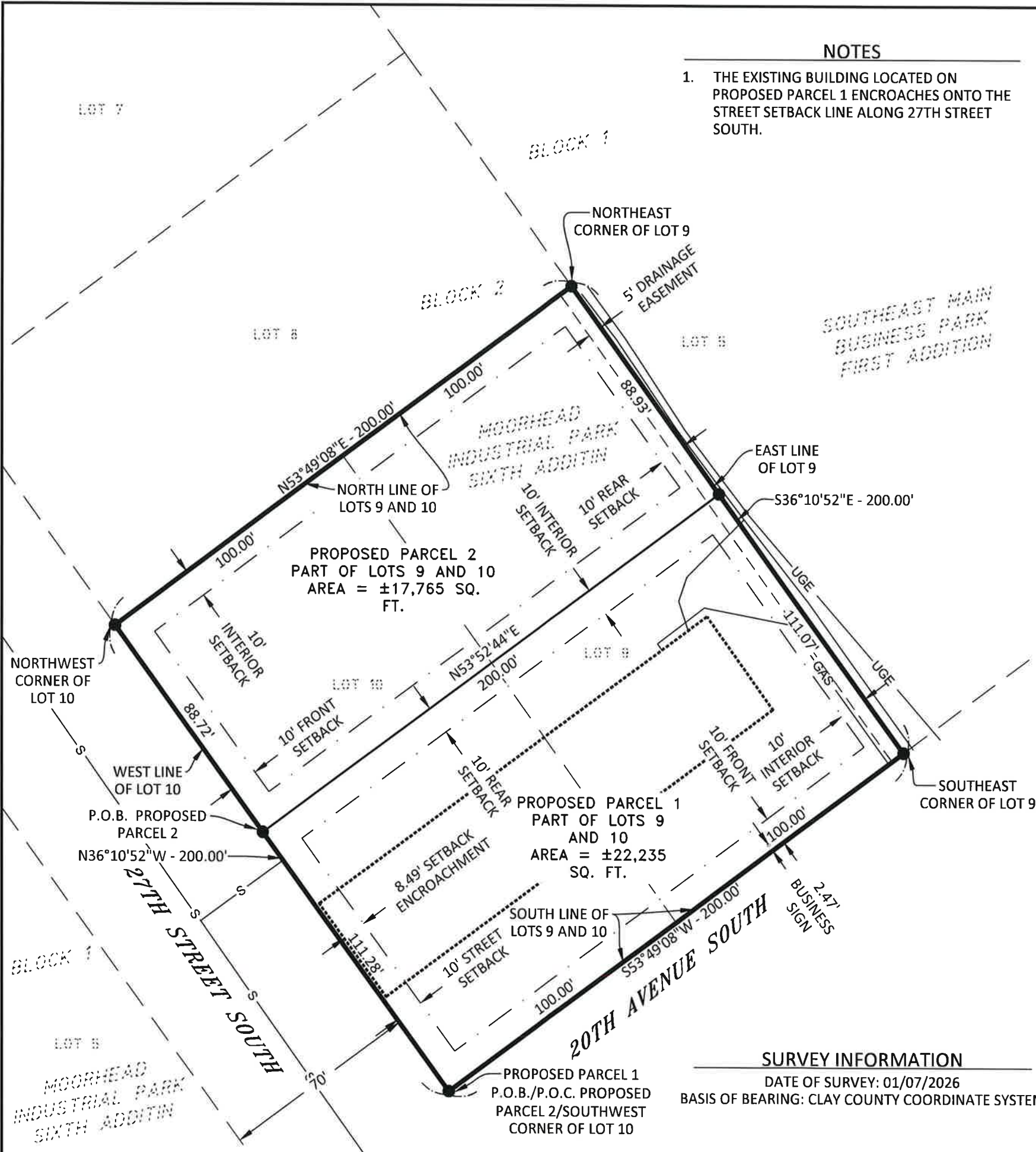
Robin Huston, City Planner / Zoning Administrator

Brittany Cameron, Assistant City Planner

Attachments: General Location Map
Minor Subdivision Plan
Draft Resolution



01/21/26 09:18:22AM Z:\Neset Shared Files\Cole Projects\2025 Projects\25003_Moorhead Prop Surveys\35_Dean Lohmeier_2706 20th Ave S Lot Split.dwg



NOTES

1. THE EXISTING BUILDING LOCATED ON PROPOSED PARCEL 1 ENCROACHES ONTO THE STREET SETBACK LINE ALONG 27TH STREET SOUTH.

CERTIFICATE OF SURVEY

LOTS 9 AND 10, IN BLOCK 2, OF MOORHEAD INDUSTRIAL PARK SIXTH ADDITION
MOORHEAD, CLAY COUNTY, MINNESOTA

PROPOSED PARCEL 1 DESCRIPTION

PART OF LOTS 9 AND 10, IN BLOCK 2, OF MOORHEAD INDUSTRIAL PARK SIXTH ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N36°10'52"W ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 111.28 FEET; THENCE N53°52'44"E A DISTANCE OF 200.00 FEET TO THE EAST LINE OF LOT 9; THENCE S36°10'52"E ALONG SAID EAST LINE A DISTANCE OF 111.07 FEET TO THE SOUTHEAST CORNER OF LOT 9; THENCE S53°49'08"W ALONG THE SOUTH LINES OF LOTS 9 AND 10 A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, THE POINT OF BEGINNING.

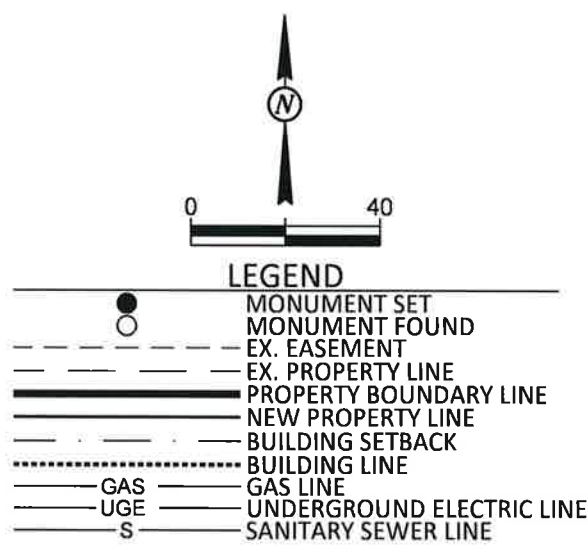
SAID TRACT OF LAND CONTAINS 22,235 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED PARCEL 2 DESCRIPTION

PART OF LOTS 9 AND 10, IN BLOCK 2, OF MOORHEAD INDUSTRIAL PARK SIXTH ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N36°10'52"W ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 111.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N36°10'52"W ALONG SAID WEST LINE A DISTANCE OF 88.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N53°49'08"E ALONG THE NORTH LINES OF LOTS 9 AND 10 A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT 9; THENCE S36°10'52"E ALONG THE EAST LINE OF LOT 9 A DISTANCE OF 88.93 FEET; THENCE S53°52'44"W A DISTANCE OF 200.00 FEET TO THE WEST LINE OF LOT 10, THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17,765 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



SURVEY INFORMATION

DATE OF SURVEY: 01/07/2026
BASIS OF BEARING: CLAY COUNTY COORDINATE SYSTEM

PAGE 1 OF 2
DRAWN BY: GCB
CHECKED BY: CAN
DATE: 01/21/2026



CERTIFICATE OF SURVEY

LOTS 9 AND 10, IN BLOCK 2, OF MOORHEAD INDUSTRIAL PARK SIXTH ADDITION
MOORHEAD, CLAY COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

I COLE A. NESET HEREBY CERTIFY THAT THIS SURVEY, PLAN, AND/OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.



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

1-21-26

DATE:

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 21 DAY OF January, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.



NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA



RESOLUTION

Resolution to Approve Minor Subdivision – 2706 20th Ave S – Parcel 58.506.0045

WHEREAS, C. Neset, Neset Surveys, on behalf of D. Lohmeier, has requested a minor subdivision of property at 2706 20th Ave S, Parcel 58.506.0045, legally described as:

Parcel 1

Part Of Lots 9 And 10, In Block 2, Of Moorhead Industrial Park Sixth Addition To The City f Moorhead, Clay County, Minnesota, More Particularly Described As Follows:

Beginning At The Southwest Corner Of Said Lot 10; Thence N36°10'52"W Along The West Line Of Said Lot 10 A Distance Of 111.28 Feet; Thence N53°52'44"E A Distance Of 200.00 Feet To The East Line Of Lot 9; Thence S36°10'52"E Along Said East Line A Distance Of 111.07 Feet To The Southeast Corner Of Lot 9; Thence S53°49'08"W Along The South Lines Of Lots 9 And 10 A Distance Of 200.00 Feet To The Southwest Corner Of Lot 10, The Point Of Beginning. Said Tract Of Land Contains 22,235 Square Feet, More Or Less, And Is Subject To Easements And Rights Of Way Of Record.

Parcel 2

Part Of Lots 9 And 10, In Block 2, Of Moorhead Industrial Park Sixth Addition To The City Of Moorhead, Clay County, Minnesota, More Particularly Described As Follows:

Commencing From The Southwest Corner Of Said Lot 10; Thence N36°10'52"W Along The West Line Of Said Lot 10 A Distance Of 111.28 Feet To The Point Of Beginning; Thence Continuing N36°10'52"W Along Said West Line A Distance Of 88.72 Feet To The Northwest Corner Of Said Lot 10; Thence N53°49'08"E Along The North Lines Of Lots 9 And 10 A Distance Of 200.00 Feet To The Northeast Corner Of Lot 9; Thence S36°10'52"E Along The East Line Of Lot 9 A Distance Of 88.93 Feet; Thence S53°52'44"W A Distance Of 200.00 Feet To The West Line Of Lot 10, The Point Of Beginning. Said Tract Of Land Contains 17,765 Square Feet, More Or Less, And Is Subject To Easements And Rights Of Way Of Record.

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

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

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

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Consider Actions Relating to City of Dilworth Orderly Annexations

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions relating to proposed orderly annexations by the City of Dilworth:

- A. Resolution of Concurrence for Orderly Annexation – Moorhead Township
- B. Resolution of Concurrence for Orderly Annexation – Oakport Township

BACKGROUND/KEY POINTS:

The Cities of Moorhead and Dilworth and the Townships of Moorhead and Oakport entered into Joint Resolutions for Orderly Annexation on September 9, 2008 (Moorhead Township) and August 4, 2008 (Oakport Township). The Agreements were approved by the Minnesota Office of Administrative Hearings and designate boundaries for future growth and annexation of both cities. The proposed annexations by the City of Dilworth are consistent with the approved Joint Resolutions.

FINANCIAL CONSIDERATIONS:

None

Voting Requirements: 3/4 of Council (6)

Submitted By:

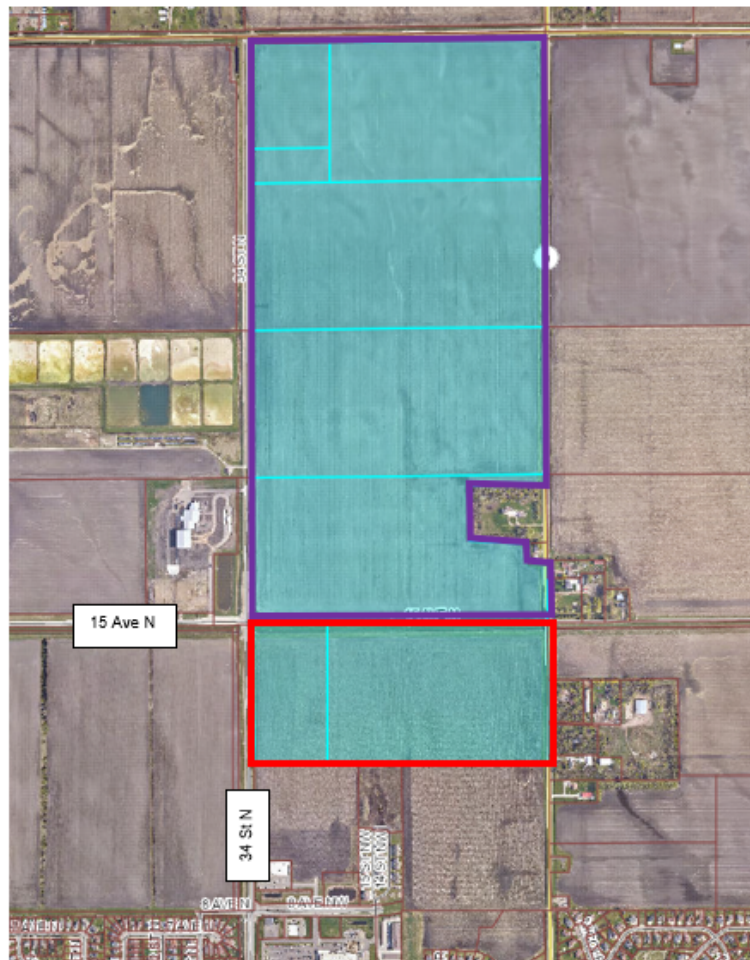
Dan Mahli, City Manager
Kristie Leshovsky, Community Development Director

Attachments: Draft Resolution - Concurrence for Orderly Annexation – Moorhead Township
Draft Resolution - Concurrence for Orderly Annexation – Oakport Township



City Council Communication

February 9, 2026

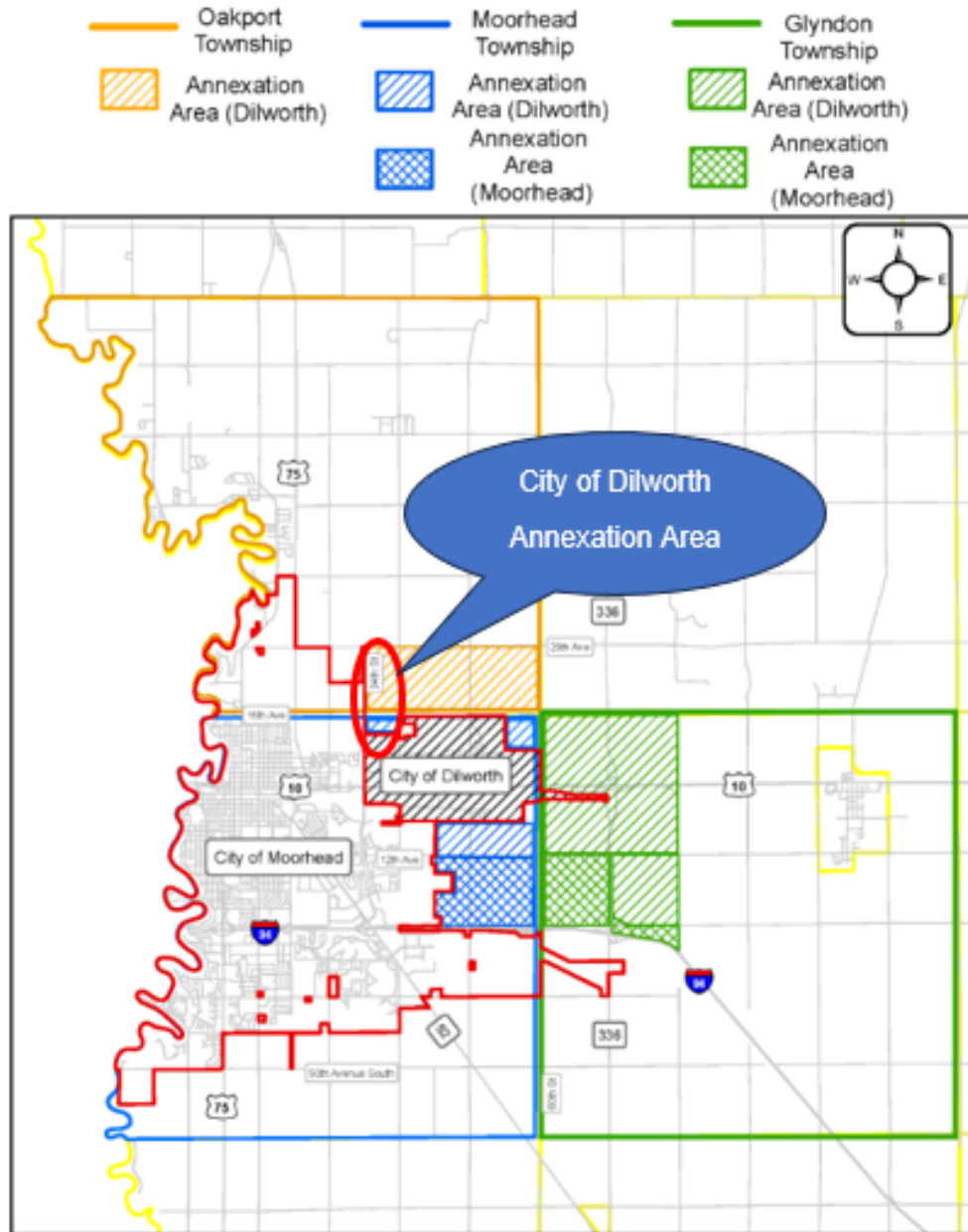


-  Annexation Area
-  Moorhead Township Area
-  Oakport Township Area



City Council Communication

February 9, 2026



RESOLUTION

Resolution of Concurrence for Orderly Annexation – Moorhead Township

WHEREAS, the City of Moorhead, City of Dilworth, and Moorhead Township entered into a Joint Resolution for Orderly Annexation Agreement on September 9, 2008 and renewed the Agreement for an additional ten (10) year period on March 14, 2022; and

WHEREAS, the City of Dilworth approved Resolution 26-03 on January 12, 2026 to annex areas within Moorhead Township; and

WHEREAS, the areas outlined within City of Dilworth Resolution 26-03 are consistent with the aforementioned Joint Resolution for Orderly Annexation Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City of Moorhead has no objection and concurs with the City of Dilworth annexation approved by the City of Dilworth by Resolution 26-03.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution of Concurrence for Orderly Annexation – Oakport Township

WHEREAS, the City of Moorhead, City of Dilworth, and Oakport Township entered into a Joint Resolution for Orderly Annexation Agreement on August 4, 2008 and renewed the Agreement for an additional ten (10) year period on March 14, 2022; and

WHEREAS, the City of Dilworth approved Resolution 26-04 on January 12, 2026 to annex areas within Oakport Township; and

WHEREAS, the areas outlined within City of Dilworth Resolution 26-04 are consistent with the aforementioned Joint Resolution for Orderly Annexation Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City of Moorhead has no objection and concurs with the City of Dilworth annexation approved by the City of Dilworth by Resolution 26-04.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve a Conditional Use Permit for Temporary Wireless Telecommunications Tower at 1817 11th St N

RECOMMENDATION:

The Mayor and City Council are asked to consider a Conditional Use Permit for a Temporary Wireless Telecommunications Tower at 1817 11th St N.

BACKGROUND/KEY POINTS:

Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T), is requesting a Conditional Use Permit to install a Temporary Wireless Telecommunications Tower at 1817 11th Street North, owned by Gustafson Shop Rentals LLC.

The request is to install a temporary ballast-mounted 120-foot tall monopole (125 feet with lightening rod) and related ground equipment to ensure that they can provide adequate wireless service to the surrounding area while they pursue independent permitting and construction of a permanent tower at the same site.

The Moorhead Planning Commission considered the request at their February 2, 2026 meeting and unanimously recommended approval of the Conditional Use Permits with one public comment about the design of the tower but not concerns. The Planning Commission packet is available at:

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

FINANCIAL CONSIDERATIONS:

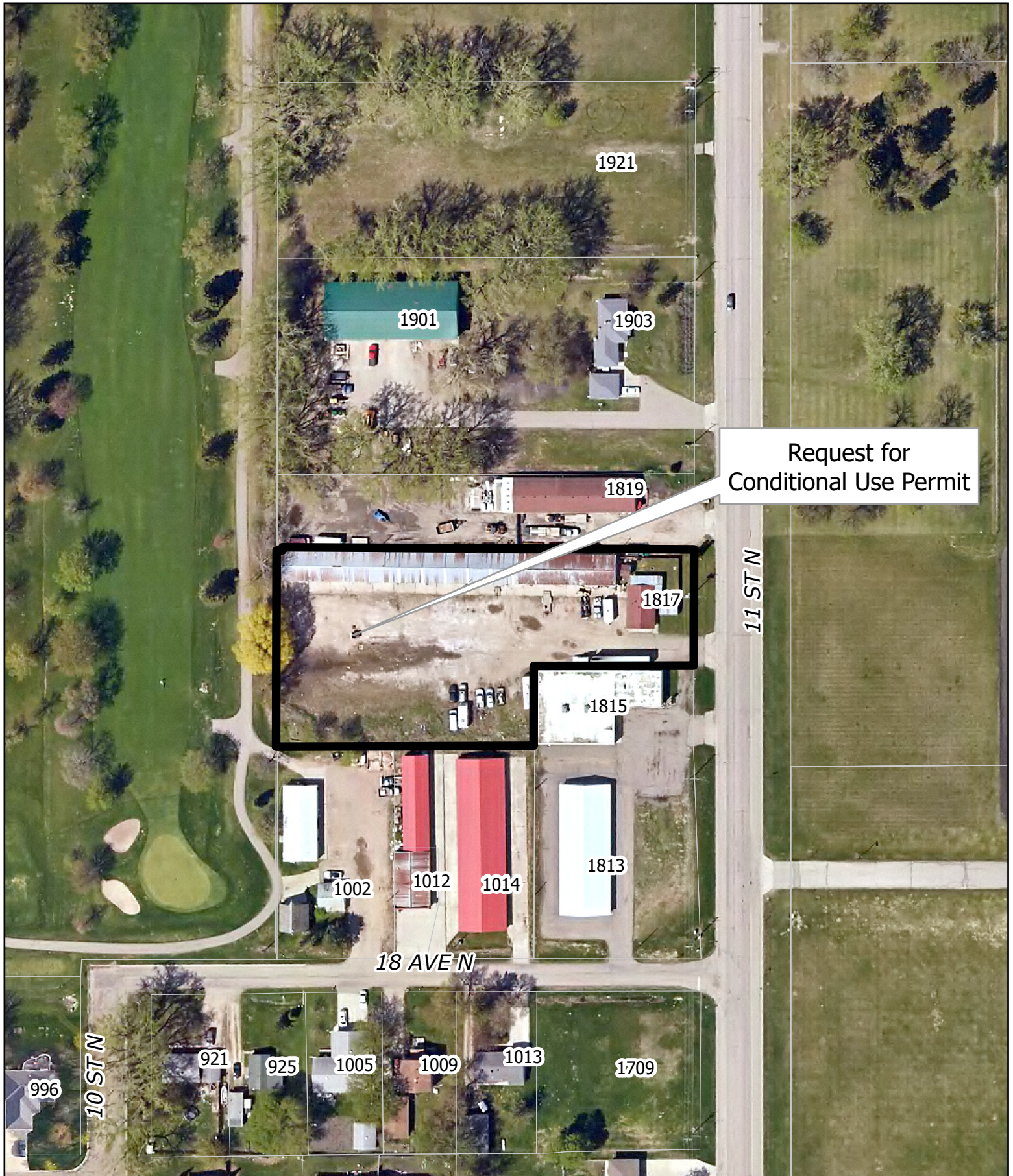
Not applicable

Voting Requirements: Majority of Council

Submitted By:

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

Attachments: General Location Map
Draft Resolution with Exhibit A – Findings of Fact



RESOLUTION

Resolution to Approve a Conditional Use Permit for Temporary Wireless Telecommunications Tower in CC: Community Commercial at 1817 11th Street North (Parcel 58.900.1880)

WHEREAS, Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T), has requested a Conditional Use Permit for the installation of a temporary wireless telecommunications tower in CC: Community Commercial at 1817 11th Street North (Parcel 58.900.1880) legally described as:

The South 184 feet of North 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, less the East 150 feet of the South 75 feet thereof.

AND

That part of Auditor's Outlot 32-L of Section 32 in Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows, to-wit: Commencing at the NW corner of said Auditor's Outlot 32-L; thence South 71 feet along the West line of said Auditor's Outlot 32-L for a distance of 71 feet; thence East on a line parallel to the North line of said Auditor's Outlot 32-L for a distance of 5.5 feet to the true point of beginning; thence North 3 feet; thence Southeasterly to a point that lies a distance of 71 feet South of the North line of said Auditor's Lot 32-L and a distance of 301.40 feet East of the true point of beginning; thence Westerly along a line that is parallel and lies 71 feet South of the North line of said Auditor's Outlot 32-L for a distance of 301.40 feet to the true point of beginning.

WHEREAS, the Moorhead Planning Commission held a public hearing on February 2, 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 Conditional Use Permit for the installation of a temporary wireless telecommunications tower in CC: Community Commercial at 1817 11th Street North (Parcel 58.900.1880) 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. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.
4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

Michelle (Shelly) A. Carlson, Mayor

ATTEST:

Christina Rust, City Clerk

EXHIBIT A

Conditional Use Permit Moorhead Planning Commission Findings of Fact

REQUEST: Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial

LOCATION: 1817 11th Street North – Parcel 58.900.1880

APPLICANT/OWNER: Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T)

FILE NO: 26P001

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on January 5, 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 Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T), and received on December 31, 2026 (herein referred to as "Application") seeking a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial at 1817 11th St N, Parcel 58.900.1880, legally described as:

The South 184 feet of North 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, less the East 150 feet of the South 75 feet thereof.

AND

That part of Auditor's Outlot 32-L of Section 32 in Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows, to-wit: Commencing at the NW corner of said Auditor's Outlot 32-L; thence South 71 feet along the West line of said Auditor's Outlot 32-L for a distance of 71 feet; thence East on a line parallel to the North line of said Auditor's Outlot 32-L for a distance of 5.5 feet to the true point of beginning; thence North 3 feet; thence Southeasterly to a point that lies a distance of 71 feet South of the North line of said Auditor's Lot 32-L and a distance of 301.40 feet East of the true point of beginning; thence Westerly along a line that is parallel and lies 71 feet South of the North line of said Auditor's Outlot 32-L for a distance of 301.40 feet to the true point of beginning.

2. The property is zoned CC: Community Commercial, which permits Wireless Telecommunications Towers as a conditional use.
3. A public hearing was held by the Planning Commission on January 5, 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 CC: Community Commercial 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.

- Wireless telecommunications towers and associated equipment are consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the CC: Community Commercial zoning district.
- b. The proposed use is or will be compatible with the present and future uses of the area.
 - The proposed Temporary Wireless Telecommunications Tower is compatible with the present and future uses of the area.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
 - e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - No additional traffic will be generated by the proposed temporary wireless telecommunications tower.
 - 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 that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T) for a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial at 1817 11th St N, Parcel 58.900.1880, legally described as:

The South 184 feet of North 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, less the East 150 feet of the South 75 feet thereof.

AND

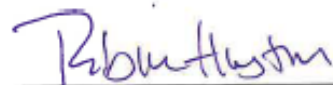
That part of Auditor's Outlot 32-L of Section 32 in Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows, to-wit: Commencing at the NW corner of said Auditor's Outlot 32-L; thence South 71 feet along the West line of said Auditor's Outlot 32-L for a distance of 71 feet; thence East on a line parallel to the North line of said Auditor's Outlot 32-L for a distance of 5.5 feet to the true point of beginning; thence North 3 feet; thence Southeasterly to a point that lies a distance of 71 feet South of the North line of said Auditor's Lot 32-L and a distance of 301.40 feet East of the true point of beginning; thence Westerly along a line that is parallel and lies 71 feet South of the North line of said Auditor's Outlot 32-L for a distance of 301.40 feet to the true point of beginning.

is hereby approved contingent upon:

1. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.
4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.


Robert Seigel, Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator



City Council Communication

February 9, 2026

SUBJECT:

Resolution to Approve a Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center

RECOMMENDATION:

The Mayor and City Council are asked to consider a Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center.

BACKGROUND/KEY POINTS:

The City of Moorhead is requesting a Conditional Use Permit to construct a pedestrian path and bridge at Bluestem Center that is within the Floodway and Flood Fringe to provide a new connection between Moorhead and Fargo, ND.

The Moorhead Planning Commission considered the request at their February 2, 2026 meeting and unanimously recommended approval of the Conditional Use Permit with no public comment.

The Planning Commission packet is available at:

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

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

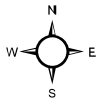
Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

Forrest Steinhoff, Assistant City Planner

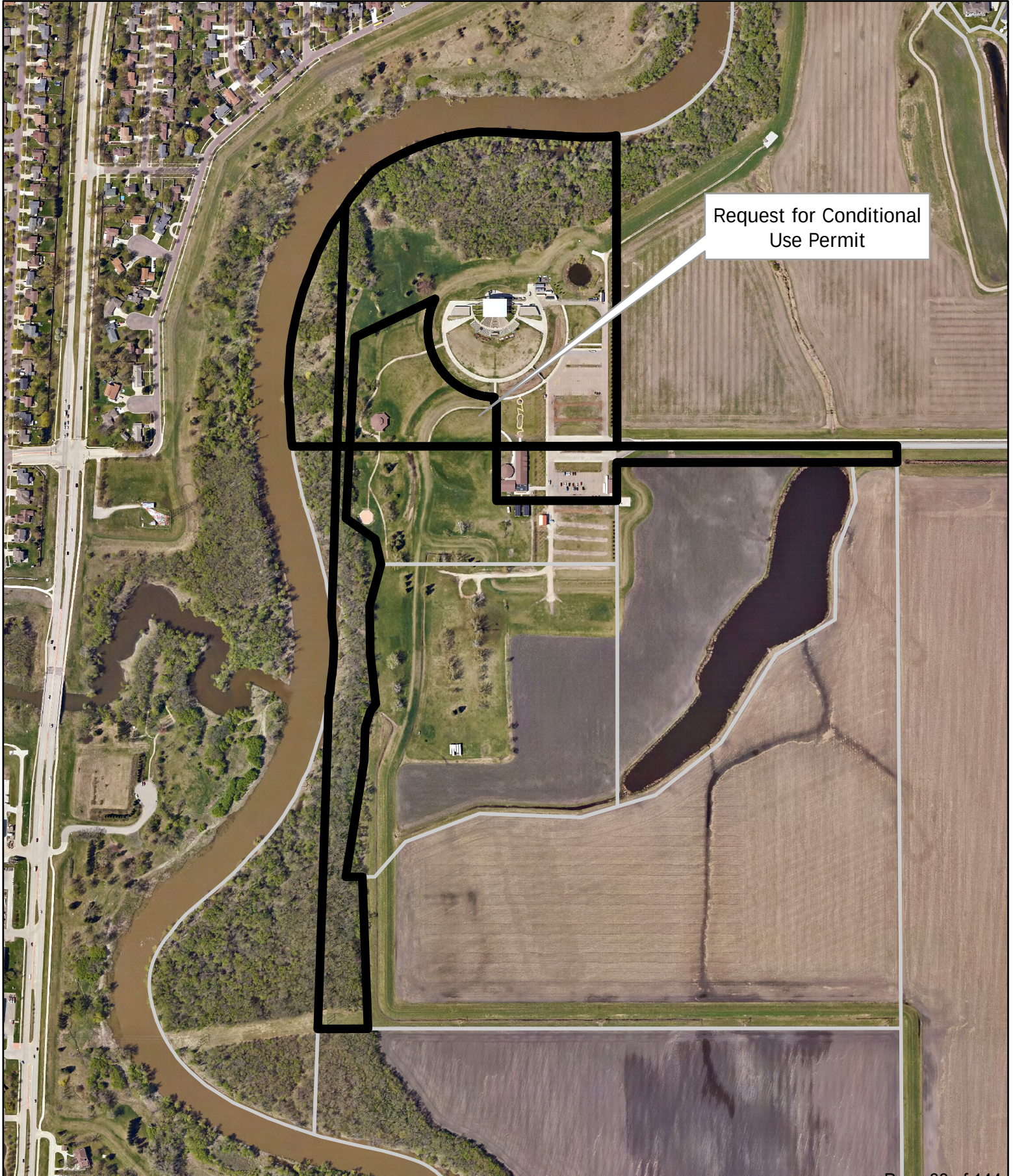
Attachments: General Location Map

Draft Resolution with Exhibit A – Findings of Fact



General Location Map 801 50th Ave SW

58.900.2856, 58.900.2857, 58.900.2858,
58.900.2861, 58.900.2862, 58.900.2867



RESOLUTION

Resolution to Approve a Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center, 801 50th Avenue SW (Parcels 58.900.2856, 58.900.2857, 58.900.2858, 58.900.2861, 58.900.2862, 58.900.2867)

WHEREAS, City of Moorhead has requested a Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center, 801 50th Avenue SW, legally described as:

The South 85 feet of Government Lot 1, Section 25, Township 139 North, Range 48 West, Clay County, Minnesota.

AND

The South 85 feet of Government Lot 6, Section 30, Township 139 North, Range 48 West, Clay County, Minnesota.

AND

The North 35 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 31, Township 139 North, Range 48 West, Clay County, Minnesota; and

WHEREAS, the Moorhead Planning Commission held a public hearing on February 2, 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 Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center, 801 50th Avenue SW, 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 excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

PASSED: February 9, 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 – Excavation and Construction of a Pedestrian Path and Bridge in the Floodway and Flood Fringe

LOCATION: 801 50th Avenue SW – A portion of parcels 58.900.2856, 58.900.2857, 58.900.2858, 58.900.2861, 58.900.5862, 58.900.2867

APPLICANT/OWNER: City of Moorhead

FILE NO: 26P003

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on February 2, 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 City of Moorhead, and received on January 15th, 2026 (herein referred to as "Application") seeking a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at 801 50th Avenue SW, legally described as a portion of parcels:

58.900.2856
TBD

58.900.2857
TBD

58.900.2858
TBD

58.900.2861
TBD

58.900.2862
TBD

58.900.2867
TBD
2. The properties are zoned T: Transitional and P: Public Open Space, which permits pedestrian paths and bridge uses, but requires a conditional use permit when work is occurring within the Floodway and Flood Fringe.
3. A public hearing was held by the Planning Commission on February 2, 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 T: Transitional and P: Public Open Space zoning districts.

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.
 - The property will continue to be used as a park and arts center and the property is guided towards Parks/Open Space, consistent with the 2022 Comprehensive Land Use Plan.
 - 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.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
 - 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 that currently serve the property.
6. The Planning Commission also reviewed the following factors in relation to the proposed excavation and/or fill in the Floodway and Flood Fringe Overlay Districts and based their recommendations on:
 - A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - B. The danger that materials may be swept onto other lands or downstream to the injury of others or that may block bridges, culverts, or other hydraulic structures.
 - C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
 - D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - E. The importance of the services provided by the proposed facility to the community.
 - F. The requirements of the facility for a waterfront location.
 - G. The availability of the alternative locations not subject to flooding for the proposed uses.
 - H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - I. The relationship of the proposed use to the comprehensive plan and floodplain management program of the area.
 - J. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of City of Moorhead for a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at 801 50th Avenue SW, legally described as a portion of parcels:

58.900.2856
TBD

58.900.2857
TBD

58.900.2858
TBD

58.900.2861
TBD

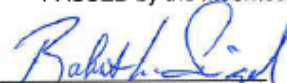
58.900.2862
TBD

58.900.2867
TBD

is hereby approved contingent upon:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.


Robert Seigel, Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator



City Council Communication

February 9, 2026

SUBJECT:

Resolution to Approve Preliminary and Final Plat for Prairie Parkway 4th Addition

RECOMMENDATION:

The Mayor and City Council are asked to consider a Preliminary and Final Plat for Prairie Parkway 4th Addition.

BACKGROUND/KEY POINTS:

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

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

The Moorhead Planning Commission considered the request at their February 2, 2026 meeting and unanimously recommended approval of the Preliminary and Final Plat with one township resident commenting on the 40th Ave S street study and green space availability. The complete Planning Commission packet is available at: www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

FINANCIAL CONSIDERATIONS:

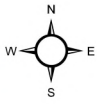
Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Robin Huston, City Planner / Zoning Administrator
Brittany Cameron, Assistant City Planner

Attachments: General Location Map
Preliminary and Final Plat Drawing
Draft Resolution



General Location Map
Prairie Parkway 4th Addition
2520 & 2571 41st Ave S
58.625.0060 & 58.625.0070



PRAIRIE PARKWAY 4th ADDITION

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

OWNERS' CERTIFICATE

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

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

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS PRAIRIE PARKWAY 4th ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 1, BLOCK 2, ALL RIGHTS OF WAY AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE PARKWAY 4th ADDITION, CONSISTS OF 79 LOTS AND 3 BLOCKs, AND CONTAINS 16.49 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

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

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

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS PRAIRIE PARKWAY 4th ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 20____.

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

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY ENGINEER'S APPROVAL

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

TOM TROWBRIDGE
CITY ENGINEER

CITY ATTORNEY'S APPROVAL

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

KATHRYN J. McNAMARA
CITY ATTORNEY

CITY PLANNER/PLANNING COMMISSION'S RECOMMENDATION

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

ROBIN HUSTON
CITY PLANNER

CITY COUNCIL'S CERTIFICATE

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

CHRISTINA RUST
CITY CLERK

CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

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

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

CLAY COUNTY RECORDER'S CERTIFICATE

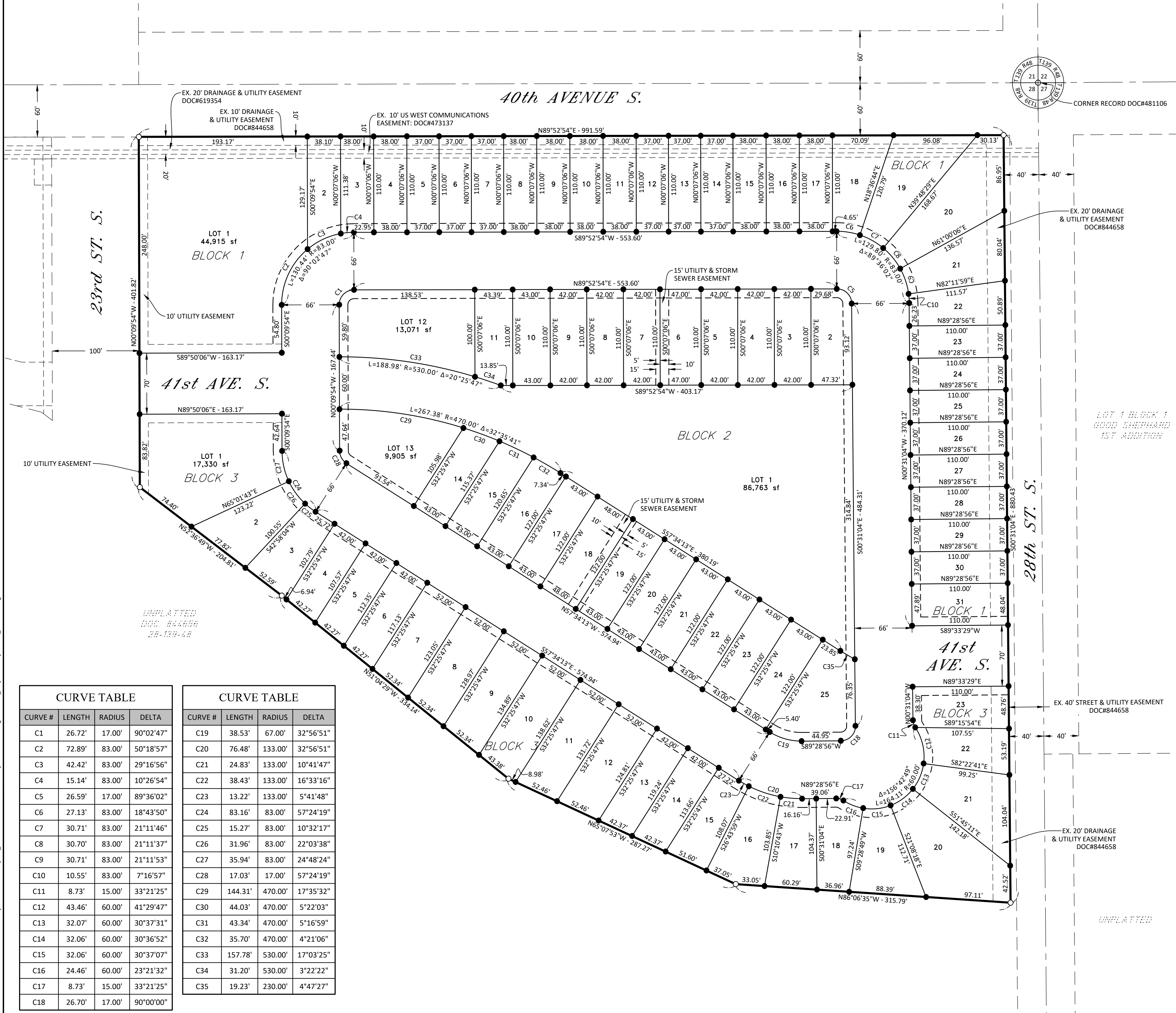
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER _____.

KIMBERLY S. SAVAGEAU, COUNTY RECORDER
CLAY COUNTY, MINNESOTA

SHEET 1 OF 2

PRAIRIE PARKWAY 4th ADDITION

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



BLOCK 1		
LOT #	SQUARE FEET	ACRES
1	44,915	1.03
2	4,501	0.10
3	4,187	0.10
4	4,180	0.10
5	4,070	0.09
6	4,070	0.09
7	4,070	0.09
8	4,180	0.10
9	4,180	0.10
10	4,180	0.10
11	4,180	0.10
12	4,070	0.09
13	4,070	0.09
14	4,070	0.09
15	4,180	0.10
16	4,180	0.10
17	4,180	0.10
18	5,700	0.13
19	7,998	0.18
20	10,025	0.23
21	6,450	0.15
22	4,827	0.11
23	4,070	0.09
24	4,070	0.09
25	4,070	0.09
26	4,070	0.09
27	4,070	0.09
28	4,070	0.09
29	4,070	0.09
30	4,070	0.09
31	5,276	0.12

BLOCK 2		
LOT #	SQUARE FEET	ACRES
1	86,763	1.99
2	5,103	0.12
3	4,620	0.11
4	4,620	0.11
5	4,620	0.11
6	5,170	0.12
7	4,620	0.11
8	4,620	0.11
9	4,620	0.11
10	4,730	0.11
11	4,621	0.11
12	13,071	0.30
13	9,905	0.23
14	4,774	0.11
15	5,089	0.12
16	5,230	0.12
17	5,246	0.12
18	5,856	0.13
19	5,246	0.12
20	5,246	0.12
21	5,246	0.12
22	5,246	0.12
23	5,246	0.12
24	5,246	0.12
25	7,880	0.18

BLOCK 3		
LOT #	SQUARE FEET	ACRES
1	17,330	0.40
2	5,782	0.13
3	5,055	0.12
4	4,417	0.10
5	4,618	0.11
6	4,819	0.11
7	6,245	0.14
8	6,553	0.15
9	6,860	0.16
10	7,159	0.16
11	7,029	0.16
12	6,670	0.15
13	5,125	0.12
14	4,891	0.11
15	5,073	0.12
16	5,798	0.13
17	5,215	0.12
18	4,716	0.11
19	5,954	0.14
20	9,988	0.23
21	7,239	0.17
22	4,721	0.11
23	5,233	0.12

LEGEND

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

SURVEY INFORMATION

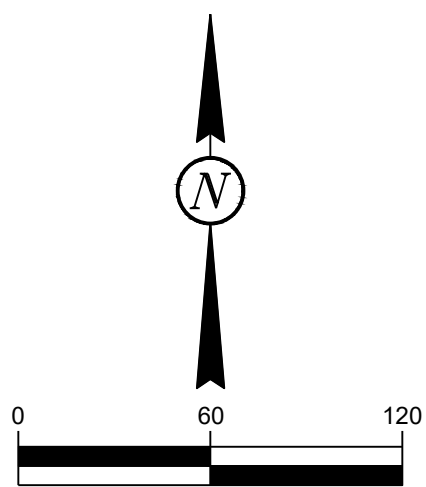
DATE OF SURVEY: 03-25-20

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

NOTES

1. TOTAL PLAT ACREAGE = 16.49

2. PROPOSED 30' SHARED ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED VIA THIS PLAT, AND SUCH EASEMENTS ARE NOT EFFECTIVE UNTIL CREATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT



SHEET 2 OF 2

LOWRY ENGINEERING

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

RESOLUTION

Resolution to Approve Preliminary and Final Plat for Prairie Parkway 4th Addition

WHEREAS, Lowry Engineering, on behalf of Prairie Parkway II, LLC, has requested a preliminary and final plat approval for Prairie Parkway 4th Addition, legally described as:

Lot 1, Block 2 and Lot 1, Block 3 of Prairie Parkway 2nd Addition.

WHEREAS, the Moorhead Planning Commission held a public hearing on February 2, 2026 and voted unanimously to recommend approval of the preliminary and final plat subject to conditions noted below; and

WHEREAS, the City Council of the City of Moorhead finds the preliminary and final plat of Prairie Parkway 4th Addition consistent with Title 11 of the Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the preliminary and final plat of Prairie Parkway 4th Addition is hereby approved contingent upon the following conditions:

1. Plat drawing corrections/additions needed:
 - a. Add street names to plat:
 - i. Dragonfly Ln between Block 1 & Block 2.
 - ii. 41st Ave S between Block 2 & Block 3.
 - b. Add 5 ft interior side yard easements, where required.
 - c. Add chord bearings and lengths to curve table.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Developer's Agreement for Prairie Parkway 4th Addition

WHEREAS, Lowry Engineering, on behalf of Prairie Parkway II, LLC, has requested a final plat approval for Prairie Parkway 4th Addition, and

WHEREAS, the final plat for Prairie Parkway 4th Addition was approved by the City Council on February 2, 2026; and

WHEREAS, the City Council and Prairie Parkway II, LLC are desirous of executing agreements stipulating the terms and conditions regarding development of Prairie Parkway 4th Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Mayor and City Manager are hereby authorized and directed to execute on behalf of the City of Moorhead a Developer's Agreement stipulating the terms and conditions for development of Prairie Parkway 4th Addition as drafted and approved by the City's Attorney's office.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Partridge Creek Addition Street & Utility Improvements, Stormwater Pond and 28th St S Improvements (Eng. No. 25-A6-03).

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve the plans & specifications and authorize advertisement for bids for the above-referenced project.

BACKGROUND/KEY POINTS:

On July 28, 2025, the City Council approved the final plat for Partridge Creek Addition, a 17-acre residential subdivision. The Developer intends to have the City install the public infrastructure and to assess their share of the cost to the benefiting property in accordance with Minnesota Statutes Annotated, Chapter 429 (MS §429). On January 12, 2026, the Council received the report, ordered the preparation of plans & specifications, and called for a Public Hearing for the proposed improvements. City staff has completed the plans & specifications for the proposed improvements under the direction of the City Engineer. Staff recommends that the Council approve the plans & specifications and authorize the advertisement for bids.

Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	Jul, 28, 2025
Receive Engineer's Report, Order Plans & Specs and Call for Public Hearing	Jan 12, 2026
Approve Plans & Specs and Authorize Ad for Bids	Feb 09, 2026
Receive Bids	March, 2026
Receive Petitions, Order Improvements, Declare Intent to Assess & Award Bid	Mar 23, 2026
Anticipated Construction Schedule	May to October - 2026
Hold Assessment Hearing	Fall-2027

FINANCIAL CONSIDERATIONS:

The cost of tonight's actions is minimal (less than \$1,000 for the printing and mailing costs). Ultimately, if the project is ordered and constructed as proposed, the total project cost, including contingencies and fees, is preliminarily estimated to be in the range of \$6,700,000 to \$7,688,000. The project is proposed to be financed through the PIR fund, and 100% of the cost of the Partridge Creek improvements will be assessed to the benefiting properties. Some of the trunk infrastructure included in the project benefits undeveloped properties (outside of Partridge Creek Addition). Special assessments to undeveloped properties will be deferred in accordance with City policy.



City Council Communication

February 9, 2026

In the City's 2026-2030 Capital Improvement Plan (CIP), the Partridge Creek projects are tied to the Bluestem Pedestrian Bridge Project (Eng No. 22-13-04). In the CIP, the estimated total cost for the Bluestem Pedestrian Bridge Project is \$7,100,000. Funding sources include various Federal grant programs and local cost shares for the City of Moorhead and the City of Fargo. The City of Moorhead's estimated local cost-share is \$888,000. Tying the Partridge Creek projects to the Bluestem Pedestrian Bridge Project will allow the City to bond for the local share of the Bluestem Pedestrian Bridge Project. Debt service for the City's local share of the Bluestem Pedestrian Bridge Project will be funded by a debt service levy (i.e. no special assessments).

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Clay Lexen, Assistant City Engineer

Attachments: Location Map

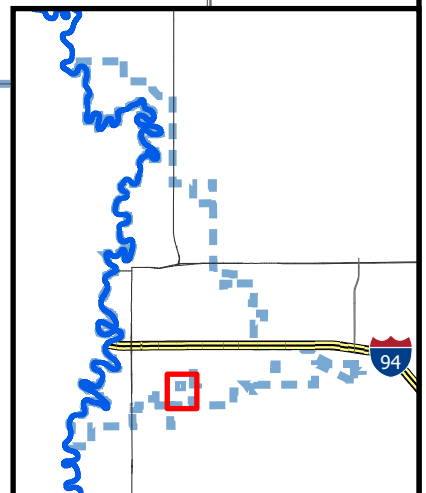
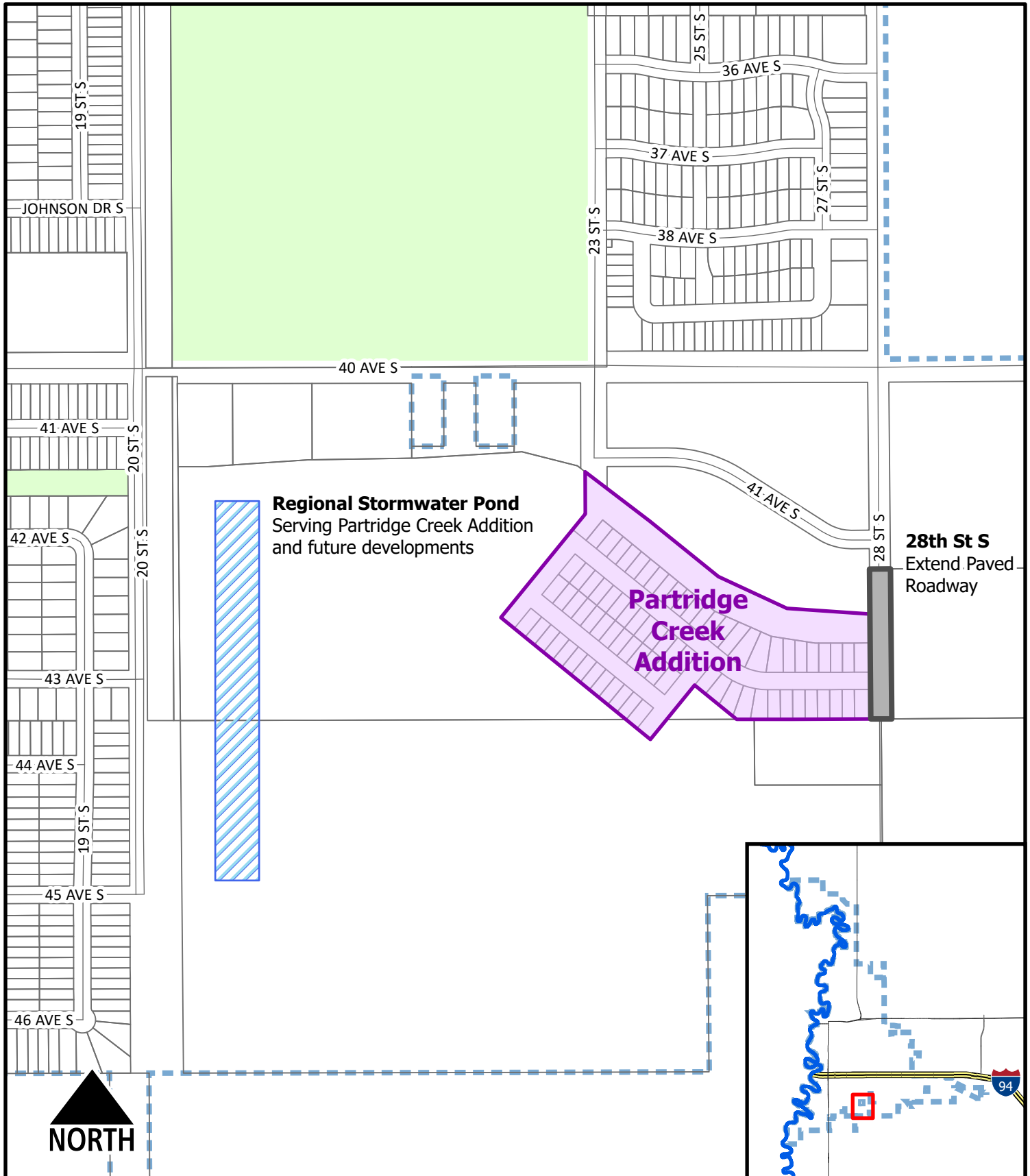


LEGEND

- EXTEND PAVED ROADWAY
- PROPOSED STORM POND
- PARTRIDGE CREEK
- CITY LIMITS

GENERAL LOCATION MAP

Partridge Creek and Proposed Improvements



RESOLUTION

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Partridge Creek Addition Street & Utility Improvements, Stormwater Pond and 28th St S Improvements (Eng. No. 25-A6-03)

WHEREAS, pursuant to a resolution passed by the City Council on January 12, 2026, City staff has prepared plans and specifications for the proposed Partridge Creek Addition Street & Utility Improvements, Stormwater Pond and 28th St S Improvements (Eng. No. 25-A6-03) under the direction of the City Engineer and such plans are presented to the Council for approval.

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

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

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 20th, 22nd, and 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to receive the report, order the preparation of plans & specifications, and call for a Public Hearing for 20th, 22nd, and 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04).

BACKGROUND/KEY POINTS:

The proposed project area includes the streets of 20th, 22nd, and 23rd Ave S and 6th & 7th St S (map attached). These streets are included in the City's 2026-2030 Capital Improvement Plan and are scheduled for construction of improvements in 2026. Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition of the benefiting property owners, in accordance with Minnesota Statutes, Chapter 429, it is necessary to prepare an engineering report and hold a Public Hearing prior to ordering the improvements.

On December 8, 2025, the City Council ordered the preparation of the Engineer's Report, which has been completed by City staff under the direction of the City Engineer. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The report makes recommendations for the following street improvements:

- 20th Ave S from 6th St to 7th St (Reconstruction)
- 20th Ave S from 7th St to 8th St (Rehabilitation)
- 22nd Ave S from Rivershore Dr to 8th St (Rehabilitation)
- 23rd Ave S from 8th St to 10th St (Rehabilitation)
- 6th St S from 16th Ave to 18th Ave (Rehabilitation)
- 7th St S from 22nd Ave to 24th Ave (Reconstruction)

A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. A reconstruct includes the full replacement of the pavement and curb & gutter.

The water mains in the project area are polyvinyl chloride (PVC) pipe and are in good condition. MPS has no watermain replacement in the project area. The sanitary sewer mains are vitrified clay pipe (VCP) ranging in size from 8 inch to 10 inch. The sanitary sewer is in generally good condition. Isolated locations have been identified for spot repairs which will involve replacing short sections of pipe in four locations. Storm sewer is reinforced concrete pipe (RCP) and ranges in size from 12 inch to 15 inch. Existing storm sewer is proposed to remain, however selected catch basins and catch basin leads will be replaced to accommodate curb replacement and replace brick structures with precast concrete structures. The report recommends pedestrian ramp improvements and spot replacement as necessary to comply with ADA



City Council Communication

February 9, 2026

requirements. There are no sidewalk gaps that are proposed to be filled in accordance with the City Code 8-3-4.

Staff is preparing a virtual public information presentation that will be available on or about February 10, 2026 on the City website. The public information presentation is intended to share project information and to solicit property owner feedback prior to receiving bids. A letter will be mailed to the abutting property owners notifying them of the presentation, and how to contact staff to ask questions or submit comments regarding the proposed design, and requesting feedback by February 20, 2026 to allow staff time to incorporate changes (if any) into the plans prior to receiving bids. The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project.

A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates included in the current City Fee Schedule (\$93.00 per foot for rehabilitation projects and \$145.00 per foot for reconstruct projects). Staff recommends that the Council receive the Engineer's report, and order the preparation of plans & specifications. Staff further recommends that the City prepare plans & specifications and receive bids for the proposed project prior to holding the Public Hearing in order to have the best information available regarding the actual project costs prior to ordering the improvements. Staff recommends scheduling the Public Hearing to be held on April 13, 2026.

Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 8, 2025
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	February 9, 2026
Approve Plans & Specs and Authorize Ad for Bids	February 23, 2026
Receive Bids	March 25, 2026
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	April 13, 2026
Anticipated Construction Schedule	May – Sept., 2026
Hold Assessment Hearing	Fall 2026

FINANCIAL CONSIDERATIONS:

The cost of the above requested actions is negligible at this time, as City staff will complete the design of the project. The total project cost, including contingencies and fees, is preliminarily estimated at \$2,320,000. It is proposed to finance the project through the PIR Fund using a General Obligation Improvement Bond, and to assess approximately \$464,400 of the total project cost to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$1,855,600) will be paid as a City share.

Voting Requirements: Majority of Quorum



City Council Communication

February 9, 2026

Submitted By:

Dan Mahli, City Manager
Tomas Trowbridge, city Engineer

Attachments: Location Map



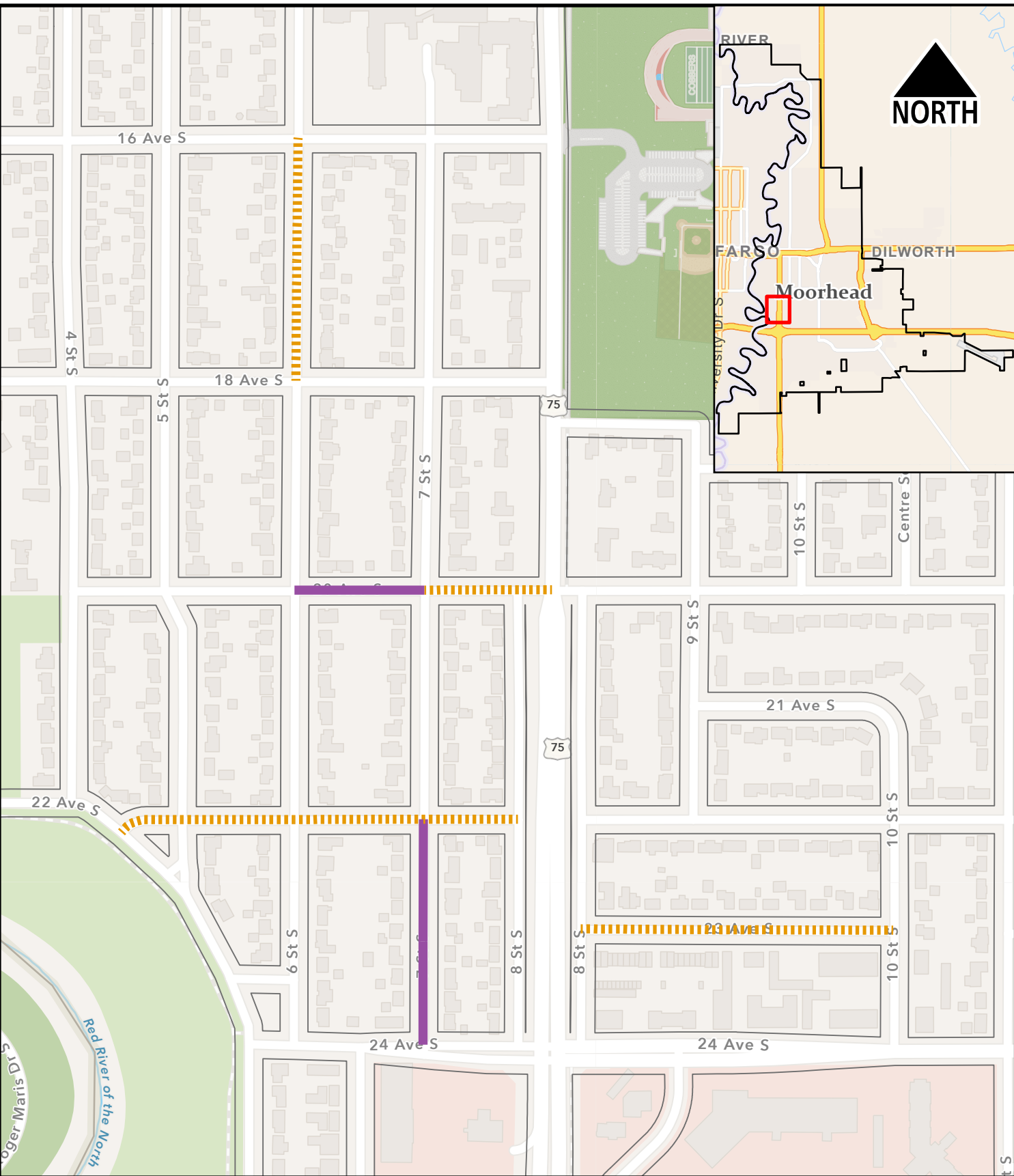
LEGEND

STREET IMPROVEMENTS

- RECONSTRUCTION
- REHABILITATION

Project 26-A2-4

Street Improvements on 20 Ave S Between 6 & 8 Street S, 22 Ave S between Rivershore Dr & 8 St S, 23 Ave S between 8 & 10 Street S, 6 Street S between 16 & 18 Ave S, and 7 Street S between 11 & 24 Ave S



RESOLUTION

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 20th, 22nd, and 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04)

WHEREAS, pursuant to a resolution of the City Council dated December 8, 2025, staff has prepared a preliminary engineering report to consider the making of the 20th, 22nd, & 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04); and

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

WHEREAS, it has been determined that the proposed infrastructure improvements benefit the abutting properties whose owners have not petitioned for the proposed improvements, therefore a Public Hearing must be held before ordering the improvements; and

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

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

1. The Council hereby receives the Preliminary Engineering Report for 20th, 22nd, & 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04). Such improvements are necessary, cost-effective, and feasible as detailed in the Preliminary Engineering Report, and would best be completed as a stand-alone project.
2. The City Engineer is hereby designated as the engineer for this improvement, and plans and specifications for the making of such improvements shall be made under the supervision of the City Engineer.
3. A Public Hearing shall be held on such proposed improvement on the 13th day of April, 2026, during the regularly scheduled Council Meeting in the auditorium of the Hjemkomst at 5:45 p.m., and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02).

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to receive the report, order the preparation of plans & specifications, and call for a Public Hearing for 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02).

BACKGROUND/KEY POINTS:

The proposed project area consists of the North Crystal Creek and Crystal Creek subdivisions. North Crystal Creek includes 18th St N and 51st, 52nd and 53rd Ave N; and Crystal Creek includes 21st St N, 49th and 50th Ave N, and Crystal Creek Dr (map attached). These streets are included in the City's 2026-2030 Capital Improvement Plan and are scheduled for construction of improvements in 2026. Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition of the benefiting property owners, in accordance with Minnesota Statutes, Chapter 429, it is necessary to prepare an engineering report and hold a Public Hearing prior to ordering the improvements.

On December 8, 2025, the City Council ordered the preparation of the Engineer's Report, which has been completed by City staff under the direction of the City Engineer. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The report makes recommendations for streets in this area to be milled and overlaid.

A mill & overlay involves removal of the upper 2 inches (approximately) of pavement surface (by milling it off) and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years.

The water mains in the project area are polyvinyl chloride (PVC) pipe and are in good condition. MPS has no watermain replacement planned in the project area. The sanitary sewer mains are PVC pipe ranging in size from 8" to 12". The sanitary sewer is in good condition. Storm sewer is reinforced concrete pipe (RCP) and ranges in size from 12" to 30". Existing storm sewer is proposed to remain. The North Crystal Creek streets were constructed with an urban section, using curb and gutter and storm sewer to handle drainage. The North Crystal Creek drainage is functioning as intended and no improvements are recommended. The Crystal Creek streets were constructed as a rural section with drainage handled by ditches and culverts. Although areas of ditches and culverts exhibit poor drainage and some ponding, the scope of work with a mill & overlay does not warrant regrading the ditches and replacing culverts. There are no existing sidewalks within the project area. The City must consider adding sidewalks in accordance with City Code 8-3-4. The report finds that there is insufficient right-of-way to install sidewalks within the Crystal Creek subdivision, so no sidewalks are proposed on those streets. In North Crystal Creek, there is sufficient right-of-way, so letters will be sent to residents to notify



City Council Communication

February 9, 2026

them that sidewalk construction will be included with the project unless greater than 75% of the property owners respond that they do not want sidewalks.

Staff is preparing a virtual public information presentation that will be available on or about February 10, 2026 on the City website. The public information presentation is intended to share project information and to solicit property owner feedback prior to receiving bids. A letter will be mailed to the abutting property owners notifying them of the presentation, and how to contact staff to ask questions or submit comments regarding the proposed design, and requesting feedback by February 20, 2026 to allow staff time to incorporate changes (if any) into the plans prior to receiving bids. The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project.

A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates included in the current City Fee Schedule (\$27.50 per foot for rural section mill & overlay and \$45.00 per foot for urban mill & overlay). Staff recommends that the Council receive the Engineer's report and order the preparation of plans & specifications. Staff further recommends that the City prepare plans & specifications and receive bids for the proposed project prior to holding the Public Hearing in order to have the best information available regarding the actual project costs prior to ordering the improvements. Staff recommends scheduling the Public Hearing to be held on March 23, 2026.

Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 8, 2025
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	February 9, 2026
Approve Plans & Specs and Authorize Ad for Bids	February 23, 2026
Receive Bids	March 18, 2026
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 23, 2026
Anticipated Construction Schedule	May – Sept., 2026
Hold Assessment Hearing	Fall 2026

FINANCIAL CONSIDERATIONS:

The cost of the above requested actions is negligible at this time, as City staff will complete the design of the project. The total project cost, including contingencies and fees, is preliminarily estimated at \$1,100,000. It is proposed to finance the project through the PIR Fund using a General Obligation Improvement Bond, and to assess approximately \$468,000 of the total project cost to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$632,000) will be paid as a City share.

Voting Requirements: Majority of Quorum



City Council Communication

February 9, 2026

Submitted By:

Dan Mahli, City Manager
Tomas Trowbridge, City Engineer

Attachments: Location Map

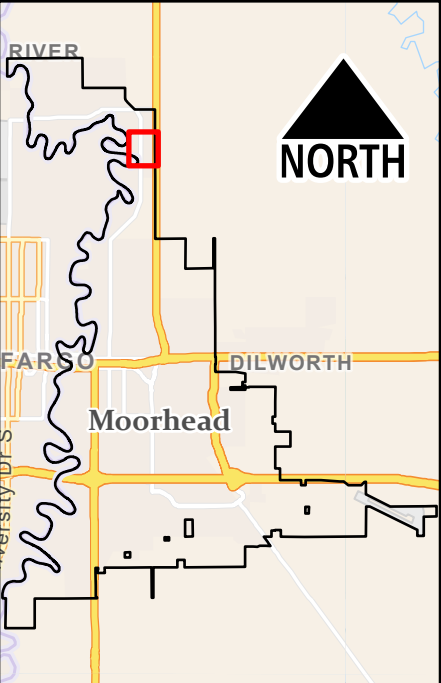
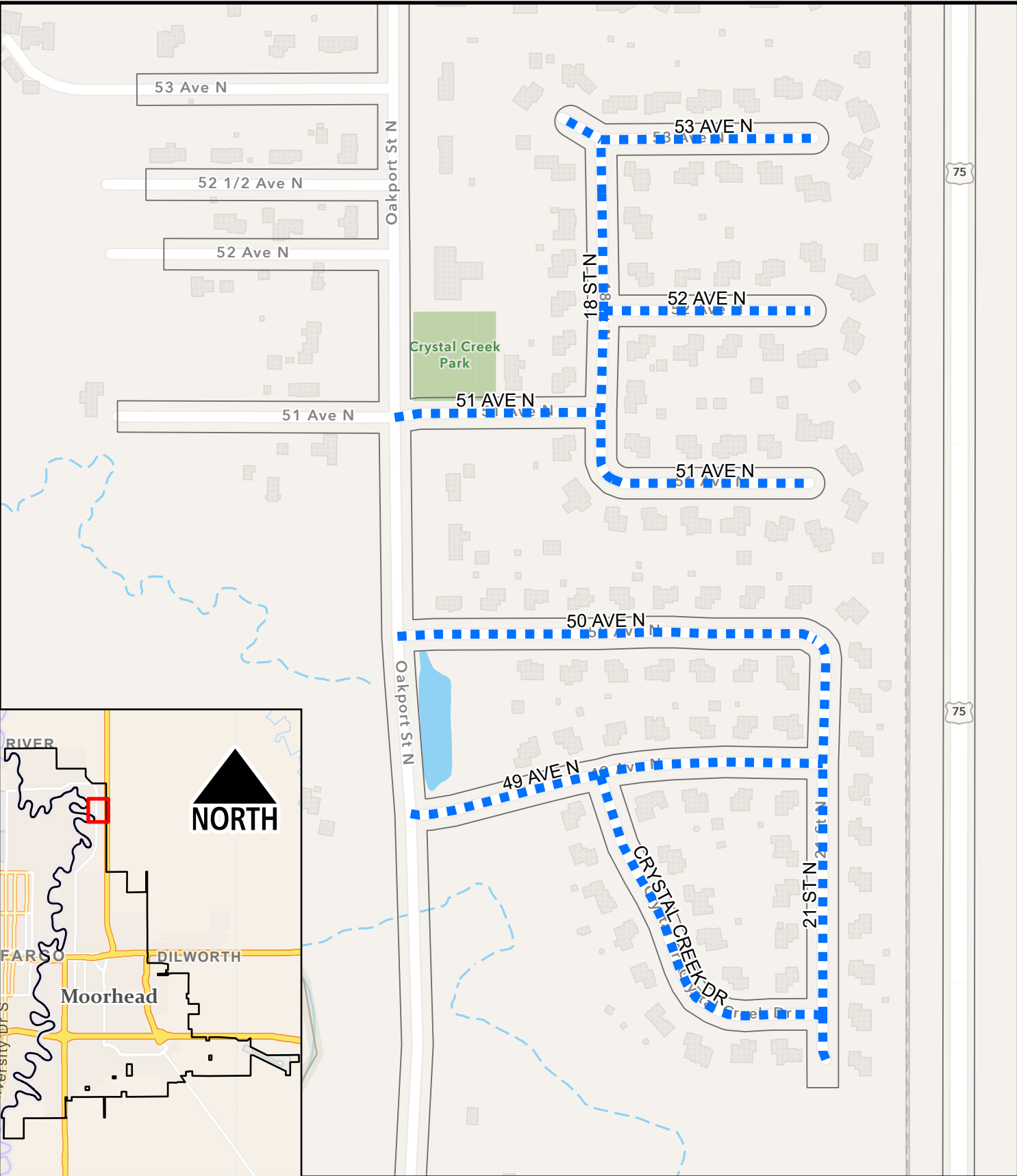


LEGEND

■ MILL & OVERLAY

Project 26-A2-2

Street Improvements on 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr.
AKA streets within Crystal Creek and North Crystal Creek First Subdivisions.



RESOLUTION

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02)

WHEREAS, pursuant to a resolution of the City Council dated December 8, 2025, staff has prepared a preliminary engineering report to consider the making of the 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02); and

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

WHEREAS, it has been determined that the proposed infrastructure improvements benefit the abutting properties whose owners have not petitioned for the proposed improvements, therefore a Public Hearing must be held before ordering the improvements; and

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

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

1. The Council hereby receives the Preliminary Engineering Report for 18th St N, 21st St N, 53rd Ave N, 52nd Ave N, 51st Ave N, 49th Ave N, and Crystal Creek Dr Bituminous Mill & Overlay (Eng. No. 26-A2-02). Such improvements are necessary, cost-effective, and feasible as detailed in the Preliminary Engineering Report, and would best be completed as a stand-alone project.
2. The City Engineer is hereby designated as the engineer for this improvement, and plans & specifications for the making of such improvements shall be made under the supervision of the City Engineer.
3. A Public Hearing shall be held on proposed improvement on the 23rd day of March 2026, during the regularly scheduled Council Meeting in the auditorium of the Hjemkomst at 5:45 p.m., and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for the Final Bituminous Wear Course in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05)

RECOMMENDATION:

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

- Receive the report, order the preparation of plans & specifications, and call for a Public Hearing.
- Approve plans & specifications and authorize advertisement for bids.

BACKGROUND/KEY POINTS:

The proposed final bituminous wear course project (final overlay) represents the last lift of paving in various newer subdivisions. These improvements were previously petitioned by the respective Developers of each subdivision and are included in the City's 2026-2030 Capital Improvement Plan (CIP) for construction in 2026. The Developer's Agreements for each subdivision state that the City will establish a date for the final overlay construction that is anticipated to occur within five years of the original street construction. Delaying the placement of the final bituminous surface is a common design practice in the Red River Valley to allow for pavement settlement over excavation trenches associated with utility installation for the subdivision. Due to the relatively high water table and the properties of the clay soils common throughout the valley, it is generally not cost-effective to compact the utility trenches to sufficiently minimize settlement over time or to replace the soils with granular materials. Since most of the settlement will occur within two to three years of the original utility installation, the scheduled delay of the final bituminous surfacing allows differential pavement settlement to be corrected with the placement of the final overlay. However, delaying the placement of the final overlay can shorten the expected life of the street because the full design structural capacity will not be achieved and the street will not drain properly until the overlay is complete, leaving the street more vulnerable to damage from construction traffic, excess water, and ice buildup. Past experience indicates that construction of the final overlay within two to five years of the original street construction provides the appropriate balance between correction of short-term pavement settlement and risk of long-term cumulative damage. The subdivisions due for a final overlay this year are Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions. All of these streets were originally paved in 2022.

The City Council ordered the preparation of a preliminary engineering report for the proposed improvements on December 8, 2025. City staff has prepared the report, which finds that the proposed improvements are necessary, cost-effective, and feasible; that the various subdivisions would best be combined into a single contract (and may be combined with other, similar improvements) to provide a suitable economy of scale to attract good bids and simplify construction contract administration; and that the proposed assessments for the final overlay would be consistent with other recent final overlay projects. Staff recommend that the Council receive the preliminary engineering report, and order preparation of plans & specifications.



City Council Communication

February 9, 2026

Although a Public Hearing is not required for the final overlay improvements under MSA Chapter 429 (since they were previously petitioned by the owners of 100% of the benefiting property at the time the petitions were submitted), standard practice has included a Public Hearing on the basis that it has been several years since the initial improvements were constructed and ownership of many of the benefiting parcels has changed. Staff recommend that the Council call for a Public Hearing to be held on March 23, 2026. Receiving bids prior to the Public Hearing will provide the Council with the best available information regarding the actual project cost prior to ordering the improvements.

In order to expedite the project, staff have prepared plans & specifications for the proposed improvements under the direction of the City Engineer. The project areas have been combined into one contract to simplify construction administration and maximize the economy of scale, while keeping the total contract size to a scope that is suitable for most local contractors. City staff recommend that the Council approve the plans & specifications for the final overlay improvements and authorize advertisement for bids.

In accordance with the 2026-2030 CIP, this project will be tied to the Miscellaneous Infrastructure Repairs and Trail Improvements Project (Eng. No. 26-13-01). That project was included in the CIP to provide funding for urgent infrastructure repairs beyond the scope of the annual operating budget and, if funding allows, various trail improvements. The final plans for the infrastructure repairs and trail improvements will be completed later this summer based on input from the Public Works Department.

Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	December 8, 2025
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	February 9, 2026
Approve Plans & Specs and Authorize Ad for Bids	February 9, 2026
Receive Bids	March 4, 2026
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 23, 2026
Anticipated Construction Schedule	May – Sept., 2026
Hold Assessment Hearing	Fall, 2026

FINANCIAL CONSIDERATIONS:

The cost of the above requested actions is negligible at this time, as design and bidding is being completed by City staff. The total project cost for both projects (final overlay and infrastructure repairs/trail improvements), including contingencies and fees, is preliminarily estimated at approximately \$513,000. This includes \$313,000 for the final overlay project, and \$200,000 for the infrastructure repairs and trail improvements. It is proposed to finance the project through the PIR Fund using a General Obligation Improvement Bond. The cost of the final overlay improvements will be assessed to the benefiting properties in accordance with the City's Special



City Council Communication

February 9, 2026

Assessment Policy and respective Developer's Agreements with those assessments used to pay debt service on the bond. The City will pay debt service associated with the infrastructure repairs and trail improvements.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Location Map



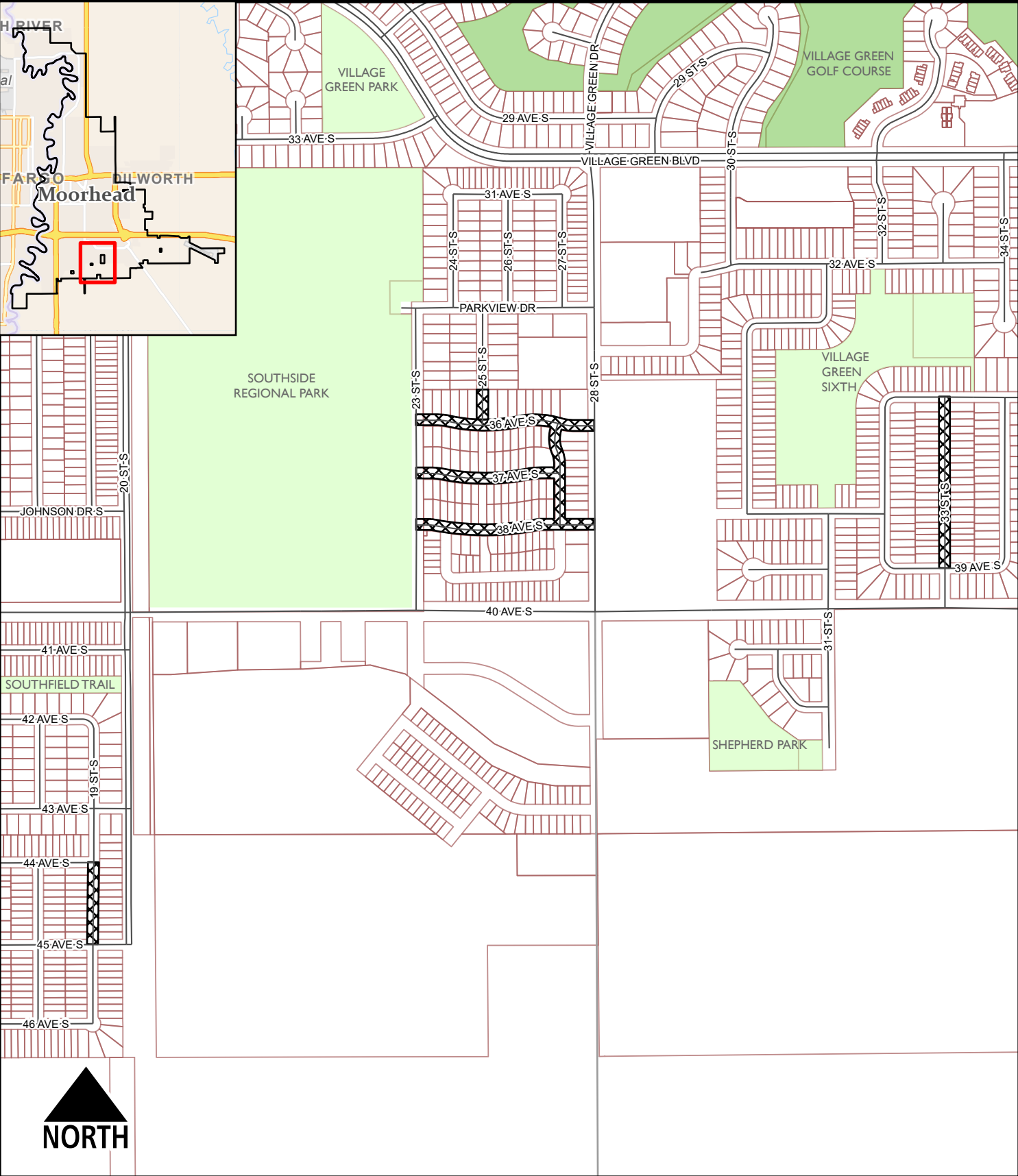
LEGEND

 FINAL WEAR COURSE OVERLAY

Project 26-A2-05

PRAIRIE PARKWAY 1ST, PRAIRIE MEADOWS 5TH, AND VILLAGE GREEN 7TH FINAL WEARING COURSE OVERLAYS.

CITY OF MOORHEAD



RESOLUTION

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for the Final Bituminous Wear Course in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05)

WHEREAS, pursuant to a resolution of the City Council dated December 8, 2025, staff has prepared a preliminary engineering report to consider the final wear course improvements in the Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05); and

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

WHEREAS, it is recommended to combine the improvements with the Miscellaneous Infrastructure Repairs and Trail Improvements (Eng. No. 26-13-01) for funding and construction administration purposes; and

WHEREAS, it has been determined that the proposed final wear course improvements benefit the abutting properties and that some of the owners of these properties have changed since the original petition for the proposed improvements, and therefore, a Public Hearing is recommended to be held before ordering the improvements; and

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

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

1. The Council hereby receives the Preliminary Engineering Report for Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05). Such improvements are necessary, cost-effective, and feasible as detailed in the Preliminary Engineering Report, and may be completed as a stand-alone project or combined with other improvements.
2. The City Engineer is hereby designated as the engineer for this improvement, and plans & specifications for the making of such improvements shall be made under the supervision of the City Engineer.
3. A Public Hearing shall be held on such proposed improvement on the 23rd day of March, 2026, during the regularly scheduled Council Meeting in the auditorium of the Hjemkomst Center at 5:45 p.m., and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for the Final Bituminous Wear Course in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05)

WHEREAS, pursuant to a resolution passed by the City Council on February 9, 2026, City staff has prepared plans & specifications for the final wear course improvements in Prairie Parkway 1st, Prairie Meadows 5th, and Village Green 7th Additions (Eng. No. 26-A2-05) under the direction of the City Engineer and such plans are presented to the Council for approval.

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

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

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Award Bid for the Belsly Swale Off-site Stormwater Credit Improvement Project, Phase 2 (Eng. No. 25-05-02)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to award the bid to Excavating Inc. of Fargo ND in the amount of \$384,720.40 as the lowest responsive, responsible bidder for the above-referenced project.

BACKGROUND/KEY POINTS:

The Belsly Pond/Swale was constructed in 2003 to comply with the MPCA stormwater treatment requirements for the surrounding development. The system consisted of shallow vegetated swales that drained into a wet pond before discharging into the storm sewer system, and ultimately, to the Red River of the North. City staff routinely received complaints of odor originating from decomposing vegetation in the swale portion of the system. Maintenance of the vegetated swale was also complicated by the consistently wet soils.

City staff identified the Belsly Swale as a site where stormwater treatment improvements could be constructed to provide mitigation credits for public infrastructure and/or private development where on-site treatment is not feasible. The mitigation project was divided into two phases. The first phase converted the swale on the north side of 37 Ave S into a wet pond. In addition to generating off-site treatment credits, the improvements concurrently addressed maintenance, odor, and aesthetic issues. Phase 1 of the project was completed in 2017. Phase 1 credits have been allocated to the following areas.

Phase 1	Water Quality Credits (cubic feet)
<i>Credits Created</i>	<i>279,484</i>
Clay County Jail & LEC	(81,736)
SE Main Underpass	(42,185)
Moorhead High School	(65,915)
Downtown Mall Redevelopment	(65,992)
<i>Credits Available</i>	<i>23,656</i>

Nearly all the Phase 1 credits have been allocated. Phase 2 of the project will create credits that can be sold for future public infrastructure and/or private development projects.

Phase 2	Water Quality Credits (cubic feet)
<i>Credits Created</i>	<i>198,931</i>

FINANCIAL CONSIDERATIONS:

Six (6) bids for the project were received on February 3, 2026, and are summarized below:

Excavating, Inc.	\$384,720.40
Comstock Construction Inc.	\$517,400.00
Dirt Dynamics	\$592,935.00
MNL	\$681,820.00



City Council Communication

February 9, 2026

Park Construction Company \$904,361.30

Sellin Brothers \$932,869.00

Engineer's Estimate \$601,053.00

This project was authorized in the 2025-2029 City Capital Improvement Plan. The total project cost, including contingencies and fees, is estimated to be \$530,000. The project will be funded and managed through the Stormwater Utility.

The project will generate 198,931 cubic feet in stormwater treatment credits that will be available for sale to public infrastructure and/or private development projects that cannot meet on-site requirements. The cost per credit will be the sum of the total project cost (plus a 5% administration fee) divided by the number of credits generated. Based on the low bid, the estimated cost for credits will be \$2,797 per 1,000 cubic feet, but will be revised at the completion of construction to reflect final project costs.

Voting Requirements: 3/4 of Council (6)

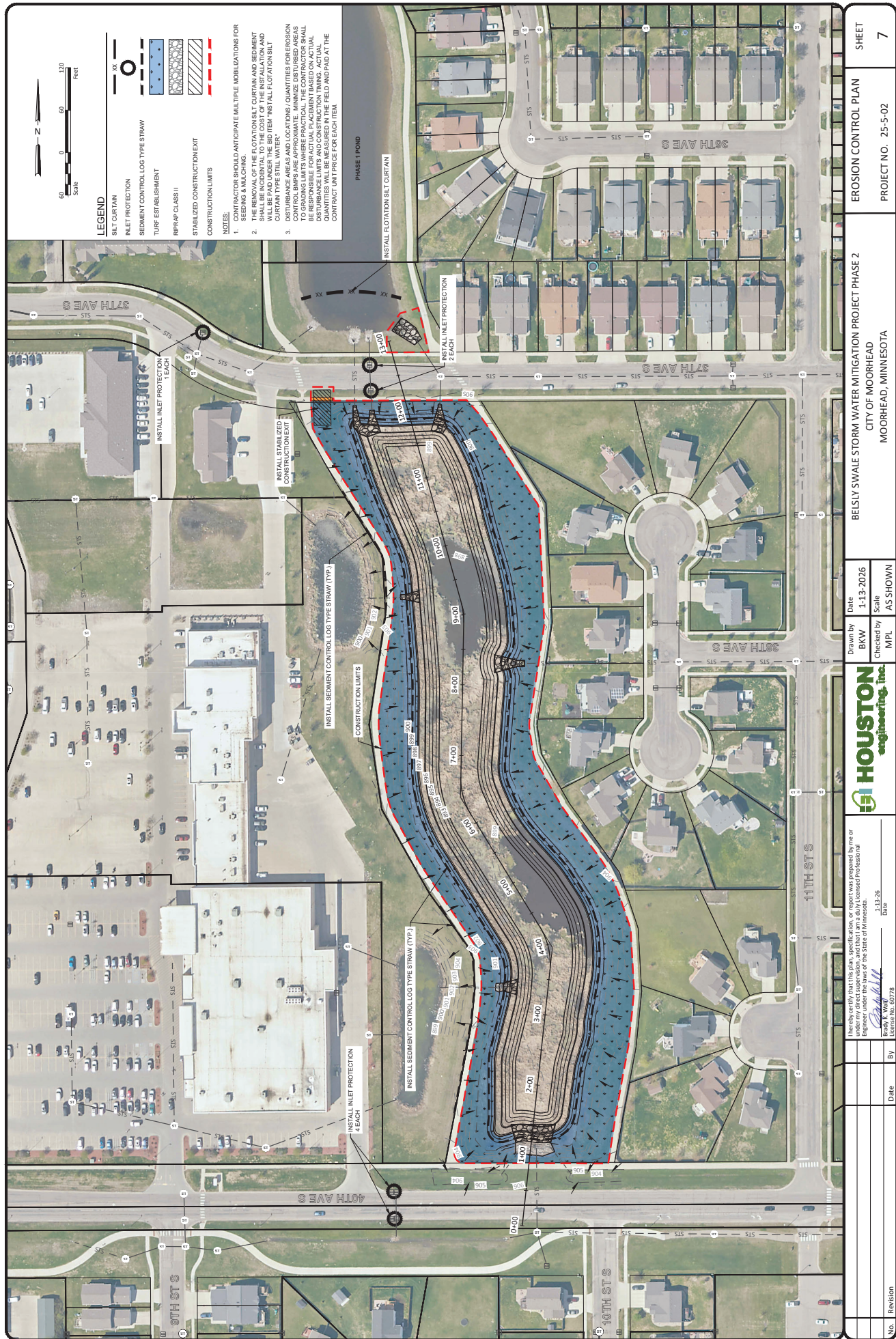
Submitted By:

Dan Mahli, City Manager

Robert Zimmerman, Engineering Director

Andrea Crabtree Nayes, Utilities Engineer

Attachments: Project Map, Bid Tabulation



Bid Tabulation For City of Moorhead Eng. No. 25-5-02
Belsly Swale Stormwater Mitigation Project Phase 2 (#10010864)

Bid Opening 2/3/26 10:00 AM (Virtually via Microsoft Teams)

					Engineer Estimate		Excavating, Inc.		Comstock Construction, Inc.		Dirt Dynamics		MNL		Park Construction Company		Sellin Brothers, Inc.	
Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION I - GENERAL & FLOOD MITIGATION																		
1	2021.501	MOBILIZATION	LS	1	\$60,000.00	\$60,000.00	\$16,000.00	\$16,000.00	\$31,867.00	\$31,867.00	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00	\$67,000.00	\$67,000.00	\$75,000.00	\$75,000.00
2	2104.518	REMOVE CONCRETE WALK	SF	135	\$3.00	\$405.00	\$9.00	\$1,215.00	\$20.15	\$2,720.25	\$8.00	\$1,080.00	\$26.00	\$3,510.00	\$5.90	\$796.50	\$12.00	\$1,620.00
3	2106.507	EXCAVATION - COMMON (EV)	CY	21075	\$16.80	\$354,060.00	\$10.25	\$216,018.75	\$13.15	\$277,136.25	\$18.00	\$379,350.00	\$19.50	\$410,962.50	\$20.20	\$425,715.00	\$28.00	\$590,100.00
4	2106.507	EXCAVATION - MUCK (EV)	CY	4000	\$21.50	\$86,000.00	\$14.75	\$59,000.00	\$18.70	\$74,800.00	\$24.00	\$96,000.00	\$25.00	\$100,000.00	\$68.40	\$273,600.00	\$35.00	\$140,000.00
5	2502.603	4" INSULATION	LF	92	\$55.00	\$5,060.00	\$49.50	\$4,554.00	\$73.00	\$6,716.00	\$42.00	\$3,864.00	\$76.50	\$7,038.00	\$27.50	\$2,530.00	\$45.00	\$4,140.00
6	2503.601	TEMPORARY BYPASS PUMPING	LS	1	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$9,328.00	\$9,328.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$26,600.00	\$26,600.00	\$5,000.00	\$5,000.00
7	2503.603	VIDEO TAPE SEWER	LF	568	\$6.00	\$3,408.00	\$6.55	\$3,720.40	\$5.90	\$3,351.20	\$8.00	\$4,544.00	\$9.00	\$5,112.00	\$3.55	\$2,016.40	\$8.00	\$4,544.00
8	2511.507	RANDOM RIPRAP, CLASS II	CY	241	\$140.00	\$33,740.00	\$110.00	\$26,510.00	\$148.45	\$35,776.45	\$112.00	\$26,992.00	\$195.00	\$46,995.00	\$208.00	\$50,128.00	\$140.00	\$33,740.00
9	2521.518	4" CONCRETE WALK	SF	135	\$11.00	\$1,485.00	\$40.00	\$5,400.00	\$37.85	\$5,109.75	\$20.00	\$2,700.00	\$35.00	\$4,725.00	\$35.20	\$4,752.00	\$35.00	\$4,725.00
10	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$9,702.00	\$9,702.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$3,250.00	\$3,250.00	\$2,500.00	\$2,500.00
11	2573.502	STORM DRAIN INLET PROTECTION	EA	5	\$250.00	\$1,250.00	\$220.00	\$1,100.00	\$220.00	\$1,100.00	\$200.00	\$1,000.00	\$250.00	\$1,250.00	\$187.00	\$935.00	\$200.00	\$1,000.00
12	2573.503	FLOTATION SILT CURTAIN TYPE STILL WATER	LF	143	\$15.00	\$2,145.00	\$13.25	\$1,894.75	\$13.20	\$1,887.60	\$20.00	\$2,860.00	\$5.00	\$715.00	\$19.80	\$2,831.40	\$20.00	\$2,860.00
13	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	2950	\$4.00	\$11,800.00	\$4.00	\$11,800.00	\$4.05	\$11,947.50	\$3.15	\$9,292.50	\$3.75	\$11,062.50	\$3.10	\$9,145.00	\$3.20	\$9,440.00
14	2574.507	COMMON TOPSOIL BORROW (CV)	CY	660	\$35.00	\$23,100.00	\$24.50	\$16,170.00	\$48.50	\$32,010.00	\$25.00	\$16,500.00	\$65.00	\$42,900.00	\$35.90	\$23,694.00	\$65.00	\$42,900.00
15	2563.601	TRAFFIC CONTROL	LS	1	\$2,500.00	\$2,500.00	\$700.00	\$700.00	\$583.00	\$583.00	\$750.00	\$750.00	\$3,500.00	\$3,500.00	\$487.00	\$487.00	\$4,500.00	\$4,500.00
16	2575.605	TURF ESTABLISHMENT	AC	2.7	\$3,000.00	\$8,100.00	\$4,125.00	\$11,137.50	\$4,950.00	\$13,365.00	\$4,075.00	\$11,002.50	\$1,500.00	\$4,050.00	\$4,030.00	\$10,881.00	\$4,000.00	\$10,800.00
SECTION I - TOTAL					\$601,053.00		\$384,720.40		\$517,400.00		\$592,935.00		\$681,820.00		\$904,361.30		\$932,869.00	
BASE BID TOTAL					\$601,053.00		\$384,720.40		\$517,400.00		\$592,935.00		\$681,820.00		\$904,361.30		\$932,869.00	

RESOLUTION

Resolution to Award Bid for the Belsly Swale Off-site Stormwater Credit Improvement Project, Phase 2 (Eng. No. 25-05-02)

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

Excavating, Inc.	\$384,720.40
Comstock Construction Inc.	\$517,400.00
Dirt Dynamics	\$592,935.00
MNL	\$681,820.00
Park Construction Company	\$904,361.30
Sellin Brothers	\$932,869.00
Engineer's Estimate	\$601,053.00

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

1. It is found, determined and declared that the lowest responsible bid with respect to the proposed improvement was received from Excavating Inc. of Fargo ND. Said bid is in all respects in accordance with the plans and specifications heretofore approved by the City Council. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the Stormwater Utility.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with Excavating, Inc. of Fargo ND for the Belsly Swale Off-site Stormwater Credit Improvement Project (Eng. No. 25-05-02), according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$19,236.02) of the total contract amount.

BE IT FURTHER RESOLVED that:

1. The cost of per credit generated by the project will be the sum of the total project cost (plus a 5% administration fee), updated with final project costs upon completion, divided by the number of credits generated.
2. The Mayor and City Manager are authorized to execute documents to sell credits to public infrastructure and private development projects where City staff have determined that stormwater treatment requirements cannot be met on-site.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Order Report, Receive Report, Order Plans & Specifications, Approve Plans & Specifications, and Authorize Advertisement for Bids for Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to order a report, receive the report, order the preparation of plans & specifications, approve the plans & specifications, and authorize the advertisement for bids for the above-referenced project.

BACKGROUND/KEY POINTS:

On December 8, 2025, the City Council approved the final plat for Prairie Parkway 3rd Addition, a 7.88 acre, 43 lot, residential subdivision. The Developer intends to have the City install the public infrastructure, with the goal having some building permits issued to begin some housing construction yet this year, and to assess 100% of the cost of the public infrastructure to the benefiting property in accordance with Minnesota Statutes Annotated, Chapter 429 (MS §429). The Developer's desired schedule is very accelerated. To accommodate that schedule, in January, staff executed a task order under the Master Services Agreement with Lowry Engineering (Lowry) to complete the design of the proposed improvements.

In order to use the MS §429 process, it is necessary to follow several steps. One of these is to prepare a preliminary engineering report to evaluate the proposed improvements and make various technical recommendations. Staff recommends that the Council formally order the report at tonight's Council meeting. In order to expedite the project, the report has already been prepared by Lowry and reviewed by City staff under the direction of the City Engineer. The report finds that the improvements are necessary, cost-effective and feasible to facilitate the development of the lots, that the improvements may be completed as a stand-alone project or combined with some other improvements, and that 100% of the cost of the improvements should be assessed to Prairie Parkway 3rd Addition. Staff recommends that the Council receive the Engineer's Report and order the preparation of plans & specifications for the making of the proposed improvements. Staff further recommends that the City receive bids for the proposed project prior to ordering the improvements in order to have the best information available regarding the actual project costs.

To further expedite the project, Lowry has completed the plans & specifications for the proposed improvements under the direction of the City Engineer. Staff recommends that the Council approve the plans & specifications and authorize the advertisement for bids.

Below is an outline of the proposed project schedule.

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	02-09-2026
Receive Engineer's Report, Order Plans & Specs	02-09-2026
Approve Plans & Specs and Authorize Ad for Bids	02-09-2026



City Council Communication

February 9, 2026

Receive Bids	04-01-2026
Receive Petitions, Order Improvements, Declare Intent to Assess & Award Bid	04-13-2026
Anticipated Construction Schedule	May-Oct, 2026
Hold Assessment Hearing	Fall 2027

FINANCIAL CONSIDERATIONS:

The cost of tonight's actions is minimal (less than \$1,000 for the printing and mailing costs). Ultimately, if the project is ordered and constructed as proposed, the total project cost, including contingencies and fees, is preliminarily estimated to be in the range of \$1,700,000 to \$1,820,000. The project is proposed to be financed through the PIR fund, and 100% of the total project cost will be assessed to the benefiting property.

Voting Requirements: Majority of Council

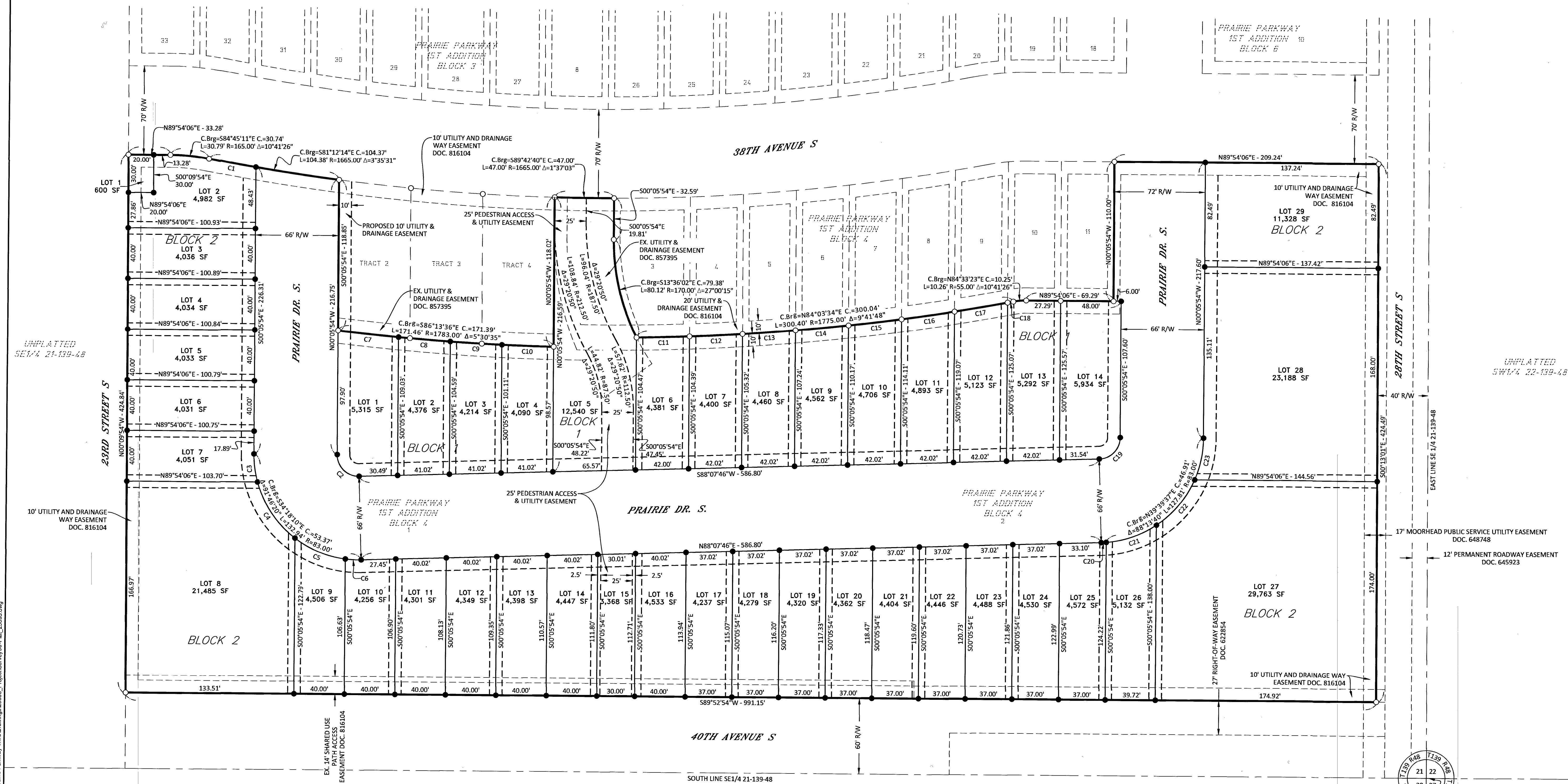
Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map

PRAIRIE PARKWAY 3RD ADDITION

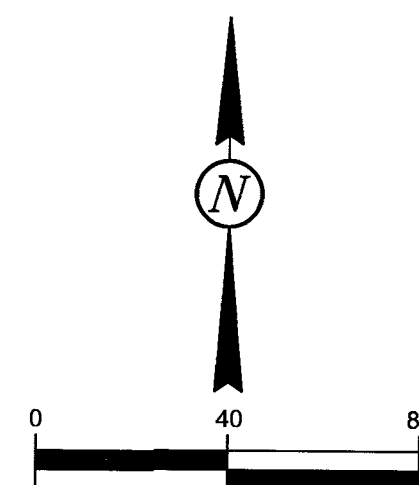
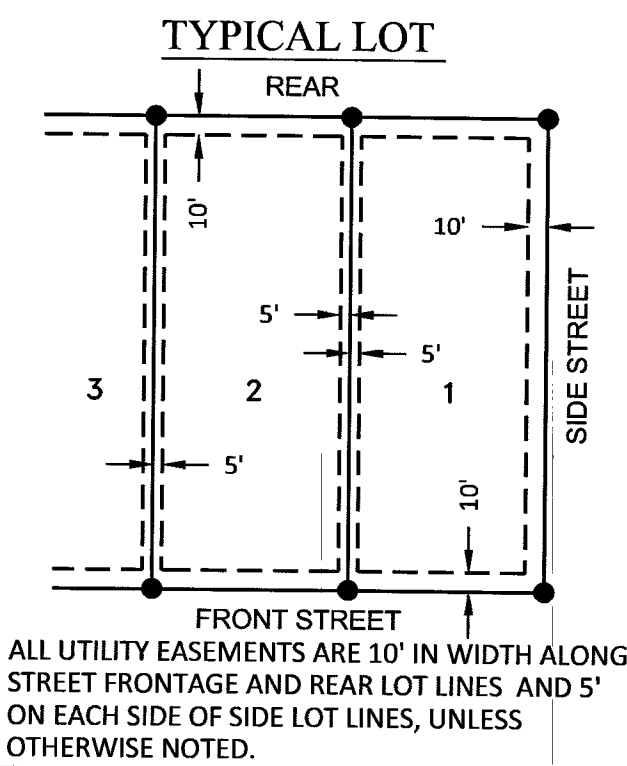
A REPLAT OF LOT 2 AND PART OF LOT 1, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION,
TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.69'	1665.00'	1°17'49"	S80°03'23"E	37.69'
C2	27.23'	17.00'	91°46'20"	N45°59'04"W	24.41'
C3	22.38'	83.00'	15°27'06"	S07°49'27"E	22.32'
C4	54.33'	83.00'	37°30'20"	S34°18'10"E	53.37'
C5	43.64'	83.00'	30°07'22"	S68°07'01"E	43.14'
C6	12.59'	83.00'	8°41'32"	S87°31'28"E	12.58'
C7	48.25'	1783.00'	1°33'02"	S84°14'50"E	48.25'
C8	41.12'	1783.00'	1°19'17"	S85°40'59"E	41.12'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	41.06'	1783.00'	1°19'10"	S87°00'13"E	41.06'
C10	41.02'	1783.00'	1°19'05"	S88°19'21"E	41.02'
C11	42.00'	1775.00'	1°21'21"	N88°13'48"E	42.00'
C12	42.06'	1775.00'	1°21'28"	N86°52'24"E	42.06'
C13	42.12'	1775.00'	1°21'35"	N85°30'53"E	42.12'
C14	42.21'	1775.00'	1°21'45"	N84°09'12"E	42.21'
C15	42.33'	1775.00'	1°21'59"	N82°47'20"E	42.33'
C16	42.47'	1775.00'	1°22'15"	N81°25'14"E	42.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	42.63'	1775.00'	1°22'34"	N80°02'50"E	42.63'
C18	4.58'	1775.00'	0°08'52"	N79°17'06"E	4.58'
C19	26.18'	17.00'	88°13'40"	S44°00'56"W	23.67'
C20	3.92'	83.00'	2°42'28"	N86°46'32"E	3.92'
C21	42.51'	83.00'	29°20'50"	N70°44'53"E	42.05'
C22	47.56'	83.00'	32°49'41"	N39°39'37"E	46.91'
C23	33.82'	83.00'	23°20'41"	N11°34'27"E	33.58'



LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
- - -	EX. EASEMENT
- - -	EX. PROPERTY LINE
- - -	EX. SECTION LINE
- - -	PROPERTY BOUNDARY LINE
- - -	NEW ROW/PROPERTY LINE
- - -	NEW EASEMENT LINE

SURVEY INFORMATION

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

NOTES

- TOTAL PLAT ACREAGE = 7.88
- PROPOSED 10' UTILITY & DRAINAGE EASEMENT SHOWN ON THIS PLAT IS NOT DEDICATED VIA THIS PLAT, AND SUCH EASEMENT IS NOT EFFECTIVE UNTIL CREATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT

RESOLUTION

Resolution to Order Report, Receive Report, Order Plans & Specifications, Approve Plans & Specifications, and Authorize Advertisement for Bids for Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02)

WHEREAS, the Developer of Prairie Parkway 3rd Addition is planning to develop the property in 2026, and under the direction of the City Engineer, Lowry Engineering will be designing the public infrastructure needed to serve the development; and

WHEREAS, the Developer will provide petitions requesting that the City construct the proposed street and utility improvements and to assess the entire cost of such improvements to their property pursuant to Minnesota Statutes Annotated, Chapter 429 and the City's Special Assessment Policy; and

WHEREAS, pursuant to a resolution of the City Council dated February 9, 2026, Lowry Engineering has prepared a preliminary engineering report under the direction of the City Engineer to consider the making of the Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02); and

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

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

WHEREAS, pursuant to a resolution passed by the City Council on February 9, 2026, Lowry Engineering has prepared plans and specifications for the proposed Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02) under the direction of the City Engineer and such plans are presented to the Council for approval.

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

1. That the proposed improvement, called Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02), be referred to the City Engineer for study and that he is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.
2. The Council hereby receives the Preliminary Engineering Report for Prairie Parkway 3rd Addition Street & Utility Improvements (Eng. No. 26-A6-02). Such improvements are necessary, cost-effective, and feasible as detailed in the Preliminary Engineering Report, and may be completed as a stand-alone project or in connection with some other improvements.
3. The City Engineer is hereby designated as the engineer for this improvement, and

plans and specifications for the making of such improvements shall be made under the supervision of the City Engineer.

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

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve Trollwood Performing Arts School 2025-26 Operating Budget & Executive Affidavit to Determine that the Use & Operation of Real Property and Facility meet State of Minnesota Requirements

RECOMMENDATION:

The Mayor and City Council are asked to consider approval of the Fargo Public Schools (FPS) 2025-26 Trollwood Performing Arts School (TPAS) Operating Budget.

BACKGROUND/KEY POINTS:

Section 2.03 of the Grant Agreement between the City of Moorhead and State of Minnesota requires an annual filing be submitted to the State of Minnesota. This filing is to include a determination that the facilities are being used for the purposes of the grant as well as the City's approval of the upcoming year's budget to operate. Last year's filing was made and accepted by appropriate State agencies.

In the 2025 performance season, Trollwood provided quality arts education through a broad range of arts experiences. A primary goal for the youth arts programming division of Trollwood Performing Arts School is to develop and deliver the highest standard of performing arts education, providing young people with the knowledge and skills needed to be successful in future endeavors. Underlying its performing arts curriculum is a commitment to instill life skills of confidence, creativity, communication skills, and collaboration skills. Please see the attached report for more program details.

The City Council is requested to approve the 2025-26 Trollwood Performing Arts School Operating Budget as submitted by the Fargo Public Schools Board of Education. The budget reflects forecast program revenue along with other funding available for the operation of the program. The budget is equal to or greater than forecast expenses and will be transmitted to the State as required by the Grant Agreement, once approved by the City Council.

FINANCIAL CONSIDERATIONS:

Not applicable.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Amy Thorpe, Economic Development

Attachments: 2025 Trollwood PAS Annual Report
FY 2025-26 Budget Report
Draft Resolution

MEMO

To: Members of the Moorhead City Council and Staff

From: Kathy Anderson, Executive Director, Trollwood Perf Arts School & Bluestem Center for the Arts

RE: 2025 Annual Update and FY25–26 Budget

Date: January 30, 2026

I have attached our FY25–26 budget for your review and am pleased to share an overview of Trollwood Performing Arts School and Bluestem Center for the Arts during the 2025 calendar year.

In 2025, Trollwood and Bluestem collectively served **50,241 constituents**, continuing to provide broad access to arts education, professional performances, and community events. All totaled, **588 arts activities and events** were hosted at Bluestem throughout the year, reflecting the depth and diversity of programming offered **to the community at Bluestem Center for the Arts**.

Trollwood Performing Arts School offered **13 distinct arts education programs**, serving **896 students at 99% capacity** across elementary, middle school, and high school offerings. These programs focus on artistic development, collaboration, and performance opportunities for students from throughout the region. Of those enrolled, **97 students were from Moorhead**, representing **11%** of our total student body.

Bluestem Center for the Arts presented a strong season of professional concerts and community events in 2025. The concert lineup featured nationally recognized and highly attended artists including **ZZ Top, The Avett Brothers, Kansas, Clint Black**, and **Pure Prairie League**, along with additional touring acts and special event performances. These concerts continue to draw large regional audiences and contribute significantly to the cultural and economic vitality of Moorhead.

In addition to concerts and private events, Bluestem once again hosted the **City of Moorhead's annual Midco KidsFest**, continuing a long-standing partnership that brings free, family-focused entertainment and activities to hundreds of community members each year.

A major highlight of the summer was **Trollwood's Mainstage Musical, Mamma Mia!**, presented in July at the Bluestem Amphitheater. The production drew thousands of audience members and reinforced the Mainstage Musical as a signature program within our season.

Looking ahead to 2026, we are excited to present *Frozen* as our Mainstage Musical production. We are especially proud to welcome Moorhead native, Trollwood alumna, and Broadway veteran **Becky Gulsvig**, who will return home to direct the production.

We appreciate the continued partnership and support of the City of Moorhead. Please feel free to reach out with any questions or if additional information would be helpful. We look forward to another impactful year ahead.



TROLLWOOD PERFORMING ARTS SCHOOL

AT BLUESTEM >> 2025 BY THE NUMBERS

47 YEAR
RICH
HISTORY



896

STUDENT PROGRAM ENROLLMENT

13 YOUTH
EDUCATION
PROGRAMS



AT **99%** CAPACITY IN
SUMMER YOUTH
PROGRAMS

YOUTH PROGRAMS

Elementary

1. Artspark
2. Trollwood Children's Theatre

Middle School

3. Totally Trollwood Musical
4. Totally Trollwood Academy
5. Winter Middle School Academy

High School

6. Mainstage Musical
7. Trollwood Academy
8. Trollwood Conservatory
9. The Trollwood Players
10. Student Leadership
11. Winter High School Academy
12. Trollwood Mentorship Program

13. **STAR** (Students
At Risk)

106 Staff

32 TROLLWOOD
ALUMNI ON STAFF

30% OF TOTAL
WORKFORCE

7 CONCERT DAYS

FEATURING BOTH NATIONALLY KNOWN
RECORDING ARTISTS AND REGIONALLY
ACCLAIMED MUSICIANS

588

ARTS ACTIVITIES
AND EVENTS

50,421

AUDIENCE MEMBERS
AND CONSTITUENCY
SERVED

STAR PROGRAM

PROVIDED SERVICES FOR
168 STUDENTS

55 STUDENTS
were supported by STAR financial
aid scholarships in 2025.

154 MEALS PROVIDED

374 RIDES PROVIDED

SERVED 60 STUDENTS
who were challenged with
emotional, social and/or
behavioral issues.

BLUESTEM IS PROUD TO HOST:



community festivals



business conferences & trade shows



private events



concerts



FY 25-26 BUDGET JULY 1, 2025 – JUNE 30, 2026

	Description	Budget 2025-26
Operational Income:		
	Venue Rentals	\$160,000
	FPS Operational Support	\$274,745
	Total Operations Income	\$434,745
Program Income:		
	Student Registration Fees	\$202,700
	Gate Receipts	\$407,751
	Merchandise Sales	\$5,500
	Concessions	\$80,690
	Student Meals	\$2,670
	Private Support	\$235,081
	Advertising Income	\$12,000
	Special Projects	\$1,000
	FPS Annual Program Support	\$400,000
	Total Program Support	\$1,347,392
TOTAL INCOME		\$1,782,137

FY 25-26 BUDGET JULY 1, 2025 – JUNE 30, 2026

	Description	Budget 2025-26
Operational Expenses:		
	Operational Salaries & Wages	\$105,473
	Operational Benefits	\$11,607
	Operational Services	\$39,466
	Equipment Repair	\$700
	Contracted Maintenance	\$97,700
	Event Rental Expense	\$24,000
	Equipment Rental	\$2,000
	Phone/Fiber/Internet	\$12,400
	Operational Supplies	\$32,300
	Electricity	\$99,600
	Vehicle Maintenance	\$1,000
	Equipment	\$8,500
	Total Operational Expenses	\$434,745
Program Expenses:		
	Program Salaries & Wages	\$714,464
	Program Benefits	\$145,043
	Consultants	\$74,344
	Equipment Rental	\$30,640
	Royalties	\$67,300
	Marketing	\$30,000
	Programming Supplies	\$137,096
	Merchandise for Resale Exp	\$6,500
	Equipment	\$35,000
	Programming Operations	\$107,005
	Total Program Expenses	\$1,347,392
Total Expenses		\$1,782,137
INCOME OVER EXPENSES		\$0



RESOLUTION

Resolution to Approve Trollwood Performing Arts School 2025-26 Operating Budget & Executive Affidavit to Determine that the Use & Operation of Real Property and Facility meet State of Minnesota Requirements

WHEREAS, pursuant to the Lease Agreement between the City of Moorhead and Fargo Public School District No. 1, the City Council must approve the annual operating budget for the Trollwood Performing Arts School by resolution; and

WHEREAS, the Fargo Public School District has provided an operating budget for FY 2025-2026 and annual update for 2025 to the City Manager which includes projected revenues and expenses for the Trollwood Performing Arts School program; and

WHEREAS, the City Manager has reviewed the proposed budget and finds it to be in compliance with the State of Minnesota's bonding legislation and grant to the City of Moorhead; and

WHEREAS, the City Manager has reviewed the Trollwood Performing Arts School 2025 Annual Report and finds that the real property and facility are being used for the operation of the Government Program or for such other uses the Minnesota legislature may from time to time designate, and for no other purpose.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota hereby approves the Trollwood Performing Arts School FY 2025-26 Operating Budget.

BE IT FUTHER RESOLVED by the City Council of the City of Moorhead, Minnesota, that the City Manager is authorized to execute an affidavit "Determining that the Use and Operation of Real Property and Facility Meet State Requirements" and shall submit said affidavit to the appropriate State agency.

PASSED: February 9, 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

February 9, 2026

SUBJECT:

Resolution to Approve Pay Equity Implementation Report

RECOMMENDATION:

The Mayor and City Council are asked to approve the City of Moorhead Pay Equity Implementation Report and authorize the Mayor to sign and submit the report to Minnesota Management & Budget.

BACKGROUND/KEY POINTS:

The City of Moorhead is required to submit a Pay Equity Implementation Report to Minnesota Management & Budget every three years as required by the Local Government Pay Equity Act, Minnesota Statutes 471.991 to 471.999 and Minnesota Rules Chapter 3920.

Pay equity is designed to address the problem of a wage structure in which there is one pay pattern for jobs performed mostly by men and another pay pattern for jobs performed mostly by women. Pay equity primarily affects pay structure, not pay level or pay method. An employer can still have a pay level that is different than other employers.

Cities with one or more employees must file a pay equity implementation report every three years. A number of tests are used to analyze the information submitted and determine compliance or noncompliance. The department monitors compliance on an ongoing basis and reports to the legislature annually.

Preliminary results show that the City of Moorhead is in compliance with the following pay equity tests as shown on the attached Compliance Report:

- **Statistical Analysis Test** – compares salary data to determine if female classes are paid consistently below male classes of comparable work value (job points).
 - The minimum requirement to pass this test is an underpayment ratio of 80% and above.
 - The City of Moorhead received a score of 92.57576%.
- **Salary Range Test** – compares the average number of years required for female classes to move through a salary range consisting of time-phased step progression to the average number of years required for male classes.
 - The test result must be either zero or 80% and above to pass
 - The City of Moorhead received a score of 96.97%.
- **Exceptional Service Pay Test** – compares the percentage of female classes receiving longevity pay or performance pay to the percentage of male classes receiving longevity or performance pay.
 - The test result must be either zero or 80% and above to pass
 - The City of Moorhead received a score of 0.00%

The Predicted Pay Report attachment calculates the monthly salaries for male classes in the jurisdiction and the dollar amount that maximum monthly salaries fall above or below predicted pay. The graph on this report shows a “predicted pay line” and how male and female classes scatter around that line.



City Council Communication

February 9, 2026

Once approved by Council, preliminary results will be submitted to Minnesota Management and Budget (MMB) for review and final determination of a jurisdiction's compliance.

FINANCIAL CONSIDERATIONS:

If a city is found not in compliance with pay equity, the city may be subject to a five percent reduction in the aid that would otherwise be payable to the city, or to a fine of \$100 per day, whichever is greatest. Based on preliminary results, the City of Moorhead is in compliance with pay equity requirements and should not be subject to aid reduction or fines.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Amy Settergren, Human Resources Director

Attachments: Compliance Report - Preliminary
Predicted Pay Report - Preliminary

Compliance Report

Jurisdiction: Moorhead
500 Center Avenue

Box 779
Moorhead, MN 56561

Report Year: 2026
Case: 1 - 2026DATA1 (Private (Jur
Only))

Contact: Amy Settergren

Phone: (218) 299-5371

E-Mail: amy.settergren@ci.moorhead.mn.us

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	90	47	11	148
# Employees	204	60	31	295
Avg. Max Monthly Pay per employee	8094.20	7754.27		8063.51

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 92.57576 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	51	25
b. # Below Predicted Pay	39	22
c. TOTAL	90	47
d. % Below Predicted Pay (b divided by c = d)	43.33	46.81

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 262	Value of T = -1.867
-------------------------------	---------------------

a. Avg. diff. in pay from predicted pay for male jobs = -8

b. Avg. diff. in pay from predicted pay for female jobs = 40

III. SALARY RANGE TEST = 96.97 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 10.67

B. Avg. # of years to max salary for female jobs = 11.00

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

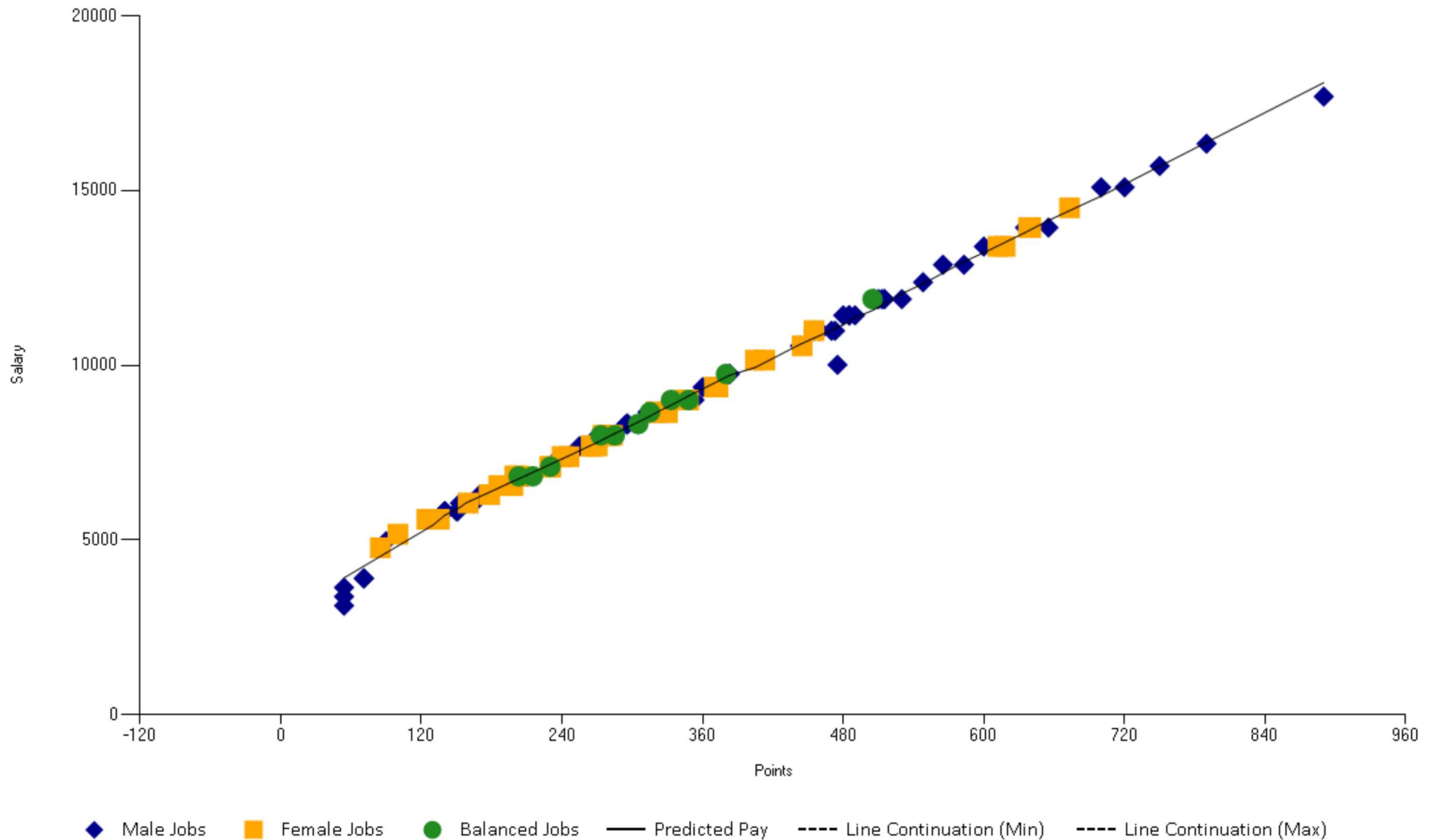
A. % of male classes receiving ESP = 0.00 *

B. % of female classes receiving ESP = 0.00

*(If 20% or less, test result will be 0.00)

Predicted Pay Report for: Moorhead

Case: 2026DATA1



Predicted Pay Report for: Moorhead

Case: 2026DATA1

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
1	SNOW REMOVAL/RINK MAINTENANCE	1	0	0	1	Male	54	3119.9400	3913.9815	-794.0415
2	POLICE CADET INTERN	1	0	0	1	Male	54	3379.9400	3913.9815	-534.0415
3	SANITATION LABORER	1	0	0	1	Male	54	3639.9300	3913.9815	-274.0515
4	TEMPORARY HJEMKOMST CENTER LEA	1	0	0	1	Male	71	3899.9300	4251.8106	-351.8806
5	TEMPORARY TRUCK DRIVER SANITAT	1	0	0	1	Male	71	3899.9300	4251.8106	-351.8806
6	POLICE TRANSCRIPTIONIST	0	3	0	3	Female	85	4772.2100	4530.5612	241.6488
7	CUSTODIAN	1	0	0	1	Male	90	4965.4900	4630.4121	335.0779
8	OFFICE SPECIALIST-GENERAL	0	4	0	4	Female	100	5166.5900	4829.2819	337.3081
9	ENGINEERING ASSISTANT	0	1	0	1	Female	125	5593.5500	5326.8725	266.6775
11	HUMAN RESOURCES ASSISTANT	0	1	0	1	Female	125	5593.5500	5326.8725	266.6775
10	GOVERNMENTAL AFFAIRS ASSISTANT	1	0	0	1	Male	125	5593.5500	5326.8725	266.6775
12	COMMUNITY SERVICE OFFICER	2	0	0	2	Male	130	5593.5500	5426.7235	166.8265
13	PROGRAM ASSISTANT	0	1	0	1	Female	135	5593.5500	5525.7423	67.8077
14	RECORDS SPECIALIST	0	4	0	4	Female	135	5593.5500	5525.7423	67.8077
15	ARBORIST I	2	0	0	2	Male	140	5820.0900	5710.0405	110.0495
16	SANITATION TRUCK DRIVER	13	0	0	13	Male	140	5820.0900	5710.0405	110.0495
17	STREETS TRUCK DRIVER	4	0	0	4	Male	140	5820.0900	5710.0405	110.0495
18	COMPOST ATTENDANT/TRUCK DRIVER	1	0	0	1	Male	150	5820.0900	5881.5557	-61.4657
19	TRUCK DRIVER/MOWER OPERATOR	1	0	0	1	Male	151	5820.0900	5898.7789	-78.6889
20	GOLF COURSE TECHNICIAN	1	0	0	1	Male	153	6055.8100	5933.2255	122.5845
21	PARK TECHNICIAN	6	0	0	6	Male	158	6055.8100	6058.9595	-3.1495
22	DEPUTY CITY CLERK	0	1	0	1	Female	160	6055.8100	6089.0069	-33.1969
23	SOLID WASTE EQUIPMENT OPERATOR	2	0	0	2	Male	165	6055.8100	6165.4493	-109.6393
24	ARBORIST II	1	0	0	1	Male	170	6301.0700	6242.0225	59.0475
25	HEAVY EQUIPMENT OPERATOR	6	0	0	6	Male	175	6301.0700	6319.8258	-18.7558
26	ACCOUNTING TECHNICIAN	0	2	0	2	Female	178	6301.0700	6365.8306	-64.7606
27	TECHNICAL OFFICE SPECIALIST	0	3	0	3	Female	178	6301.0700	6365.8306	-64.7606
28	GOLF COURSE MECHANIC	2	0	0	2	Male	185	6556.2600	6472.6803	83.5797
29	OFFICE COORDINATOR	0	1	0	1	Female	186	6556.2600	6488.0231	68.2369
30	RECREATION/AQUATICS SPECIALIST	0	1	0	1	Female	188	6556.2600	6519.6298	36.6302
31	SIGN MAINTENANCE OPERATOR	1	0	0	1	Male	193	6556.2600	6596.5936	-40.3336
32	MAINTENANCE MECHANIC	7	0	0	7	Male	195	6556.2600	6629.2334	-72.9734

Predicted Pay Report for: Moorhead

Case: 2026DATA1

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
35	HUMAN RESOURCES/RECRUITMENT SP	0	1	0	1	Female	198	6556.2600	6675.0039	-118.7439
33	FACILITIES MAINTENANCE TECHNIC	1	0	0	1	Male	198	6556.2600	6675.0039	-118.7439
34	FORESTRY SPECIALIST	1	0	0	1	Male	198	6556.2600	6675.0039	-118.7439
36	OFFICE MANAGER-ENGR	0	1	0	1	Female	200	6821.7900	6705.9473	115.8427
37	PROGRAM MANAGER	0	1	0	1	Female	200	6821.7900	6705.9473	115.8427
38	GOLF COURSE ASSISTANT SUPERINT	2	0	0	2	Male	202	6821.7900	6733.3265	88.4635
39	FACILITY OPERATOR	2	1	0	3	Balanced	203	6821.7900	6748.6728	73.1172
40	VICTIM WITNESS COORDINATOR/LEG	0	2	0	2	Female	203	6821.7900	6748.6728	73.1172
41	FLEET MAINTENANCE MECHANIC	4	0	0	4	Male	210	6821.7900	6855.6881	-33.8981
42	PROCESS INSTRUMENTATION TECHN	1	0	0	1	Male	210	6821.7900	6855.6881	-33.8981
43	ENGINEERING TECHNICIAN I	1	1	0	2	Balanced	215	6821.7900	6936.0092	-114.2192
44	ASSESSING COORDINATOR	0	1	0	1	Female	230	7098.0700	7158.1947	-60.1247
45	CODE COMPLIANCE TECHNICIAN	1	1	0	2	Balanced	230	7098.0700	7158.1947	-60.1247
46	INVESTIGATIVE SERVICES COORDIN	0	1	0	1	Female	230	7098.0700	7158.1947	-60.1247
47	SUPPORT SERVICES SUPERVISOR	0	1	0	1	Female	230	7098.0700	7158.1947	-60.1247
48	COMMUNITY ENGAGEMENT SPECIALIS	1	0	0	1	Male	238	7385.5400	7287.6755	97.8645
50	PAYROLL COORDINATOR	0	1	0	1	Female	240	7385.5400	7319.7685	65.7715
49	GIS & ASSET MANAGEMENT TECHNIC	1	0	0	1	Male	240	7385.5400	7319.7685	65.7715
52	PARK MAINTENANCE CREW CHIEF	0	1	0	1	Female	241	7385.5400	7335.7114	49.8286
51	FORESTRY CREW CHIEF	1	0	0	1	Male	241	7385.5400	7335.7114	49.8286
53	SANITATION CREW CHIEF	1	0	0	1	Male	241	7385.5400	7335.7114	49.8286
54	STREETS CREW CHIEF	2	0	0	2	Male	241	7385.5400	7335.7114	49.8286
55	FIREFIGHTER	24	0	0	24	Male	245	7385.5400	7396.2281	-10.6881
56	EXECUTIVE ASSISTANT	0	1	0	1	Female	246	7385.5400	7412.2580	-26.7180
57	YOUTH SERVICE COORDINATOR	1	0	0	1	Male	255	7684.6600	7554.4473	130.2127
58	LEAD CODE COMPLIANCE TECHNICA	1	0	0	1	Male	263	7684.6600	7681.5959	3.0641
59	ENGINEERING TECHNICIAN II	0	1	0	1	Female	265	7684.6600	7712.6843	-28.0243
60	SENIOR PROGRAM COORDINATOR	0	1	0	1	Female	265	7684.6600	7712.6843	-28.0243
61	APPRAISER	0	2	0	2	Female	270	7684.6600	7789.7799	-105.1199
62	BUILDING INSPECTOR/PLAN REVIEW	1	0	0	1	Male	270	7684.6600	7789.7799	-105.1199
63	CRIME ANALYST	1	0	0	1	Male	271	7995.8900	7805.8552	190.0348
64	INFORMATION TECHNOLOGY SPECIAL	2	1	0	3	Balanced	273	7995.8900	7838.0056	157.8844

Predicted Pay Report for: Moorhead

Case: 2026DATA1

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
65	OFFICE MANAGER	0	1	0	1	Female	275	7995.8900	7870.1561	125.7339
66	SURVEY CREW LEAD	1	0	0	1	Male	278	7995.8900	7927.1856	68.7044
67	GIS TECHNICIAN	1	0	0	1	Male	278	7995.8900	7927.1856	68.7044
68	CULTURAL CENTER FACILITY COORD	0	1	0	1	Female	280	7995.8900	7961.2791	34.6109
69	PARALEGAL	0	1	0	1	Female	280	7995.8900	7961.2791	34.6109
70	COMMUNITY OUTREACH COORDINATOR	0	1	0	1	Female	283	7995.8900	8011.7106	-15.8206
72	POLICE OFFICER-SCHOOL RESOURCE	1	2	0	3	Balanced	285	7995.8900	8044.4301	-48.5401
71	POLICE OFFICER	31	7	0	38	Male	285	7995.8900	8044.4301	-48.5401
73	INFORMATION TECHNOLOGY PROGRAM	1	0	0	1	Male	295	8319.7200	8206.4263	113.2937
74	POLICE OFFICER - 1ST CLASS	1	0	0	1	Male	295	8319.7200	8206.4263	113.2937
75	LEAD INFORMATION TECHNOLOGY SP	1	0	0	1	Male	296	8319.7200	8222.9531	96.7669
76	CAD MANAGER	1	0	0	1	Male	296	8319.7200	8222.9531	96.7669
78	POLICE OFFICER-DETECTIVE	3	1	0	4	Balanced	305	8319.7200	8375.1022	-55.3822
77	MAINTENANCE SUPERVISOR	1	0	0	1	Male	305	8319.7200	8375.1022	-55.3822
79	TRAFFIC ENGINEERING TECHNICIAN	1	0	0	1	Male	313	8656.6700	8508.3027	148.3673
81	POLICE OFFICER-DETECTIVE - 1ST	3	1	0	4	Balanced	315	8656.6700	8541.6028	115.0672
80	ASSISTANT BUILDING OFFICIAL	2	0	0	2	Male	315	8656.6700	8541.6028	115.0672
82	TRANSFER STATION MANAGER	1	0	0	1	Male	315	8656.6700	8541.6028	115.0672
83	CITY CLERK	0	1	0	1	Female	320	8656.6700	8624.1593	32.5107
84	PARK MAINTENANCE MANAGER	0	1	0	1	Female	320	8656.6700	8624.1593	32.5107
85	PUBLIC SAFETY COMMUNICATIONS C	0	1	0	1	Female	320	8656.6700	8624.1593	32.5107
86	GOLF COURSE MANAGER	2	0	0	2	Male	323	8656.6700	8689.6447	-32.9747
87	FORESTER	1	0	0	1	Male	328	8656.6700	8774.0744	-117.4044
88	COMMUNITY POLICING COORDINATOR	0	1	0	1	Female	330	8656.6700	8805.3383	-148.6683
89	COMMUNITY RESOURCE NAVIGATOR	0	1	0	1	Female	330	8656.6700	8805.3383	-148.6683
90	GOLF COURSE MAINTENANCE SUPERI	1	0	0	1	Male	330	8656.6700	8805.3383	-148.6683
91	ACCOUNTANT	1	0	0	1	Male	330	8656.6700	8805.3383	-148.6683
92	RECREATION PROGRAM SUPERVISOR	1	1	0	2	Balanced	333	9007.2600	8857.8068	149.4532
94	COMMUNICATIONS COORDINATOR	0	1	0	1	Female	345	9007.2600	9067.3289	-60.0689
95	MARKETING COORDINATOR	1	0	0	1	Male	345	9007.2600	9067.3289	-60.0689
93	CIVIL ENGINEER	2	0	0	2	Male	345	9007.2600	9067.3289	-60.0689
96	ASSISTANT CITY PLANNER	2	1	0	3	Balanced	348	9007.2600	9120.1186	-112.8586

Predicted Pay Report for: Moorhead

Case: 2026DATA1

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
97	COMMUNITY DEVELOPMENT PROGRAM	0	1	0	1	Female	348	9007.2600	9120.1186	-112.8586
98	SENIOR ACCOUNTANT	1	0	0	1	Male	348	9007.2600	9120.1186	-112.8586
99	BIOSOLIDS PROGRAM MANAGER	1	0	0	1	Male	353	9007.2600	9208.1057	-200.8457
100	FIRE CAPTAIN	6	0	0	6	Male	360	9372.0600	9318.3468	53.7132
101	DEPUTY CITY ASSESSOR	1	0	0	1	Male	363	9372.0600	9370.6577	1.4023
102	COMMUNITY RISK REDUCTION & TRA	1	0	0	1	Male	365	9372.0600	9405.6496	-33.5896
103	ENVIRONMENTAL ENGINEER	0	1	0	1	Female	370	9372.0600	9494.4339	-122.3739
104	FINANCE MANAGER	0	1	0	1	Female	373	9372.0600	9548.7231	-176.6631
105	FINANCE/PAYROLL MANAGER	0	1	0	1	Female	373	9372.0600	9548.7231	-176.6631
106	POLICE SERGEANT	2	1	0	3	Balanced	380	9751.6300	9662.3448	89.2852
107	CONSTRUCTION/INFRASTRUCTURE MA	1	0	0	1	Male	383	9751.6300	9713.3023	38.3277
108	FACILITIES & FLEET MANAGER	1	0	0	1	Male	383	9751.6300	9713.3023	38.3277
109	ECONOMIC DEVELOPMENT PROGRAM A	0	1	0	1	Female	405	10146.5700	9938.7418	207.8282
110	POLICE SERGEANT - 1ST CLASS	4	0	0	4	Male	405	10146.5700	9938.7418	207.8282
111	POLICE SERGEANT-INVESTIGATIVE	1	0	0	1	Male	405	10146.5700	9938.7418	207.8282
112	POLICE SERGEANT-ADMINISTRATIVE	1	0	0	1	Male	405	10146.5700	9938.7418	207.8282
113	UTILITIES ENGINEER	0	1	0	1	Female	413	10146.5700	10071.0504	75.5196
114	GIS MANAGER	1	0	0	1	Male	443	10557.5000	10596.3491	-38.8491
115	ASSISTANT HUMAN RESOURCES DIRE	0	1	0	1	Female	445	10557.5000	10623.6619	-66.1619
117	CITY PLANNER/ZONING ADMINISTRA	0	1	0	1	Female	455	10985.0800	10776.7271	208.3529
116	BUILDING OFFICIAL	1	0	0	1	Male	455	10985.0800	10776.7271	208.3529
118	FIRE MARSHAL	1	0	0	1	Male	460	10985.0800	10850.3141	134.7659
119	SYSTEMS ADMINISTRATOR	2	0	0	2	Male	470	10985.0800	11004.5088	-19.4288
120	ASSISTANT SUPERINTENDENT	1	0	0	1	Male	473	10985.0800	11049.9935	-64.9135
121	BATTALION CHIEF	3	0	0	3	Male	475	10012.8400	11080.7436	-1067.9036
122	OPERATIONS MANAGER	1	0	0	1	Male	480	11429.9800	11157.6191	272.3609
123	CITY ASSESSOR	1	0	0	1	Male	485	11429.9800	11258.3788	171.6012
124	SENIOR SUPERVISING ENGINEER	1	0	0	1	Male	485	11429.9800	11258.3788	171.6012
125	SENIOR SYSTEMS ADMINISTRATOR	1	0	0	1	Male	490	11429.9800	11360.8221	69.1579
126	ASSISTANT PROSECUTING ATTORNEY	1	1	0	2	Balanced	505	11892.8900	11565.2739	327.6161
127	DEPUTY FIRE CHIEF - COMMUNITY	1	0	0	1	Male	506	11892.8900	11584.9715	307.9185
128	ASSISTANT CITY ENGINEER	1	0	0	1	Male	510	11892.8900	11663.7618	229.1282

Predicted Pay Report for: Moorhead

Case: 2026DATA1

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
129	DEPUTY FIRE CHIEF - OPERATIONS	1	0	0	1	Male	513	11892.8900	11722.0339	170.8561
130	POLICE LIEUTENANT-INVESTIGATIV	1	0	0	1	Male	515	11892.8900	11761.4291	131.4609
131	TRAFFIC ENGINEER	1	0	0	1	Male	515	11892.8900	11761.4291	131.4609
132	OPERATIONS DIVISION MANAGER	1	0	0	1	Male	530	11892.8900	12052.4141	-159.5241
133	POLICE CAPTAIN	1	0	0	1	Male	548	12374.5500	12328.6846	45.8654
134	RECREATION DEPARTMENT DIRECTOR	1	0	0	1	Male	565	12875.7200	12638.1211	237.5989
135	INFORMATION TECHNOLOGY DIRECTO	1	0	0	1	Male	583	12875.7200	12966.1652	-90.4452
136	ASSISTANT CHIEF OF POLICE	1	0	0	1	Male	600	13397.1900	13221.7450	175.4450
137	GOVERNMENTAL AFFAIRS DIRECTOR	0	1	0	1	Female	612	13397.1900	13417.3032	-20.1132
138	HUMAN RESOURCES DIRECTOR	0	1	0	1	Female	618	13397.1900	13522.4415	-125.2515
139	CITY ENGINEER	1	0	0	1	Male	635	13939.7800	13793.8737	145.9063
140	FINANCE DIRECTOR	0	1	0	1	Female	638	13939.7800	13845.1006	94.6794
141	COMMUNITY DEVELOPMENT DIRECTOR	0	1	0	1	Female	640	13939.7800	13880.6125	59.1675
142	FIRE CHIEF	1	0	0	1	Male	655	13939.7800	14143.7037	-203.9237
143	CITY PROSECUTOR	0	1	0	1	Female	673	14504.3400	14463.2346	41.1054
144	PUBLIC WORKS DIRECTOR	1	0	0	1	Male	700	15091.7600	14841.1674	250.5926
145	CHIEF OF POLICE	1	0	0	1	Male	720	15091.7600	15183.3481	-91.5881
146	ENGINEERING DEPARTMENT DIRECTO	1	0	0	1	Male	750	15702.9800	15695.5476	7.4324
147	ASSISTANT CITY MANAGER	1	0	0	1	Male	790	16338.9500	16379.1946	-40.2446
148	CITY MANAGER	1	0	0	1	Male	890	17689.2100	18088.6692	-399.4592

Job Number Count: 148

RESOLUTION

Resolution to Approve Pay Equity Implementation Report

WHEREAS, the City of Moorhead is required to submit a Pay Equity Implementation Report to Minnesota Management & Budget as required by the Local Government Pay Equity Act, Minnesota Statutes 471.991 to 471.999 and Minnesota Rules Chapter 3920; and

WHEREAS, the preliminary results show that the City of Moorhead is in compliance with all pay equity tests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Moorhead City Council approves the City of Moorhead Pay Equity Implementation Report and authorizes the Mayor to sign and submit the report to Minnesota Management & Budget.

PASSED: February 9, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk