



**CITY COUNCIL
MEETING AGENDA
FEBRUARY 23, 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. Presentation: City of Moorhead Communications Division

6. Approve Minutes

A. February 9, 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)

A. Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program

B. Resolution to Abate Property Taxes for the Make Moorhead Home Property Tax Rebate Program

10. Community Development Department

11. Economic Development

A. *Resolution to Approve Publication of the 2026 Notice of Land Availability

12. Engineering Department

- A. Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 40th Ave S Mill & Overlay from 8th St to 20th St S (Eng. No. 26-A2-01)
- B. *Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03)
- C. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids 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 Approve Amendment #1 to Task Order 23-04 with Bolton & Menk for the 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)
- E. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for 20th, 22nd, and 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04)
- F. *Resolution to Receive Petitions and Order Report for Prairie Parkway 4th Addition Street and Underground Utility Improvements (Eng. No. 26-A6-04)

13. Fire Department

14. Moorhead Public Service

- A. *Resolution to Award Bid for Furnishing 115 kV IPO Breakers at MPS Northeast and Southeast Substations
- B. *Resolution to Approve Renewable Energy Certificates Designated Entity Contract No. 25-UPGR-73 with Western Area Power Administration
- C. *Resolution to Request the Mayor and Moorhead City Council to Approve Resolution of Applications for MPS' 2026 Water Division Projects
- D. *Resolution to Approve the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement Project – Emergency Replacement
- E. *Resolution to Approve the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement Project – Distribution Phase 4
- F. *Resolution to Approve the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement – Eighth Street South

15. Parks and Recreation Department

- A. *Resolution to Approve Agreement with PepsiCo to be the Exclusive Beverage Provider

16. Police Department

17. Public Works

18. Administration

- A. *Resolution to Enter into a Grant Agreement to Provide Statewide Affordable Housing Aid to Youthworks

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



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
February 9, 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, Sebastian McDougall, Chuck Hendrickson, Lisa Borgen (attended remotely for work duties 5:52pm)

Present Not Voting (1): Shelly Carlson

Absent (0):

2. Pledge of Allegiance

3. Agenda Amendments

Council members White, Moore, and Mattson requested an addition to the agenda to discuss response to any future ICE activities in Moorhead. In addition, Siham Amedy's Ward 1 appointment to the Moorhead Economic Development Authority was added to agenda item 8A. Appointments to Boards and Committees.

Motion to Approve Amended Agenda made by Nicole Mattson and seconded by Heather Nesemeier.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, 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 Nicole Mattson.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. MoorHeart Recognition: Sydni Kreps

Governmental Affairs Director Lisa Bode presented the MoorHeart Award to Sydni Kreps owner of More Than Words bookstore in Moorhead for her work advocating and fundraising to address food security in the community.

B. Presentation: 2025 Development Report

Community Development Director Kristie Leshovsky shared an overview of Moorhead's 2025 Development Report.

6. Approve Minutes

A. January 26, 2026 Meeting Minutes

Motion to Approve made by Emily Moore and seconded by Sebastian McDougall.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

A Moorhead resident addressed the City Council about concerns related to immigration control and enforcement in Minnesota.

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

Assistant City Planner Ethan Johnk shared information on a grant from the Minnesota Department of Commerce to install a hydrogen and battery storage system at City Hall to serve as a back-up energy source for IT servers. During an outage, the back-up will ensure uninterrupted clean power before, during, and after disruptive events. Joel Jorgenson, founder of BWR Innovations, spoke with the City Council about the technology and opportunity.

Motion to Approve Items 10A. & B. made by Ryan Nelson and seconded by Heather Nesemeier.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

City Planner Robin Huston shared information on the Conditional Use Permit for a Youthworks transitional housing project at 502 and 512 3 Ave S. The CUP is unanimously recommended for approval by the Planning Commission. Youthworks CEO Mark Heinert shared information about the project and the nonprofit organization.

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

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

D. *Resolution to 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

Council member Nelson attended a Red River Regional Dispatch Board meeting and is elected as chair in 2026.

Council member Nesemeier attended the Moorhead Public Housing Agency and Clay County Solid Waste Advisory Committee meetings.

Council member Lisa Borgen attended the Cold Weather Summit, the annual meeting of the Building and Industry Association of FM, and Legislative Work Group meeting.

Council member Hendrickson presented Moorhead information at the Clay County Joint Powers Committee's Intergovernmental Retreat on January 30.

Mayor Carlson participated in an interview with Kurdish TV and attended a Fargo Moorhead Chinese New Year Festival. Mayor Carlson attended a Barzani Charitable Foundation Event. The Mayor also expressed appreciation to Essentia Health for purchasing the Wells Fargo building and investing in downtown Moorhead. Mayor Carlson thanked Council member Borgen for stepping in to assist with the announcement, as well as Council member Hendrickson for presenting at the Intergovernmental Retreat the same day. Mayor Carlson shared updates from the Building and Industry Association's annual meeting.

20. City Manager Reports

City Manager Mahli shared an experience witnessing plow truck drivers struggling in an eastern US city after a heavy snowfall and thanked heavy plow truck drivers and supervisors in Moorhead for their skill, organization, and great work.

21. Executive Session

22. New Business

Council members White, Moore, and Mattson requested a discussion on response(s) to any future ICE activities in Moorhead.

Motion to direct City Manager and staff to draft information and bring it to the next City Council meeting that prohibits divisions of the U.S. Department of Homeland Security involved with immigration enforcement and border patrol from using city-owned recreation areas including City parks and parking lots, Moorhead Public Library, golf courses, and the Hjemkomst Center as staging immigration enforcement operations made by Deb White and seconded by Nicole Mattson.

Motion to Table Discussion made by Lisa Borgen and seconded by Ryan Nelson
For 5: Hendrickson, Nelson, McDougall, Borgen, Carlson
Against 4: White, Mattson, Nesemeier, Moore

Abstain/Recuse 0: None

Motion Passed

Motion to discuss options regarding a response and preparation for federal immigration enforcement activities in Moorhead at the next City Council workshop made by Nicole Mattson and seconded by Heather Nesemeier.

For 5: Hendrickson, White, Mattson, Nesemeier,

Moore Against 3: Nelson, McDougall, Borgen

Abstain/Recuse 0: None

Motion Passed

23. Adjourn

Meeting adjourned at 06:59 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:

Art & Culture Commission

- Chizuko Shastri, Moorhead resident, is appointed to a term commencing February 24, 2026 and ending January 31, 2029. (Ward 2)

PASSED: February 23, 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 23, 2026

SUBJECT:

Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Program.

RECOMMENDATION:

The Mayor and City Council are asked to hold a public hearing and, after closing the public hearing, formally adopt the abatement of certain payable 2026 property taxes under the Make Moorhead Home program, previously approved by the City Council for qualifying properties.

BACKGROUND/KEY POINTS:

On October 15, 2024 the City Council adopted Resolution 2024-1015-G renewing a two-year property tax abatement program for new residential construction and improvements to existing residential properties, a program that was initiated in 2012. The program is authorized by Minnesota State Statutes 469.1813-469.1816. Resolutions were passed by the City, Clay County, and the School District recognizing each would increase annual levies to cover the cost of Make Moorhead Home Property Tax Rebate Program. The jurisdictions will receive full property taxes on each of the new homes following the two-year abatement, growing Moorhead's tax base.

While the program has been approved by the taxing jurisdictions, Minnesota Statute 469.1813 Subdivision 5a also stipulates that the governing body of the political subdivision may approve an abatement under section 469.1812 to 469.1815 only after holding a public hearing on the abatement. The February 23 hearing includes properties for which construction commenced in 2023 and 2024, for which value was accounted for on the 2025 Assessment, affecting taxes payable in 2026, total of 136 properties.

FINANCIAL CONSIDERATIONS:

The total tax amount to be rebated by the city is an estimate of \$287,888.70 for 2026. Clay County manages distribution of rebate payments to homeowners.

Voting Requirements: $\frac{3}{4}$ of Council (6)

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Tanya Kunza, Community Development Program Administrator

Attachments: Participating Parcel Listing



City Council Communication

February 23, 2026

Make Moorhead Home Taxes Payable 2026

2023 New Construction Residences (78): Year 2 of 2-Year Exemption

Property Addresses: 1138 46 AVE S, 1749 JOHNSON DR S, 1801 JOHNSON DR S, 1807 JOHNSON DR S, 1813 JOHNSON DR S, 1819 JOHNSON DR S, 1825 JOHNSON DR S, 1831 JOHNSON DR S, 1837 JOHNSON DR S, 1843 JOHNSON DR S, 1849 JOHNSON DR S, 2413 36 AVE S, 2418 37 AVE S, 2505 36 AVE S, 2511 36 AVE S, 3602 33 ST S, 3603 33 ST S, 3608 33 ST S, 3609 33 ST S, 3610 32 ST S, 3628 32 ST S, 3706 32 ST S, 3718 32 ST S, 3740 18 ST S, 3820 18 ST S, 3820 32 ST S, 3826 32 ST S, 3830 33 ST S, 3832 32 ST S, 3836 18 ST S, 3836 33 ST S, 3837 33 ST S, 3843 33 ST S, 402 TESSA DR, 4434 19 ST S, 4442 19 ST S, 4450 19 ST S, 4458 19 ST S, 4543 17 ST S, 4546 18 ST S, 4549 17 ST S, 4558 18 ST S, 4744 HAMPTON LOOP S, 4756 HAMPTON LOOP S, 4843 4 ST S, 554 HUNTERS DR S, 648 HAMPTON DR E, 6911 2 ST NW, 6915 3 ST NW, 6918 2 ST NW, 6931 3 ST NW, 4871 HAMPTON CIR S, 407 HAMPTON DR W, 419 HAMPTON DR W, 872 HAMPTON CIR S, 4870 HAMPTON CIR S, 3724 18TH ST S, 3732 18TH ST S, 3748 18TH ST S, 3821 18TH ST S, 3749 18TH ST S, 3733 18TH ST S, 6910 2ND ST NW, 2413 36 AVE S, 4401 19TH ST S, 4409 19TH ST S, 4417 19TH ST S, 4425 19TH ST S, 4402 19TH ST S, 4410 19TH ST S, 4418 19TH ST S, 4426 19TH ST S, 3014 41ST AVE S, 4518 13TH ST S, 4560 12TH ST S, 4589 BLUE STEM WAY, 3714 34TH ST S, 3720 34TH ST S

2024 New Construction Residences (58): Year 1 of 2-Year Exemption

Property Addresses: 560 HUNTERS DR S, 566 HUNTERS DR S, 425 HAMPTON DR W, 443 HAMPTON DR W, 4720 HAMPTON LOOP S, 4728 HAMPTON LOOP S, 4748 HAMPTON LOOP S, 4752 HAMPTON LOOP S, 4760 HAMPTON LOOP S, 4806 4 ST S, 333 48 AVE S, 4705 HAMPTON LOOP S, 4713 HAMPTON LOOP S, 2031 43 ST S, 2113 43 ST S, 4327 23 AVE S, 4335 23 AVE S, 4343 23 AVE S, 2112 44 ST S, 2224 44TH ST S, 3604 18 ST S, 3612 18TH ST S, 3620 18 ST S, 3636 18 ST S, 3644 18 ST S, 3756 18TH ST S, 3828 18 ST S, 3844 18TH ST S, 3852 18 ST S, 3429 18 ST S, 3611 19 ST S, 3635 19 ST S, 3859 19 ST S, 319 69TH AVE NW, 315 69 AVE NW, 2616 37 AVE S, 2520 37TH AVE S, 2508 37TH AVE S, 2525 37 AVE S, 2531 37 AVE S, 2528 38 AVE S, 3712 27 ST S, 4465 19TH ST S, 4466 19TH ST S, 1903 29 ST CIR S, 3022 41ST AVE S, 4501 13 ST S, 4509 13 ST S, 4566 13 ST S, 1002 46 AVE S, 1251 46 AVE S, 3814 32 ST S, 3808 32 ST S, 3740 32 ST S, 3736 32 ST S, 3730 32 ST S, 3805 33RD ST S, 3603 19 ST S

RESOLUTION

Resolution to Abate Property Taxes for the Make Moorhead Home Property Tax Rebate Program

WHEREAS, pursuant to notice duly given as required by law, the Mayor and City Council held a public hearing on February 23, 2026, and heard and passed upon all objections to the proposed tax abatements granted to multiple properties located within the City of Moorhead.

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

1. Such proposed abatement, which applies to the properties described in Attachment: Parcel List that were found to qualify as determined by Resolution 2024-1015-G, is hereby accepted and shall constitute the estimated total abated value of \$287,888.70.
2. Abated taxes are to be refunded at the end of the year of which they have been paid.
3. In accordance with Resolution 2024-1015-G, the abatement shall not apply to any special assessments that are levied against the property.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Approve Publication of the 2026 Notice of Land Availability

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to publish the 2026 Notice of Land Availability in the City's official newspaper, The Extra.

BACKGROUND/KEY POINTS:

According to the City Charter, Chapter 13, Section 13.05, "The city shall advertise all real property available for disposal at least once per year. If a property has not been advertised for sale within the prior twelve months, the city may not dispose of the property without first publishing an advertisement for sale of that property once in the official newspaper of the city at least 14 days prior to its disposal. If real property has been used for municipal purposes, the city may not dispose of that property without first holding a public hearing on the disposal following once published notice of the hearing at least ten days prior to the disposal. In all cases the disposal of the real property must be approved by a resolution passed by City Council."

The Notice of Land Availability for this year includes parcels in locations throughout the city identified below and shown on the attached General Location Maps:

South Moorhead

118 5 St S – Library site
2000 1st Ave S – Remnant of 20/21 St Grade Separation Project
1998 1st Ave S – Remnant of 20/21 St Grade Separation Project
1003 19 St S – CDBG property in Romkey Park Addition

MCCARA Industrial Park

There are 11 parcels available in the MCCARA Industrial Park that have been serviced with city utilities, ready for development, and are currently not under contract.

Publication of this Notice of Land Availability fulfills the advertisement requirement per City Charter. A request for an executive session of the City Council will be scheduled upon request of a prospective buyer and/or at the direction of the City Manager.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Amy Thorpe, Economic Development Program Administrator

Attachments: Notice of Land Availability (File No. 09-C-003)
General Location Maps (4)
Draft Resolution

NOTICE OF LAND AVAILABILITY

Notice is hereby given that the City Council of the City of Moorhead, Minnesota, may be interested in the sale of certain real property which is serviced with City utilities and ready for development. Guided by the City's Land Sale Policy adopted on January 13, 2014, various requirements and/or restrictions may apply to a particular property depending upon the funding source used for the original acquisition, zoning and land use regulations, covenants, or the City's guiding principles for the sale of land. The City retains the right to issue Requests for Proposals (RFP) for any City property. Offers may be considered at any time until the lots are sold.

South Moorhead

118 5 St S – 58.575.1011 - *Block 045 Lot 001 ORIGINAL TOWNSITE MOORHEAD S 50' OF LOTS 1-6, S 12' OF 7 & S 12 OF E 11.5' OF 8, ALL OF 13-24 BLK 45 LESS PT OF LOT 13 & BLK 45 ORIGINAL TOWNSITE MOORHEAD Block 045 Lot 013 ORIGINAL TOWNSITE MOORHEAD*

2000 1st Ave S – 58.721.0310 – Lot 7 Block 22 Schreibers Addition

1998 1st Ave S – 58.721.0320 - Lot 9 Block 22 Schreibers Addition

1003 19 St S – 58.689.0820 - N50' OF LOT 22 & S25' OF LOT 23 BLK 10 ROMKEY PARK ADD Lot 022 Block 010

MCCARA Industrial Park

4110 32 Ave S - 58.417.0160 - MCCARA 1ST ADD, LOT 7 BLOCK 3

4102 32 Ave S - 58.417.0170 - MCCARA 1ST ADD, LOT 8 BLOCK 3

4121 34 Ave S – 58.420.0045 – LOT 1, BLK 2 MCCARAS 3RD ADDN LESS PT LOT BLK 2 MCCARA 3RD ADDN BEG W'LY COR LOT 1; NE'LY 336.78', E195.96', S790.58' AND NW 868.04' TO POB

4201 34 Ave S - 58.420.0050 - MCCARA 3RD ADD, LOT 2 BLOCK 2

4408 34 Ave S – 58.424.0050 – MCCARA 5TH ADD, LOT 5 BLOCK 1

4510 34 Ave S – 58.424.0040 – MCCARA 5TH ADD, LOT 4 BLOCK 1

4309 34 Ave S – 58.424.0080 – MCCARA 5TH ADD, LOT 1 BLOCK 1

4355 34 Ave S – 58.424.0090 – MCCARA 5TH ADD, LOT 2 BLOCK 1

4411 34 Ave S – 58.424.0100 – MCCARA 5TH ADD, LOT 3 BLOCK 1

4513 34 Ave S – 58.424.0110 – MCCARA 5TH ADD, LOT 4 BLOCK 1

3410 46 St S – 58.424.0160 – MCCARA 5TH ADD, LOT 1 BLOCK 3

Interested persons are encouraged to contact, Economic Development (economicdevelopment@moorheadmn.gov), 202 1st Ave N (temporary location), Box 779, Moorhead, MN 56561, (218) 299-5441. Published February 26, 2026.



GENERAL LOCATION MAP

SOUTH MOORHEAD
118 5 Street South - 58.575.1011



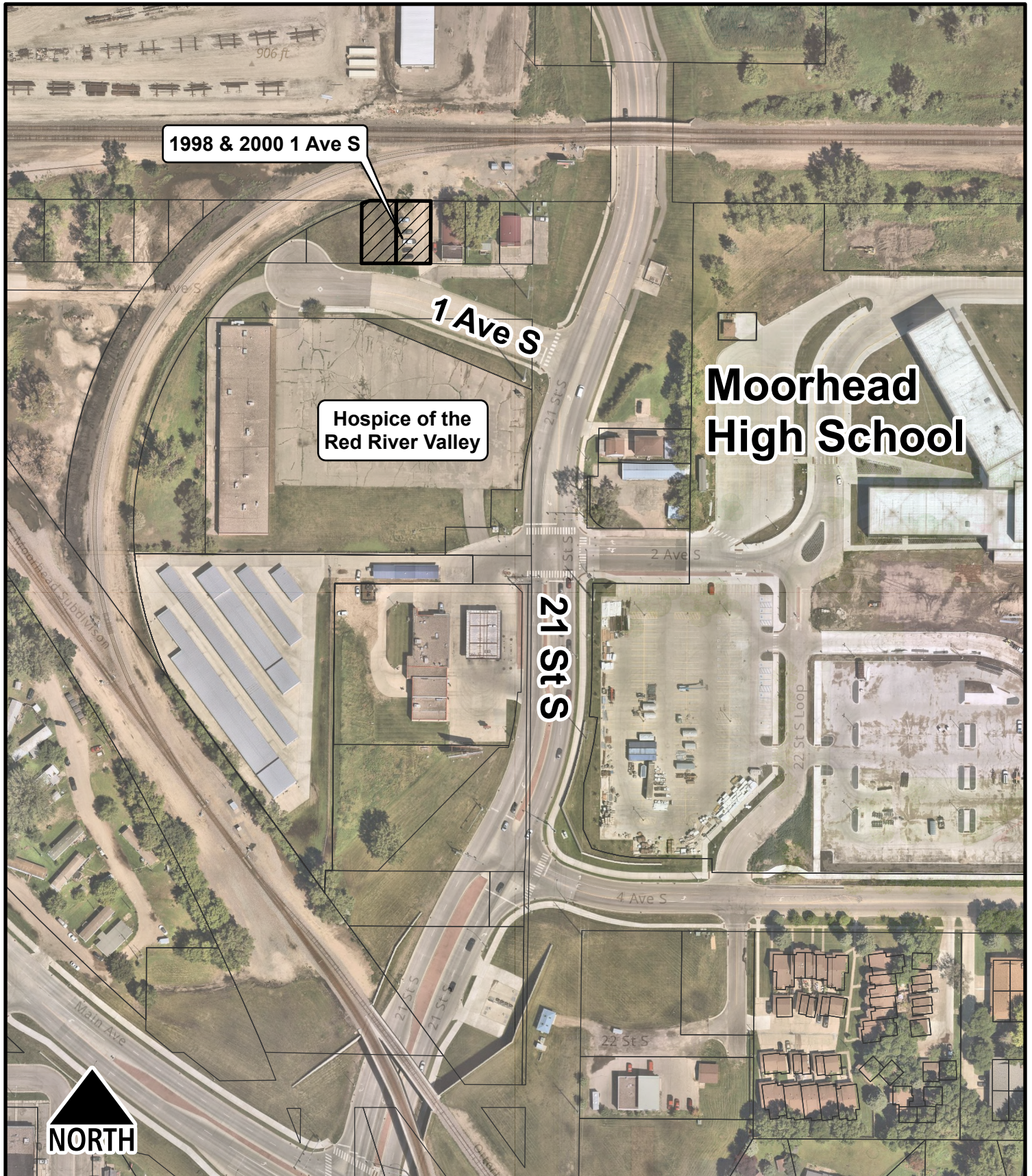


GENERAL LOCATION MAP

SOUTH MOORHEAD

1998 1 Ave S - 58.721.0320 - Remnant

2000 1 Ave S - 58.721.0310 - Remnant





GENERAL LOCATION MAP

SOUTH MOORHEAD
1003 19 St S - 58.689.0820 - CDBG Parcel



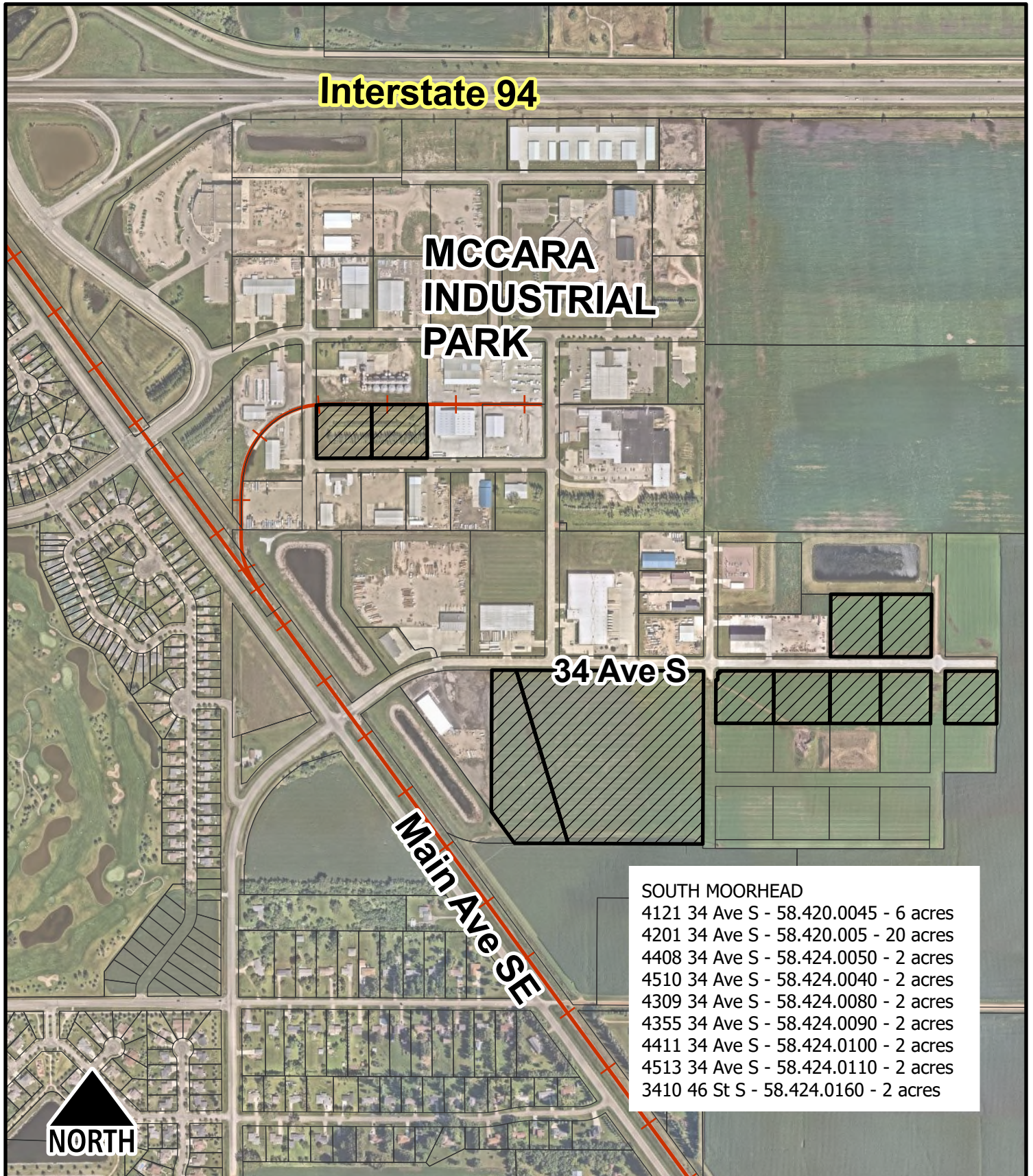


GENERAL LOCATION MAP

SOUTH MOORHEAD

4110 32 Ave S - 58.417.0160 - Rail Lot

4102 32 Ave S - 58.417.0170 - Rail Lot



SOUTH MOORHEAD

4121 34 Ave S - 58.420.0045 - 6 acres
4201 34 Ave S - 58.420.005 - 20 acres
4408 34 Ave S - 58.424.0050 - 2 acres
4510 34 Ave S - 58.424.0040 - 2 acres
4309 34 Ave S - 58.424.0080 - 2 acres
4355 34 Ave S - 58.424.0090 - 2 acres
4411 34 Ave S - 58.424.0100 - 2 acres
4513 34 Ave S - 58.424.0110 - 2 acres
3410 46 St S - 58.424.0160 - 2 acres

RESOLUTION

Resolution to Approve Publication of the 2026 Notice of Land Availability

WHEREAS, Chapter 13, Section 13.05, of the City Charter requires the City to advertise all real property available for disposal at least once per year; and

WHEREAS, the 2026 Notice of Land Availability includes City-owned property which is serviced with city utilities and ready for development; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, authorizes the City Manager, or his designee, to publish the 2026 Notice of Land Availability in substantially the same form as included in packet materials in the City's official newspaper, The Extra.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 40th Ave S Mill & Overlay from 8th St to 20th St S (Eng. No. 26-A2-01)

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 40th Ave S Mill & Overlay from 8th St to 20th St S (Eng. No. 26-A2-01).

BACKGROUND/KEY POINTS:

The proposed project consists of improvements to 40th Ave S between 8th St s, and 20th St S. The project is included in the City's 2026-2030 Capital Improvement Plan and is 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.

In September of 2025, City staff authorized a task order with Bolton & Menk to analyze the 40th Ave S corridor for the purpose of making operational and safety improvements, with an emphasis on pedestrian and multi-modal improvements. On December 8, 2025, the City Council ordered the preparation of the Preliminary Engineer's Report (PER). Staff authorized a second task order with Bolton & Menk to provide preliminary design services for the project. During preparation of the PER, a public open house meeting was held (on January 22, 2026) and a project website was created to share information about the project and solicit public input regarding the design recommendations. The PER has been completed by Bolton & Menk 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 various recommendations for safety and operational improvements which are summarized in the attached presentation.

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 (\$45.00 per foot for urban section mill & overlay projects and \$620.00 per equivalent single-family lot for secondary benefit since 40th Ave S is a minor arterial roadway). Staff recommend that the Council receive the Engineer's report and order the preparation of plans and specifications. Staff further recommend that the City prepare plans and 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 recommend scheduling the Public Hearing to be held in April or May, once the date for receiving bids is known.

Below is an outline of the proposed project schedule.



City Council Communication

February 23, 2026

PROJECT SCHEDULE	
Activity	Date
Order Preliminary Engineer's Report	Dec. 8, 2025
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	Feb. 9, 2026
Approve Plans & Specs and Authorize Ad for Bids	March 23, 2026
Receive Bids	April, 2026
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	April 27 or May 11 2026
Anticipated Construction Schedule	May – Oct., 2026
Hold Assessment Hearing	Fall 2026

FINANCIAL CONSIDERATIONS:

The total project cost, including contingencies and fees, is preliminarily estimated at \$3,500,000. This is a ballpark estimate that will be updated during final design. It is proposed to finance the project through the PIR Fund using a General Obligation Improvement Bond, and to assess approximately \$1,039,000 of the total project cost to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$2,461,000) will be paid as a City share.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Preliminary Engineering Report Presentation



40th Avenue South Improvements

Recommendations

February 23, 2026



Project background



The goal of this project is to:



Enhance safety, especially for pedestrians and bicyclists.

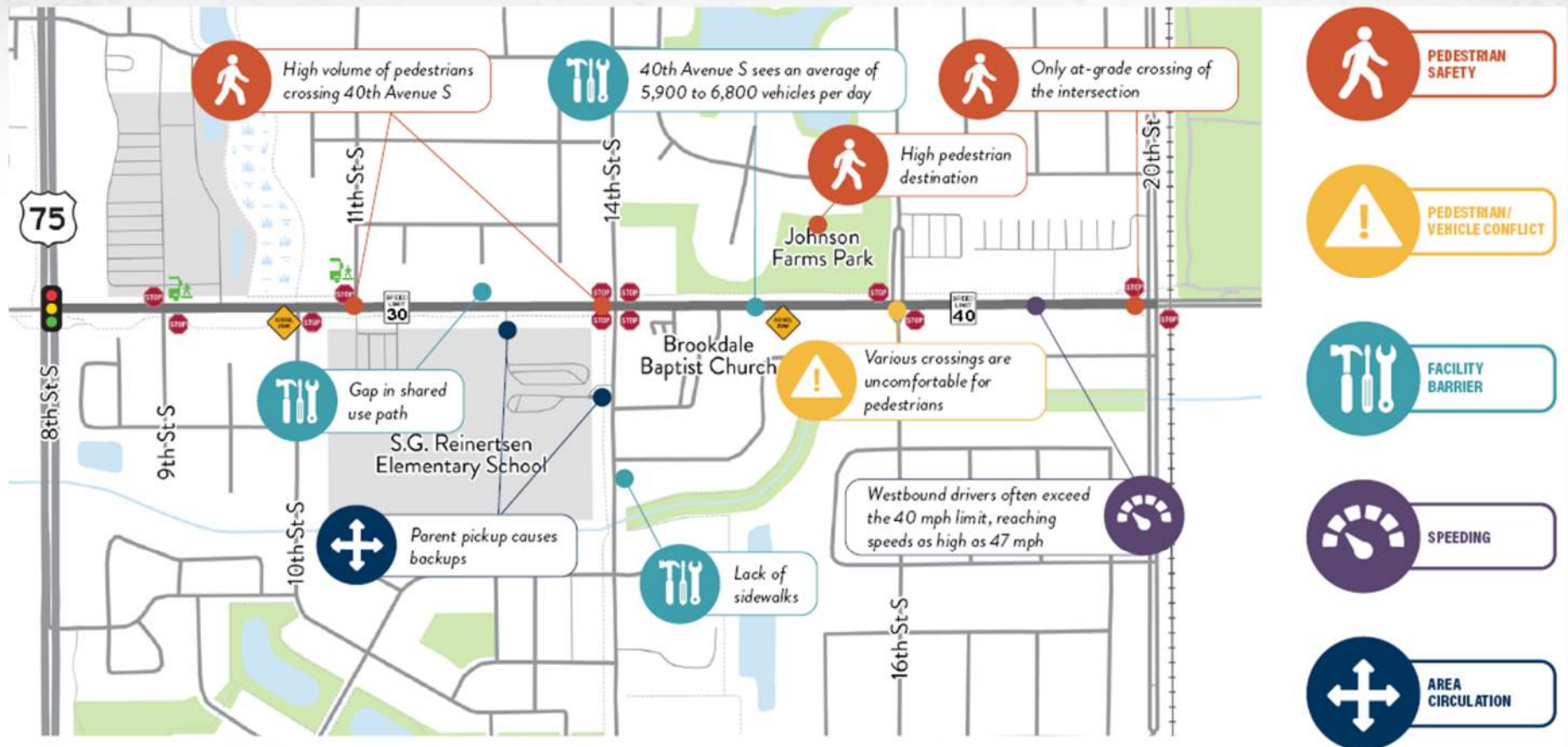


Reduce speeding and improve traffic flow.



Maintain pavement and prepare for future growth.

Existing issues

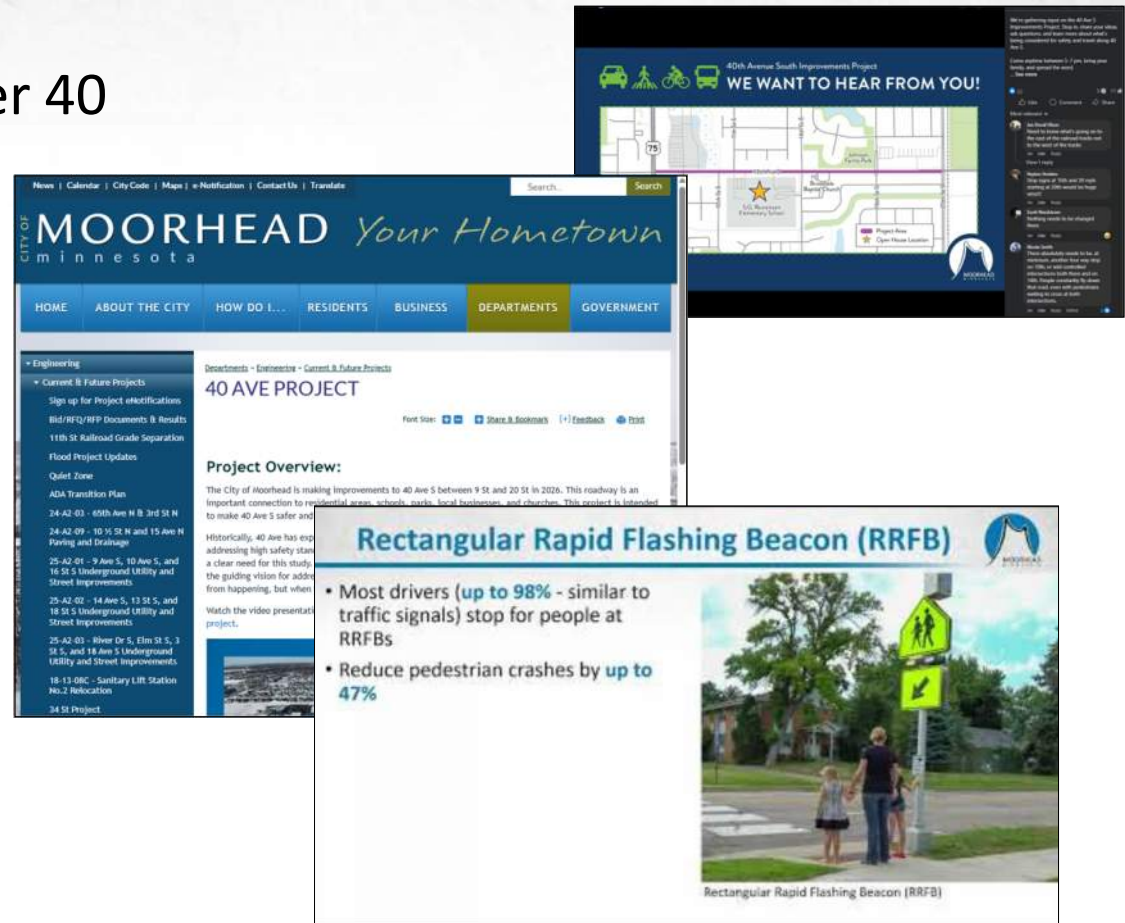


Within the project area, 40th Avenue South is an urban, two-lane corridor that connects local streets to bigger roadways. The area is mostly residential with a commercial portion on the northeast corner of the intersection of 8th Street South and 40th Avenue South. Major destinations include S.G. Reinertsen Elementary, Johnson Farms Park, and Brookdale Baptist Church.

Marketing and public outreach



- Social Media – Posts shared over 40 times
- Project Website – 434 Views
 - Informational Boards
 - Video – **166 views**
- E-notice - Residents
- School Communication
- Public Feedback Tool
 - **40 responses**



MOORHEAD
MINNESOTA

-



Virtual engagement opportunity



- Project website and Online Comment Card
 - Informational video and informational boards
 - Accessible to community at any time
- Online feedback
 - **Strong emphasis on pedestrian and student safety at 14th St. Intersection (63% of comments)**
 - Most comments mentioned interest in enhanced crossings and visibility
 - Many comments supported speed reduction measures
 - Mixed reactions to roundabout, while noting the benefits
 - Support increases with added pedestrian safety features

The screenshot displays the Moorhead Minnesota website with the '40 AVE PROJECT' page. The page includes a 'Project Overview' section and a '40th Avenue South Corridor Comment Card' overlay. The comment card contains the following text and form fields:

40th Avenue South Corridor Comment Card

The City of Moorhead is making safety improvements to 40th Avenue South between 8th Street and 20th Street. This roadway is an important connection to residential areas, schools, parks, local businesses, and churches. This project will make 40th Avenue South safer and more accessible for all road users, including drivers, pedestrians, and bicyclists.

Reference the [presentation](#) and [open house boards](#) for more information.

1. Name

2. Email address

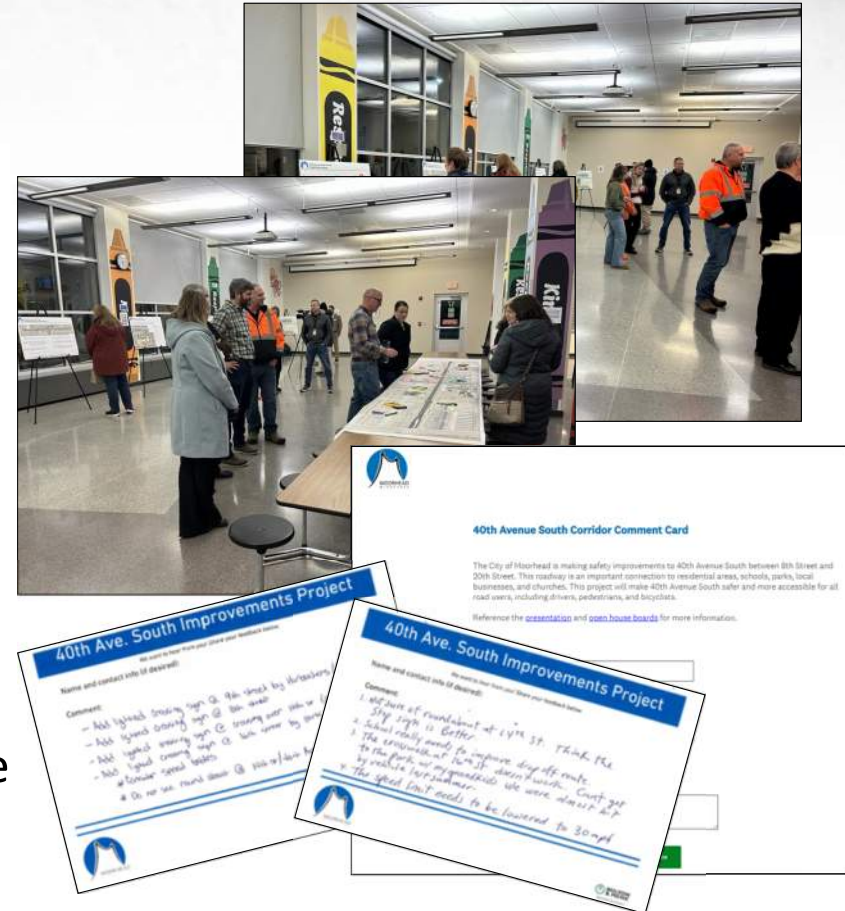
* 3. Comment:

Additional text on the page includes: 'Watch the video presentation and view the presentation boards. The survey has closed but if you have any additional thoughts or questions, feel free to reach out to the team via email at blue.weber@bolton-mark.com or cody.christianson@bolton-mark.com.' and a video thumbnail titled 'Roundabout Rapid Flashing Beacon (RFRB)'.

What we heard



- Open House & Virtual Feedback
 - Duplicated Process for feedback
- Overall Feedback
 - **Pedestrian safety is the top priority (65% of comments received)**
 - Strong desire for enhanced pedestrian crossings
 - Understanding that a roundabout improves traffic operations and safety
 - Roundabout supported but concerns focused on pedestrian safety
 - Speed reductions strongly suggested corridor wide
 - Design must prioritize children and visibility



Safe System Approach



Safer People

- All road users—whether walking, biking, riding, or driving—play a role in safety.
- Everyone is encouraged to act responsibly on the roadway.



Safer Speeds

- Setting appropriate speed limits, educating the public, and enforcing rules help keep speeds safe.
- Lower speeds reduce the impact force in crashes, making injuries less severe.



Safer Vehicles

- Vehicles are now designed with advanced safety technology.
- Using vehicles safely—like always wearing seat belts—reduces crash risks and severity.



Safer Roads

- Roadway designs help accommodate human mistakes and encourage safe actions.
- Features are included to lower both crash frequency and severity.

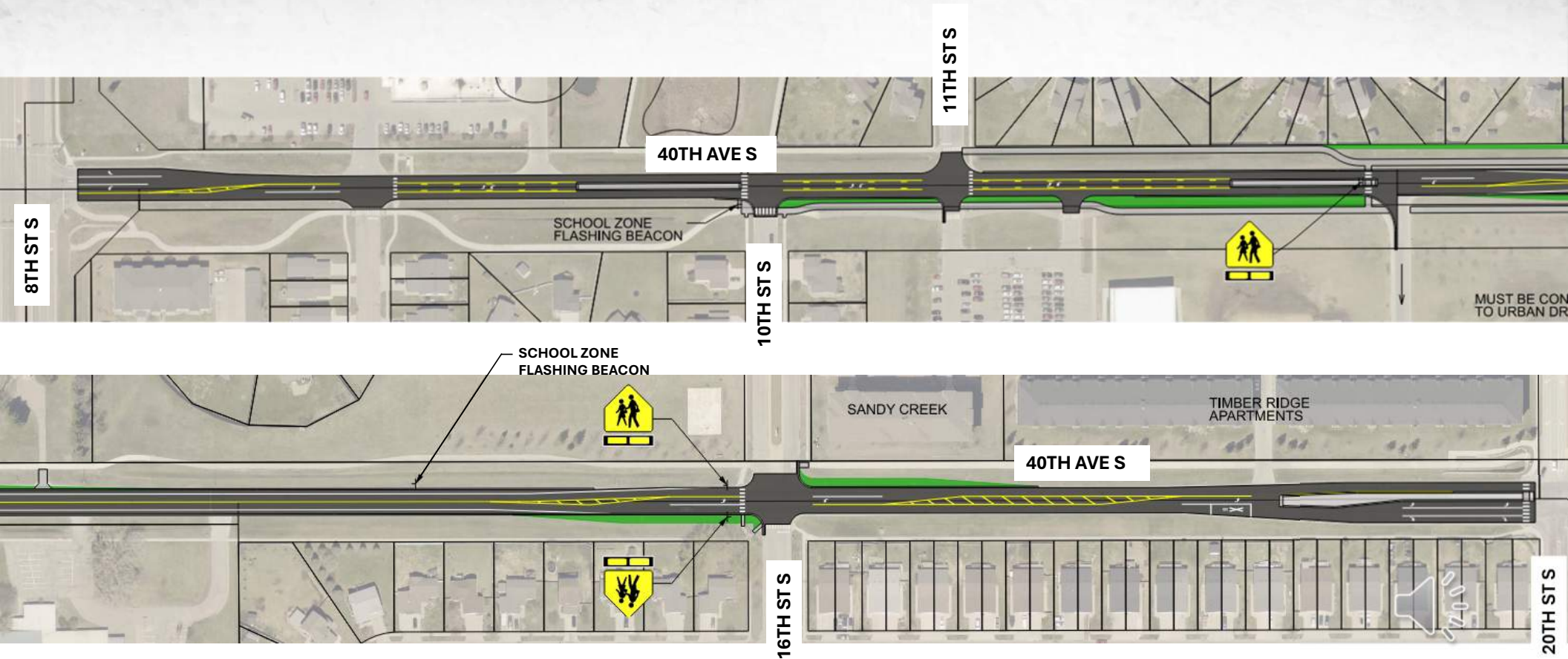


Post-Crash Care

- Rapid emergency response after a crash is critical.
- Quick medical care helps save lives and lessen injury severity.



Corridor improvement plan



Key solutions



Rectangular Rapid Flashing Beacons



- Most drivers stop for people at RRFBs (**up to 98%** - similar to traffic signals)
- Reduce pedestrian crashes by **up to 47%**

Pedestrian Refuge Islands



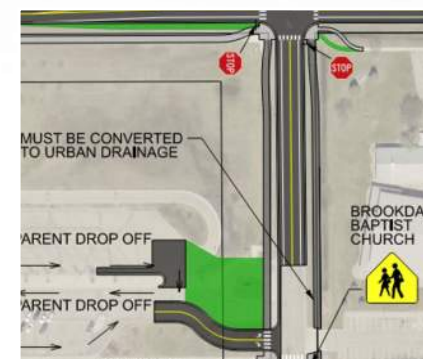
- Reduce pedestrian crashes by an **average of 56%**
- Allows for two-stage crossing
- Slows traffic

Road Diet (Right-Turn Lane Removals)



- **Makes crossings shorter** thereby reducing pedestrian exposure
- **Reduces traffic speeds** by inducing more friction

Shared Use Path Improvements



- **Widened and Improved Paths** on 40th Avenue
- **New Path** Along East side of 14th Street

Key solutions



Rectangular Rapid Flashing Beacons



Located:

- Between 11th Street and 14th Street
- At 16th Street

Pedestrian Refuge Islands



Located:

- At 10th Street
- Between 11th Street and 14th Street
- At 20th Street

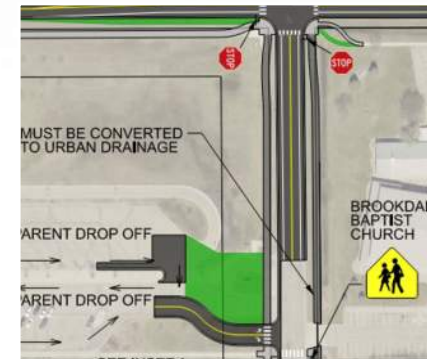
Road Diet (Right-Turn Lane Removals)



Located:

- Eastbound at 11th Street
- At east lot entrance to SGR off 40th Avenue
- Eastbound at 16th Street
- Westbound at 16th Street

Shared Use Path Improvements



Located:

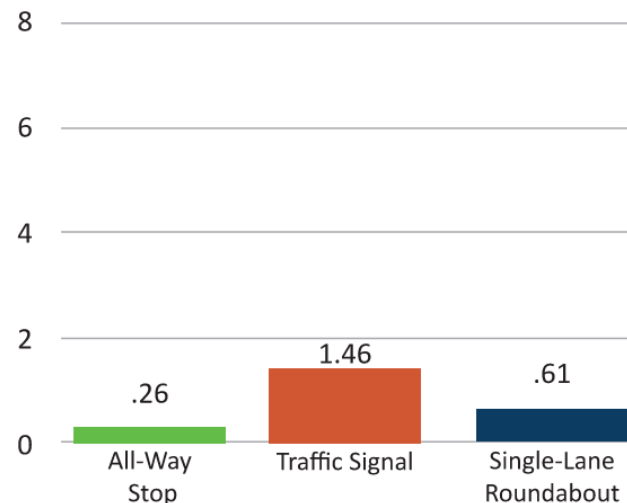
- Widened along north side 40th Avenue, 11th Street to 14th Street
- Reconstructed along south side of 40th Avenue, 10th Street to 14th Street
- New Path Along East side of 14th Street, south of 40th Avenue

14th Street: Why not a traffic signal?

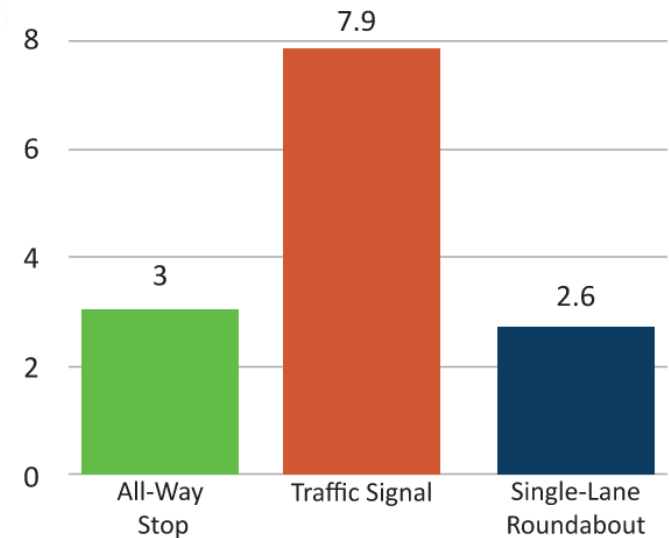


- Traffic signals have the **highest crash rates** compared to other intersection types
- Unwarranted traffic signals can **increase crashes by 24%**
- Can worsen speeding

Pedestrian Crash Rate by Intersection Type



Vehicle Crash Rate by Intersection Type



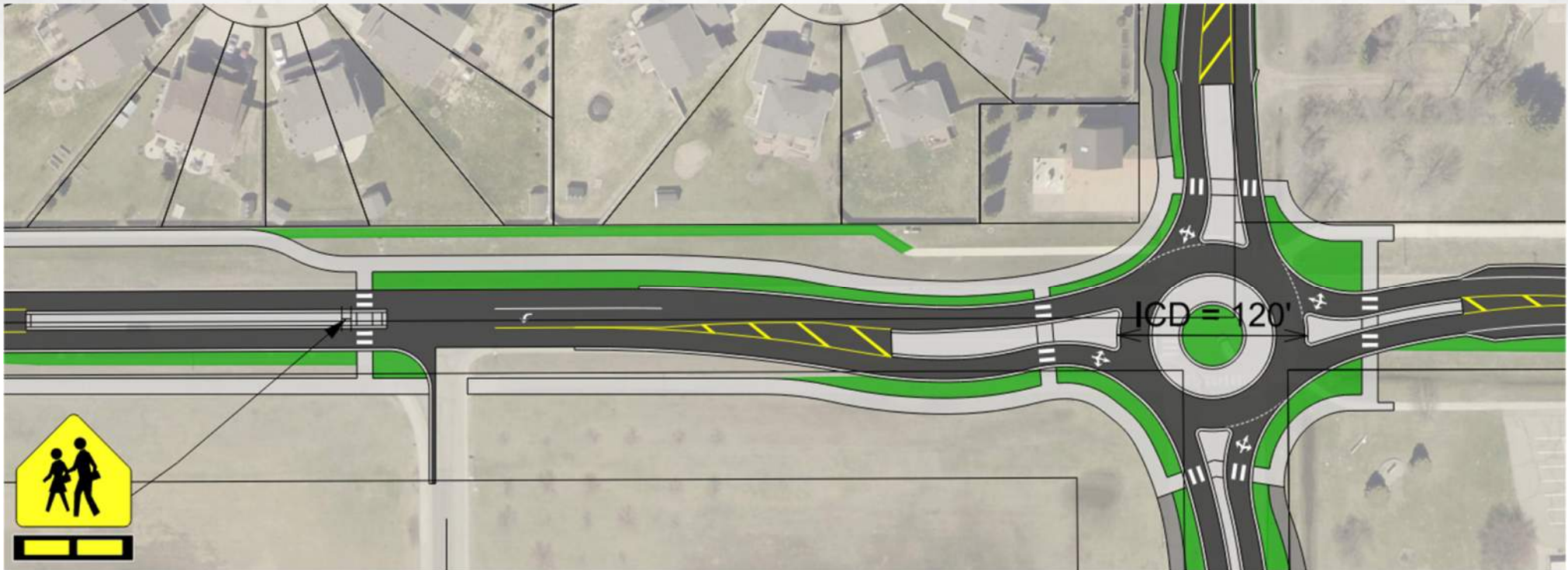
14th Street: Why not an all-way stop?



- **<50%** Full Stop Control Compliance from August, September and December data
- **~20 Vehicles** Made No Attempt to Stop (12/16/25)

- Poor Queueing and Traffic Efficiency as Traffic Grows into the Future

14th Street roundabout



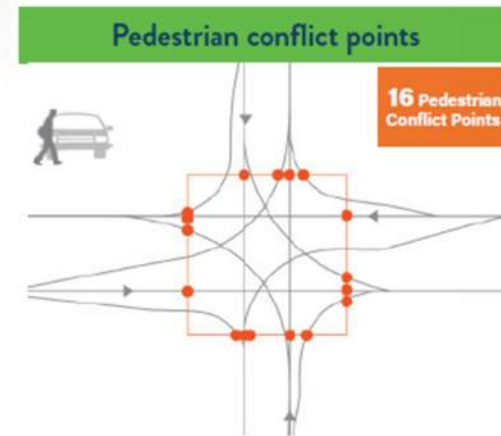
- **Concern:** Elementary Aged Students Crossing the Roundabout Before/After School
 - **Response:** Crossing Guards still recommended at 14th Street during school peak periods
 - **Response:** The traffic calming effects of a roundabout would improve safety across the corridor

14th Street roundabout

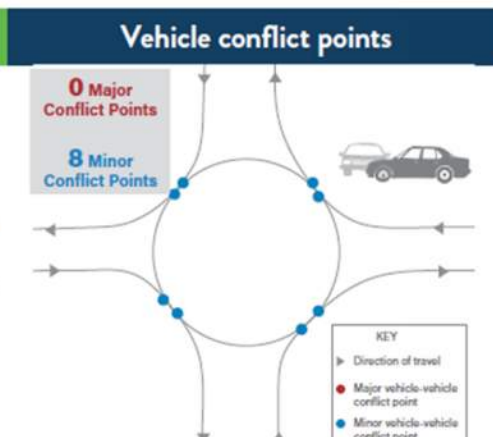
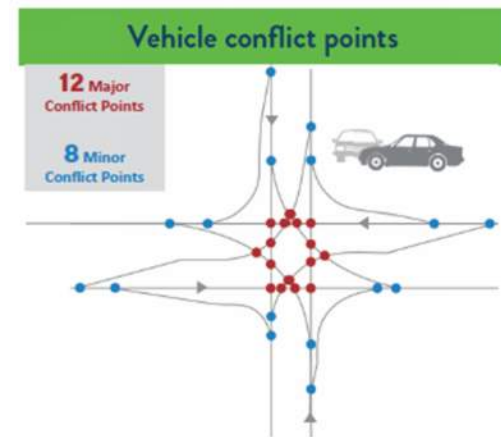
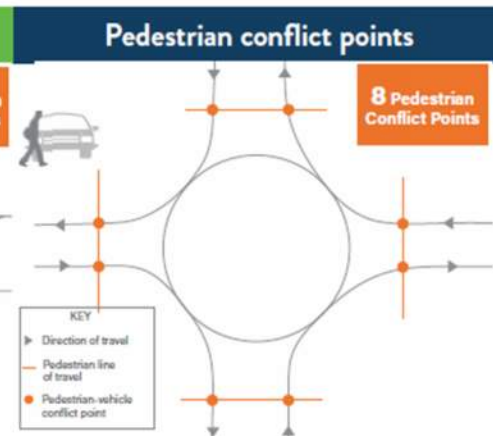


- **Concern:** Pedestrian Crossings outside of School Periods
 - **Response:** The Rectangular Rapid Flashing Beacon (RRFB) and Pedestrian Refuge Island a half block west and at 16th Street provide alternative crossings for those avoiding the roundabout
 - **Response:** Roundabouts have been found to provide significant crossing safety benefits for pedestrians by crossing in stages at slow speeds

Traffic signals & all-way stop control



Single-lane roundabout



14th Street roundabout

- **Concern:** Traffic would not be forced to stop with a roundabout
- **Response:** Traffic is not currently stopping at the All-Way Stop Control. Compliance at roundabouts is inherent to their design.
- **Response:** Roundabouts offer a unique balance of safety and traffic operations



Local roundabout examples



- Elementary Schools with Roundabouts Adjacent:

- Freedom – West Fargo
- Brooks Harbor – West Fargo
- Dorothy Dodds – Moorhead (Low Activity Today)
- Legacy – West Fargo (Future Roundabout)

- Osgood – West Fargo (Recent Rezone)
- Aurora - West Fargo (0.4 Miles South)
- Bennett – Fargo (0.4 Miles West)
- Middle and High Schools
 - Davies High School – Fargo
 - Heritage Middle School - Horace



Next steps



March

Final PS&E
Submittal

April

Public
Information
Campaign

April

Advertise
Bids

May

Construction
Bid awarded

RESOLUTION

Resolution to Receive Report, Order Plans & Specifications and Call for Public Hearing for 40th Ave S Mill & Overlay (Eng. No. 26-A2-01)

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 improvements to 40th Ave S from 8th St to 20th St. (Eng. No. 26-A2-01); 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 as follows:

1. The Council hereby receives the Preliminary Engineering Report for 40th Ave S Mill & Overlay (Eng. No. 26-A2-01). 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 at a date to be determined by the City Engineer, during a 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 23, 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 23, 2026

SUBJECT:

Resolution to Receive Report, Order Plans & Specifications, and Call for a Public Hearing for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03)

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 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03).

BACKGROUND/KEY POINTS:

The proposed project area includes the streets of 17th St N from 1st Ave N to 5th Ave N and 4th Ave N from 14th St N to 17th St N (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 8th, 2026, 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 also reviewed the recommendations from 17th St N Corridor Study that was completed by the Fargo-Moorhead Metropolitan Council of Governments (MetroCOG) in April of 2021. The report makes recommendations for the following street and utility improvements:

17 St N – Mill & Overlay from 1st to 2nd Ave N and from 4th to 5th Ave N
17 St N – Rehabilitation from 2nd to 4th Ave N
4th Ave N – Rehabilitation from 14th to 17th Ave N

A mill & overlay involves removing the upper 2" (approximately) of pavement surface (by milling it off), and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. Rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter. The report notes that MPS will be replacing about 2,300 feet of cast iron pipe (CIP) water mains (on 17th St N between 1st and 5th Ave N., and 4th Ave N between 14th and 17th St N) in advance of the street construction. All of the sanitary sewer mains are vitrified clay pipe (VCP) and are in good condition. The report recommends pedestrian ramp improvements necessary to comply with ADA requirements. There is one sidewalk gap that is proposed to be filled. The gap is along the south side of 4th Ave N from 14th St N to one-half block east and is shown on the attached location map. In accordance with City Code, staff will solicit feedback from the property owners on that block and if 75% or more oppose the installation of the sidewalk, it will not be constructed. Additionally, a 10' wide shared use path is proposed to be added to 17th St N on the east side of the road from 1st to 5th Ave N. Curb extensions will be added along 17th St at intersections from 1st to 5th Ave N to enhance pedestrian safety and



City Council Communication

February 23, 2026

visibility. Both the path and the curb extensions were recommended in the MetroCOG 17th St N Corridor Study.

Staff is preparing a virtual public informational presentation that will be available on or about February 23rd on the City website. The public informational 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, how to contact staff to ask questions or submit comments regarding the proposed design, and requesting feedback by March 18th to allow staff time to incorporate changes (if any) into the plans prior to receiving bids. The report finds that the proposed mill & overlay and rehabilitation improvements are necessary, cost-effective and feasible. The report further finds that the project is of sufficient size to achieve a desirable economy of scale and would best 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, \$45.00 per foot for urban section mill & overlay projects, and \$620 for areawide assessments since 17th St N is a collector street). Staff recommend that the Council receive the Engineer's report and order the preparation of plans and specifications. Staff further recommend that the City prepare plans and 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 recommend 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 23, 2026
Approve Plans & Specs and Authorize Ad for Bids	March 9, 2026
Receive Bids	April 1, 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 \$2,283,000. It is proposed to finance the project through the PIR Fund using a General Obligation Improvement Bond, and to assess approximately \$460,000 of the total project cost to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$1,823,000) will be paid as a City share.



City Council Communication

February 23, 2026

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Location Map

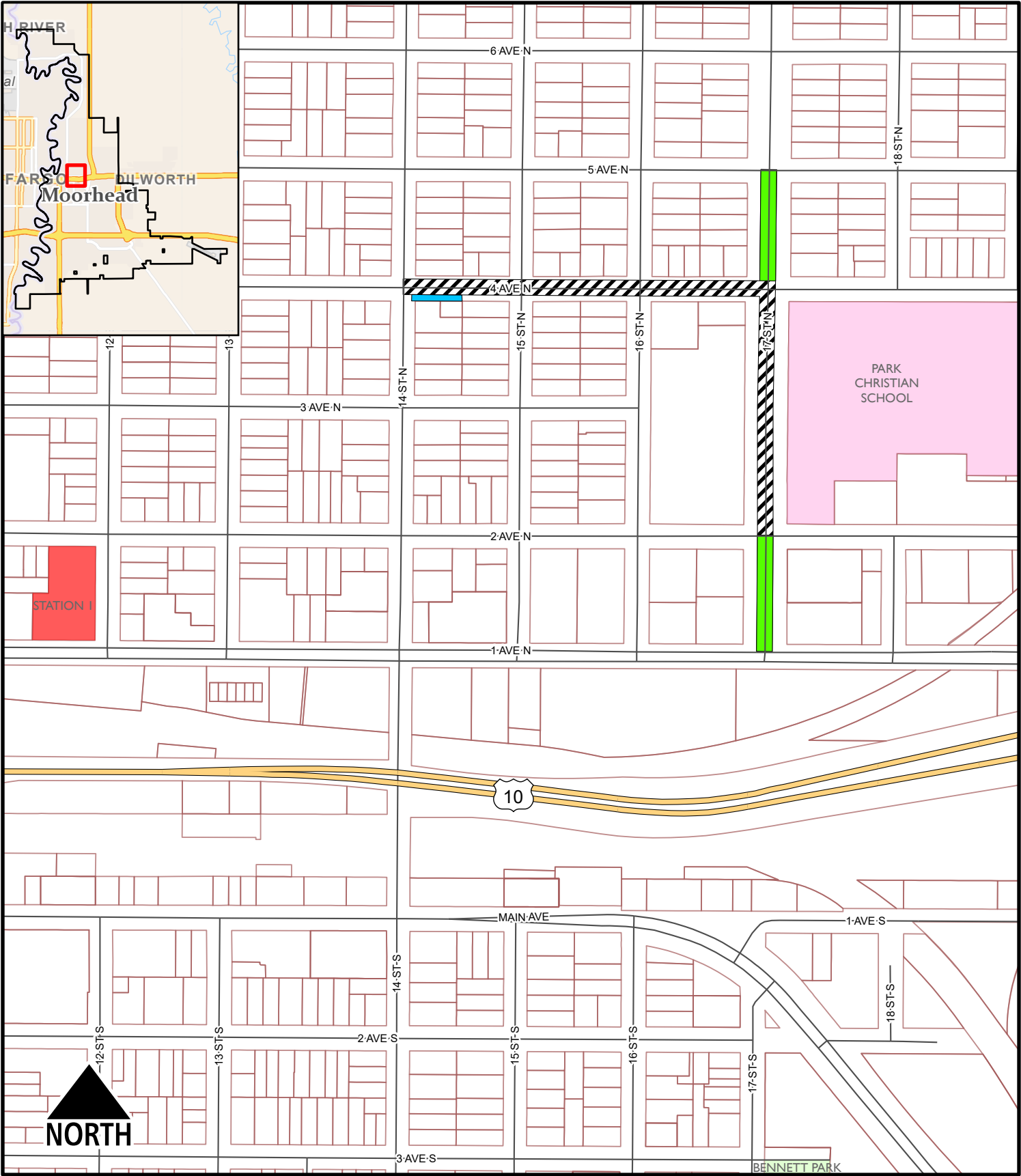


LEGEND

- MILL & OVERLAY
- REHABILITATION - BITUMINOUS PAVEMENT
- PROPOSED 5' SIDEWALK

Project 26-A2-03

REHABILITATION OF 4TH AVE N FROM 14TH ST N TO 17TH ST N.
PROPOSED 5' SIDEWALK ON 4TH AVE N.
REHABILITATION AND MILL & OVERLAY OF 17TH ST N FROM 1ST TO 5TH AVE N.



RESOLUTION

Resolution to Receive Report, Order Plans & Specifications and Call for Public Hearing for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03)

WHEREAS, pursuant to a resolution of the City Council dated December 8th, 2026, staff has prepared a preliminary engineering report to consider the making of the 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03); 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 as follows:

1. The Council hereby receives the Preliminary Engineering Report for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03). 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 23, 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 23, 2026

SUBJECT:

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids 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 Approve Plans & Specifications and Authorize Advertisement for Bids 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 includes the streets of the Crystal Creek and North Crystal Creek subdivisions. North Crystal Creek includes 18th St N and 51st, 52nd and 53rd Avenues N; and Crystal Creek includes 21st St N, 49th and 50th Avenues 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.

On December 8, 2025, the City Council ordered the preparation of the Preliminary Engineer's Report (PER), to consider making improvements to these streets. The report was completed by City staff under the direction of the City Engineer and made recommendations for various street and utility improvements and was received by the Council on February 9, 2026. Following receipt of the report, the Council ordered preparation of plans & specifications for the making of improvements as proposed in the report.

The City Engineering Department has prepared plans and specifications for the proposed improvements under the direction of the City Engineer. The streets within this project area 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 and specifications and authorize advertisement for bids.

Staff is preparing a virtual public informational presentation that will be available on or about February 23, 2026 on the City website. The public informational 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 March 6, 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 as proposed is of sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project.



City Council Communication

February 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

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map

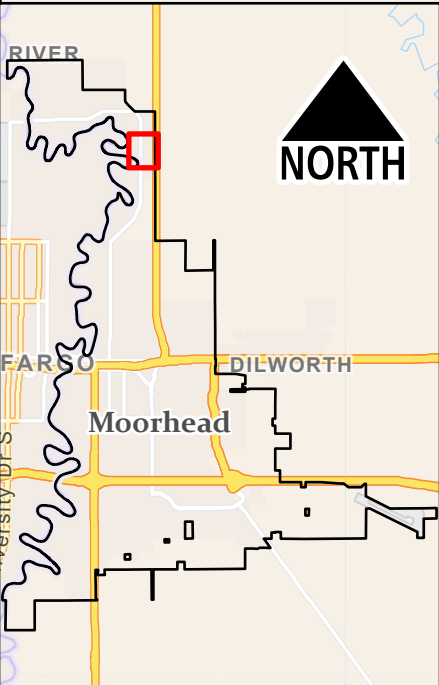
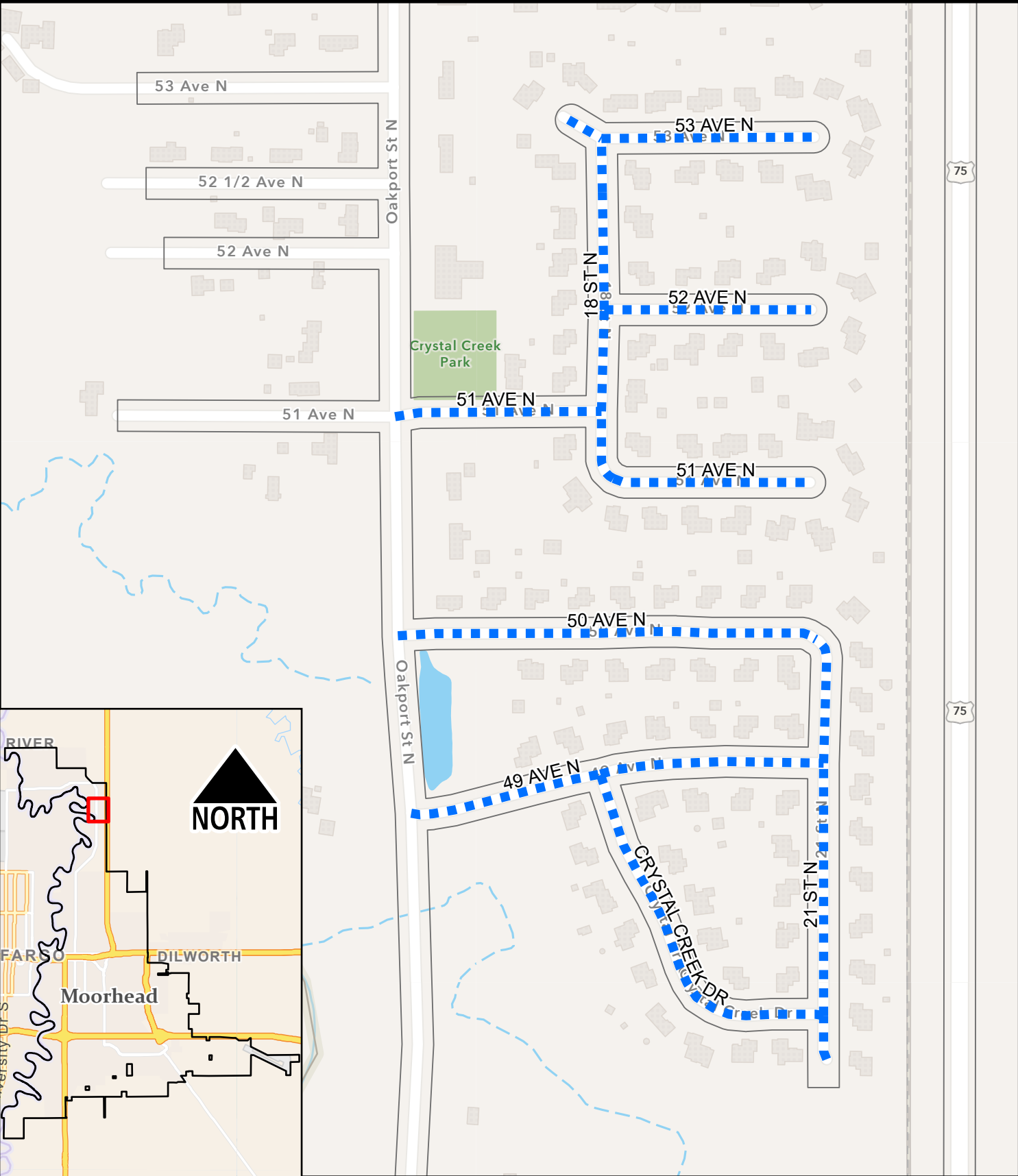


LEGEND

■ ■ 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 Approve Plans & Specifications and Authorize Advertisement for Bids 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 passed by the City Council on February 9, 2023, City staff has prepared plans and specifications 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) 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 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 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 23, 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 23, 2026

SUBJECT:

Resolution to Approve Amendment #1 to Task Order 23-04 with Bolton & Menk for the 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve Amendment #1 to Task Order 23-04 with Bolton & Menk for final design engineering services for the 40th Ave S Mill & Overlay from 8th St to 20th St.

BACKGROUND/KEY POINTS:

The 2026-2030 Capital Improvement Plan includes improvements to 40th Ave S from 8th St to 20th St to be constructed in 2026. In September of 2025, City staff authorized a task order (#23-02) with Bolton & Menk to complete an analysis of the 40th Ave S corridor from 8th St to 40th St to make recommendations that could be considered in the final design to address safety for vehicles, bicyclists, and pedestrians. The analysis included a review of the recommendations for S.G. Reinertsen Elementary School from the Safe Routes to Schools Plan that was recently completed by the Fargo Moorhead Metropolitan Council of Governments. On December 8, 2025, the City Council ordered the preparation of the Preliminary Engineer's Report (PER). Following that Council action, staff authorized a second task order (#23-04) with Bolton & Menk to provide preliminary design services for the project, including the preparation of the PER.

Based on staff workload, the Engineering Department does not have sufficient resources to complete the design of the 40th Ave S Mill & Overlay in time to receive bids for construction this summer. Therefore, staff solicited a proposal from Bolton & Menk to amend Task Order #23-04 to include final design services. City staff have reviewed the proposal and recommend that it be approved.

FINANCIAL CONSIDERATIONS:

The proposed amendment brings the total amount of this task order to \$258,336. This amount is within the budgeted project cost. The project will be financed through the Permanent Improvement Revolving (PIR) fund, and a portion of the project cost will be assessed to the benefiting properties in accordance with the City's Special Assessment Policy.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: None

RESOLUTION

Resolution to Approve Amendment #1 to Task Order 23-04 with Bolton & Menk for the 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)

WHEREAS, the 2026-2030 Capital Improvement Plan includes the 40th Ave S Mill & Overlay from 8th St to 20th St (ENG. No. 26-A2-01) to be constructed in 2026; and

WHEREAS, pursuant to the resolution authorizing Master Services Agreements for Engineering Services, City staff approved Task Order 23-04 with Bolton & Menk to provide professional engineering services for preliminary design; and

WHEREAS, staff requested that Bolton & Menk submit a proposal for Amendment #1 to Task Order 23-04 to complete final design for the Project; and

WHEREAS, Bolton & Menk has provided a proposal to provide the requested services, and the total cumulative amount for the services as amended is \$258,336; and

WHEREAS, all costs for Task Order 23-04 as amended will be financed through the project and paid through the Permanent Improvement Revolving fund with a portion of the cost assessed to the benefitting properties in accordance with the City's Special Assessment Policy; and

WHEREAS, staff has reviewed the proposed Amendment #1 to Task Order 23-04 and recommends approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that Amendment #1 to Task Order 23-04 with Bolton & Menk for final design services for the 40th Ave S Mill & Overlay from 8th St to 20th St S is approved and the City Manager is authorized to execute the task order and any amendments to the task order within the approved project budget.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids 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 Approve Plans & Specifications and Authorize Advertisement for Bids 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, & 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.

On December 8, 2025, the City Council ordered the preparation of the Preliminary Engineer's Report (PER), to consider making improvements to these streets. The report was completed by City staff under the direction of the City Engineer and made recommendations for various street and utility improvements and was received by the Council on February 9, 2026. Following receipt of the report, the Council ordered preparation of plans & specifications for the making of the improvements as proposed in the report.

The City Engineering Department has prepared plans and specifications for the proposed improvements under the direction of the City Engineer. The streets within this project area 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 and specifications and authorize advertisement for bids.

Staff is preparing a virtual public informational presentation that will be available on or about February 23, 2026 on the City website. The public informational 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 March 6, 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.



City Council Communication

February 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 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 (GO) Improvement Bond. In accordance with Minnesota Statutes, the maximum GO Improvement Bond that can be issued for this project is \$1,917,000 based on the proposed \$383,400 that will be special assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the GO Improvement Bond will be paid as a City share with debt service on the City share paid through the general property tax levy. The remaining \$403,000 of the project cost may be financed by combining the improvements with another project or by using Municipal State Aid Maintenance funds. Staff will review the funding alternatives and make a recommendation for the Council's consideration at the time the improvements are ordered and the contract is awarded.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map



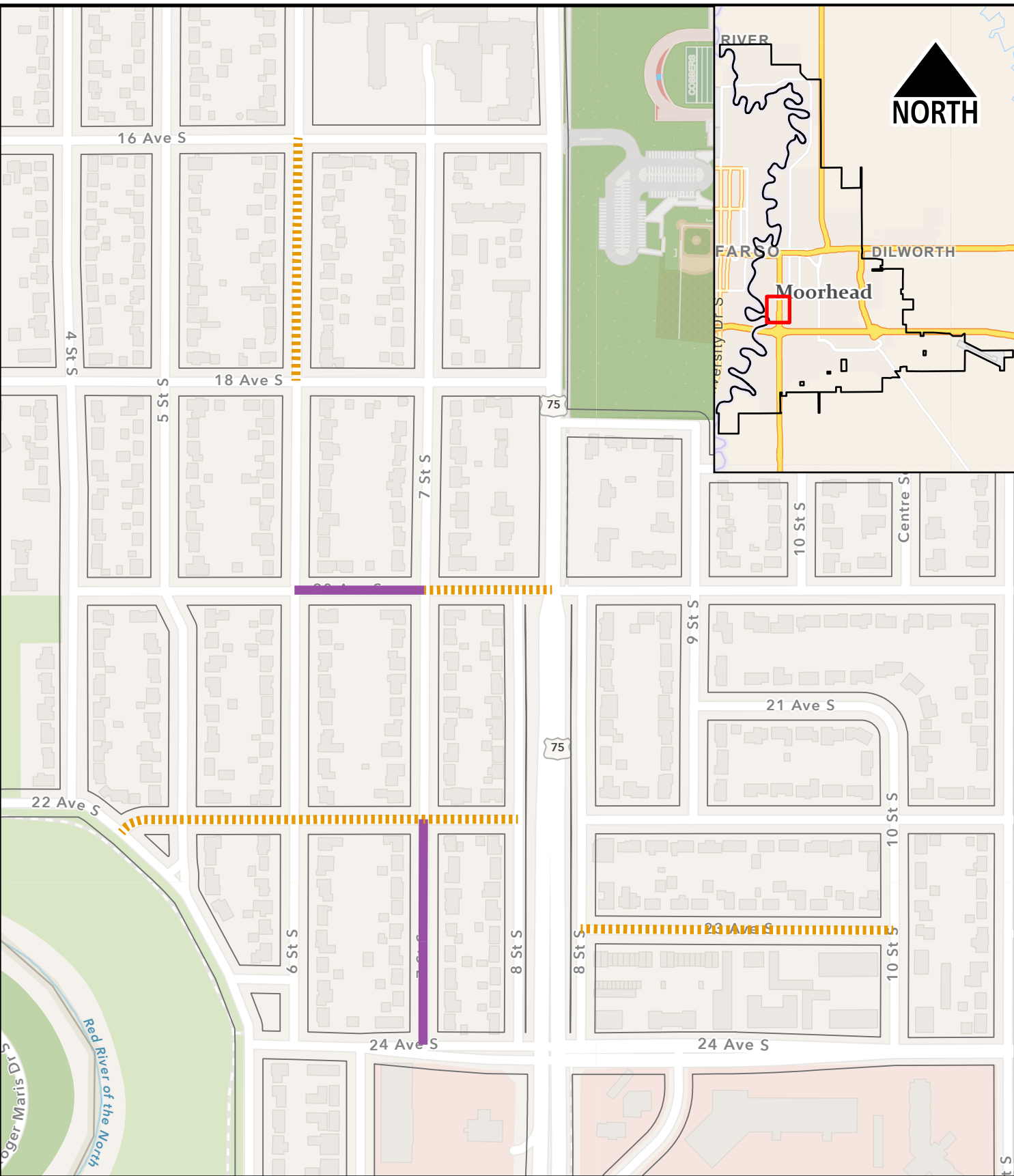
LEGEND

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 Approve Plans & Specifications and Authorize Advertisement for Bids 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 passed by the City Council on February 9, 2026, City staff has prepared plans and specifications for 20th, 22nd, and 23rd Ave S and 6th & 7th St S Underground Utility and Street Improvements (Eng. No. 26-A2-04) 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 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 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 23, 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 23, 2026

SUBJECT:

Resolution to Receive Petitions and Order Report for Prairie Parkway 4th Addition Street and Underground Utility Improvements (Eng. No. 26-A6-04)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to Receive Petitions and Order the Report for Prairie Parkway 4th Addition Street and Underground Utility Improvements (Eng. No. 26-A6-04)

BACKGROUND/KEY POINTS:

Prairie Parkway 4th Addition is a replat of a portion of the 2nd Addition, and is a proposed 16.49 acre, 79-lot single-family housing subdivision located south of 40th Ave S and between 23rd St S and 28th St S in south Moorhead. The Developer intends to construct improvements in 2026. This report is necessary to guide the development of the property. The Developer has provided petitions to have the City install the public infrastructure necessary to develop the property and to assess 100% of the cost to his benefiting property in accordance with Minnesota Statutes Annotated, Chapter 429 (MS §429). Staff recommend that the Council order the preparation of a Preliminary Engineering Report (PER) to make recommendations for improvements and to advise the Council and the Developer as to the feasibility of the proposed improvements.

City staff do not have capacity to complete the design in accordance with the Developer's desired schedule and authorized Task Order #23-02 with Lowry Engineering to provide design services for the proposed development, including the preparation of the PER under the direction of the City Engineer.

FINANCIAL CONSIDERATIONS:

The preliminary engineering report will provide more detailed cost estimates for the project and allow the Developer and the Council to make a more informed decision about how to proceed with the project.

Voting Requirements: Majority of Council

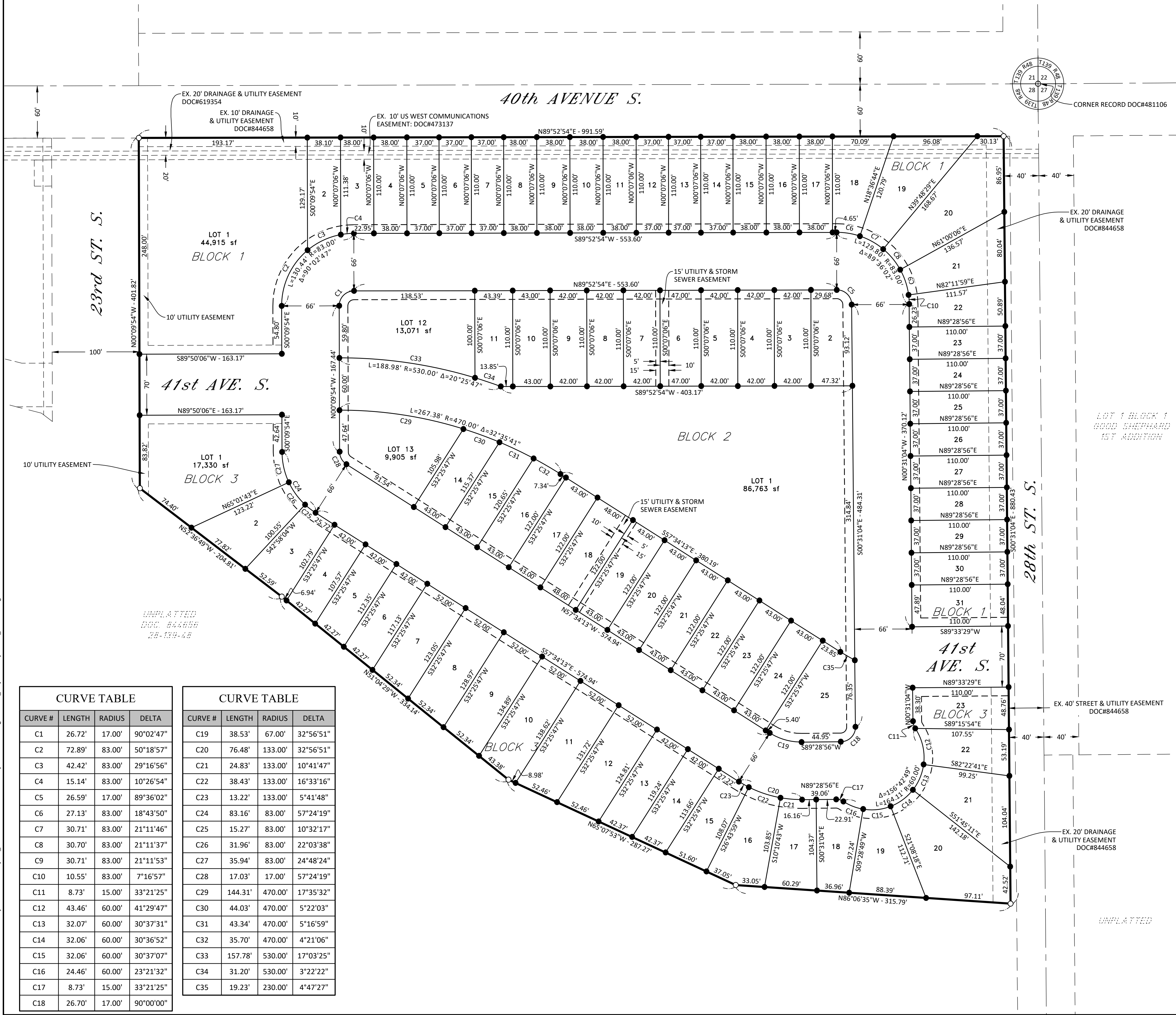
Submitted By:

Dan Mahli, City Manager
Thomas Throwbridge, City Engineer

Attachments: Prairie Parkway 4th Addition Plat

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

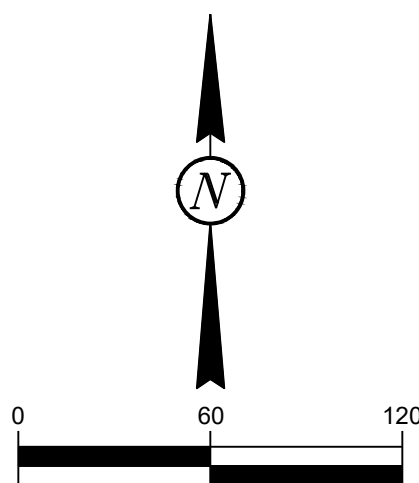
DATE OF SURVEY: 03-25-20

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

01/12/26 01:22:28PM Z:\Lowry Shared Files\Projects_2025\25093.1 - Prairie Parkway 4th Addition\Drawings\25093.1_Plat_25093.1.dwg

RESOLUTION

Resolution to Receive Petitions and Order Report for Prairie Parkway 4th Addition Street & Underground Utility Improvements (Eng. No. 26-A6-04)

WHEREAS, the City of Moorhead has received petitions from the owners of 100% of the benefiting property for the City to construct proposed street and utility improvements in Prairie Parkway 4th Addition (Eng. No. 26-A6-04); 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, Lowry Engineering, under the direction of the City Engineer, will provide design engineering services for the proposed development, including the preparation of a Preliminary Engineering Report (PER).

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

1. Certain petitions requesting the construction of street and utility improvements in Prairie Parkway 4th Addition (Eng. No. 26-A6-04) are hereby declared to be signed by the Owners of 100% of the benefiting property. This declaration is made in conformity to Minnesota Statutes, Section 429.035.
2. That the proposed improvement, called Street and Underground Utility Improvements in Prairie Parkway 4th Addition (Eng. No. 26-A6-04); 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.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Award Bid for Furnishing 115 kV IPO Breakers at MPS' Northeast and Southeast Substations

RECOMMENDATION:

The Moorhead Public Service Commission respectfully requests the Mayor and City Council award the bid for furnishing two 115 kV IPO breakers at Moorhead Public Service's Northeast and Southeast Substations to Border States Industries, Inc., in the amount of \$558,750, contingent upon final legal approval.

BACKGROUND/KEY POINTS:

In December 2024, Moorhead Public Service (MPS) entered into a Task Order Agreement for Professional Services with DGR Engineering (DGR). Task Order No. 12, which was approved by the Commission on January 21, 2025, is for engineering services for the Northeast Substation (NE Substation) Project. Task Order No. 13, which was approved by the Commission on April 22, 2025, is for engineering services for the Southeast Substation (SE Substation) Project. Amendment Nos. 1 to Task Order No. 12 and Task Order No. 13, which were approved by the Commission on November 18, 2025, are for additional engineering services related to the NE Substation and SE Substation Projects.

DGR prepared specifications for two 115 kV independent pole operation (IPO) breakers that will be installed at the SE Substation and the future NE Substation. MPS received one bid at the bid opening on January 28, 2026. Border States Industries, Inc., provided a base bid and an alternate bid. The lowest of the two bids was Siemens Energy, Inc. (Siemens), in the amount of \$558,750. Attached are DGR's recommendation letter and Bid Summary. The bid price for the two 115 kV IPO breakers is higher than the engineer's estimate of \$420,000 and is included in MPS' budgets for future years.

Due to long lead times, the 115 kV IPO breakers are expected to arrive between May 2029 and August 2029. The breaker manufacturer, Siemens, had several exceptions to the terms and conditions of the contract. MPS' legal counsel will review and approve any changes to the contract prior to execution.

FINANCIAL CONSIDERATIONS:

Although there is no cost to the City of Moorhead (directly), the total cost to the Moorhead Public Service Commission for furnishing two 115 kV IPO breakers at MPS' Northeast and Southeast Substations is \$558,750.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Travis L. Schmidt, General Manager
Taylor Holte, Electric Project Engineer

Attachments: DGR Recommendation Letter and Bid Summary



February 9, 2026

Moorhead Public Service
Attn: Travis Schmidt, P.E., M.B.A., General Manager
PO Box 779
Moorhead, MN 56561-0779

RE: **Recommendation of Award of Contract**
Furnishing 115 kV IPO Breakers – Southeast & Northeast Substations
DGR Project No. 417026

Dear Travis:

We have reviewed the bids received on January 28, 2026 for the above-referenced project. A bid summary form of the bid results is enclosed. We have checked the bids for mathematical accuracy and compliance with the bid specifications. We are hereby prepared to offer the following recommendation.

There were two (2) responsive bids received ranging in price from \$558,750.00 to \$810,200.00. The apparent low bid evaluated was received from Border States, who submitted a total price of \$558,750.00 for two (2) breakers manufactured by Siemens. We are familiar with the Siemens breakers and know of no reason why they would not perform well on this project. Pending legal review, we recommend that you award the contract for two (2) IPO Breakers to Border States for a total price of **\$558,750.00**.

Please review our recommendation and feel free to contact us with any questions you or the Commission may have. Please let us know when an award has been made, and we will proceed with preparing the Contract Documents for signatures. We will be sending a copy of the bid summary to all bidders and plan holders.

Best Regards,

DGR Engineering

A handwritten signature in black ink that reads 'Paul Davis'.

Paul Davis, P.E.
Enclosure: Bid Summary
PAD:ste

BID SUMMARY

Furnishing 115 kV IPO Breakers - Southeast & Northeast Substations Moorhead Public Service Moorhead, Minnesota



DGR Project No. 417026
Bid Letting: January 28, 2026 - 2:00 PM
MPS
Page 1 of 1

Bidder and Address	Bid Security	Bid Price	Guaranteed Delivery Date	Breaker Mftr	Mftr Location	Comments
Border States 605 25th Street Fargo, ND 58103	10% Bid Bond	\$558,750.00	170-180 Weeks	Siemens	Jackson, MS	Firm Pricing Excluding Tarriffs and Freight
Border States (Alternate) 605 25th Street Fargo, ND 58103	10% Bid Bond	\$810,200.00	156-160 Weeks ADA	GE Grid Solutions	PA, USA or Quebec, Canada	Firm Pricing Excluding Tarriffs and Freight

Quantity (2)

RESOLUTION

Resolution to Award Bid for Furnishing 115 kV IPO Breakers at MPS' Northeast and Southeast Substations

WHEREAS, on January 28, 2026, bids were opened for furnishing 115 kV independent pole operation (IPO) breakers at Moorhead Public Service's (MPS') future Northeast Substation and the Southeast Substation; and

WHEREAS, MPS staff and DGR Engineering (DGR) staff evaluated the bids and DGR submitted a recommendation letter and Bid Summary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead to award the bid for furnishing two 115 kV IPO breakers at MPS' Northeast Substation and Southeast Substations to Border States Industries, Inc., in the amount of \$558,750.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the City Council does hereby authorize and direct the Mayor and City Manager to execute the contract for furnishing two 115 kV IPO breakers at MPS' Northeast and Southeast Substations.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Approve Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 with Western Area Power Administration

RECOMMENDATION:

The Moorhead Public Service Commission respectfully requests the Mayor and City Council approve the Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 with Western Area Power Administration, designating Missouri River Energy Services to administer Moorhead Public Service's Renewable Energy Certificates, contingent upon final legal approval.

BACKGROUND/KEY POINTS:

Prior to 2022, Western Area Power Administration (WAPA) did not provide Hydroelectric Generation Renewable Energy Certificates (RECs) to preference power customers, such as Moorhead Public Service (MPS). In April 2023, MPS was notified that WAPA would begin providing RECs to its customers and was coordinating with Midwest Renewable Energy Tracking System (M-RETS) to disseminate those RECs.

On December 20, 2022, MPS elected Missouri River Energy Services (MRES) as the designated entity to manage MPS' RECs through M-RETS, allowing MPS to provide the necessary RECs to an MPS customer, with a sustainability goal or requirement. To simplify the process, MRES has been managing both MRES' and WAPA's RECs at no cost to its members.

WAPA has requested that MPS agree to the Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 (REC Contract) (available upon request) between the City of Moorhead (City), MRES, and WAPA. The new REC Contract terminates the previous Renewable Energy Certificates Contract No. 23-UGPR-15, permits the resale of RECs, and updates various provisions, billing, and principles. The REC Contract designates MRES as the City's designated entity and provides REC management services to Moorhead. MRES will retire the RECs provided by WAPA so the power purchased from WAPA will be considered renewable and carbon-free.

WAPA is not currently charging administrative fees and will notify MPS if it begins charging them. WAPA has also stated that there are currently no plans to implement an administrative fee. However, MPS will be responsible for the transfer fee through M-RETS, the REC tracking system used by WAPA, which is \$0.004/REC. Based on MPS' 2025 energy purchases from WAPA (230,879,000 kWh), the transfer fee cost to MPS will be approximately \$923.52.

FINANCIAL CONSIDERATIONS:

Although there is no cost to the City of Moorhead (directly), the total cost to the Moorhead Public Service Commission for the MPS transfer fee will be approximately \$923.52.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Travis L. Schmidt, General Manager
Taylor Holte, Electric Project Engineer

Attachments:

RESOLUTION

Resolution to Approve Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 with Western Area Power Administration

WHEREAS, prior to 2022, Western Area Power Administration (WAPA) did not provide Hydroelectric Generation Renewable Energy Certificates (RECs) to preference power customers, such as Moorhead Public Service (MPS); and.

WHEREAS, on December 20, 2022, MPS elected Missouri River Energy Services (MRES) as the designated entity to manage MPS' RECs through Midwest Renewable Energy Tracking System, allowing MPS to provide the necessary RECs to an MPS customer, with a sustainability goal or requirement; and

WHEREAS, WAPA has requested that MPS agree to the Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 (REC Contract) between the City of Moorhead, MRES, and WAPA; and

WHEREAS, the new REC Contract terminates the previous Renewable Energy Certificates Contract No. 23-UGPR-15, permits the resale of RECs, and updates various provisions, billing, and principles; and

WHEREAS, WAPA is not currently charging administrative fees and will notify MPS if it begins charging them. WAPA has also stated that there are currently no plans to implement an administrative fee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead to approve the Renewable Energy Certificates Designated Entity Contract No. 25-UPGR-73 with WAPA., as approved by the Moorhead Public Service Commission on February 17, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the City Council does hereby authorize and direct the Mayor and City Manager to execute the Renewable Energy Certificates Designated Entity Contract No. 25-UGPR-73 with Western Area Power Administration.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Request the Mayor and Moorhead City Council to Approve Resolution of Applications for MPS' 2026 Water Division Projects.

RECOMMENDATION:

The Moorhead Public Service Commission respectfully requests that the Mayor and Moorhead City Council consider approval of Resolution of Applications for the Minnesota Public Facilities Authority Drinking Water Revolving Fund for Moorhead Public Service's 2026 Water Division Projects as follows:

1. 2026 Lead Service Line Replacement Project
2. 2026 Lead Service Line Replacement – Emergency Replacement
3. 2026 Watermain Replacement – Distribution Phase 4
4. 2026 Lead Service Line Replacement – Eighth Street South

BACKGROUND/KEY POINTS:

On January 15, 2026, the Commission approved Task Order No. 13 with Apex Engineering Group (Apex) to complete the engineering and funding administration services associated with Moorhead Public Service's (MPS') 2026 Lead Service Line Replacement Projects. MPS' Water Division proposes completing several projects, including lead service line and watermain replacements. In 2024, MPS began a pilot project that established the foundation for lead service line replacement efforts and informed budget planning for future year-round projects. Since the spring of 2022, MPS has submitted applications to be included on the Project Priority List for funding through the Minnesota Public Facilities Authority (MPFA) Drinking Water Revolving Fund (DWRF). Funding for lead service line replacements has become available through a combination of the Bipartisan Infrastructure Law and State of Minnesota matching funds.

MPS and Apex are currently in the process of submitting the DWRF lead service line and watermain replacement applications to MPFA for MPS' 2026 Water Division projects. MPFA requires that several items be submitted, including the Resolution of Applications approved by the Moorhead City Council.

As part of MPFA's program, the lead service line replacement projects will require entering into a loan or grant agreement with MPFA and submitting project specifications to the Minnesota Department of Health and MPFA by March 2026. Under the current funding available through the 2026 Intended Use Plan, the agreement with MPFA will provide two separate funds for the improvements—one for the private portion and one for the public portion of the lead service line replacements—ultimately resulting in a reimbursable grant covering 100 percent of the project costs. Eligible costs will include construction, project administration, legal review, and engineering expenses required to complete the projects. The watermain replacement (Distribution Phase 4) project would require entering into a loan agreement with the MPFA.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council



City Council Communication

February 23, 2026

Submitted By:

Dan Mahli, City Manager

Travis L. Schmidt, General Manager

Attachments: Resolution of Applications

RESOLUTION

Resolution to Approve the Resolution of Application for the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement Project

WHEREAS, Moorhead Public Service has submitted applications to be included on the Project Priority List for funding through the Minnesota Public Facilities Authority Drinking Water Revolving Fund; and

WHEREAS, funding for lead service line replacements has become available through a combination of the Bipartisan Infrastructure Law and State of Minnesota matching funds; and

WHEREAS, the Minnesota Public Facilities Authority requires that several items be submitted, including a Resolution of Application approved by the Moorhead City Council.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead City Council of the City of Moorhead, that Moorhead Public Service, a public utility of the City of Moorhead, Minnesota, is hereby applying to the Minnesota Public Facilities Authority for a grant from the Drinking Water Revolving Fund for a lead service line replacement project as described in the application.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that Moorhead Public Service estimates the Minnesota Public Facilities Authority-financed amount to be \$500,000, or the as-bid cost of the project.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that the City of Moorhead has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation, and maintenance of the project for its design life.

PASSED: February 23, 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 the Resolution of Application for the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement Project – Emergency Replacement

WHEREAS, Moorhead Public Service has submitted applications to be included on the Project Priority List for funding through the Minnesota Public Facilities Authority Drinking Water Revolving Fund; and

WHEREAS, funding for lead service line replacements has become available through a combination of the Bipartisan Infrastructure Law and State of Minnesota matching funds; and

WHEREAS, the Minnesota Public Facilities Authority requires that several items be submitted, including a Resolution of Application approved by the Moorhead City Council.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead City Council of the City of Moorhead, that Moorhead Public Service, a public utility of the City of Moorhead, Minnesota, is hereby applying to the Minnesota Public Facilities Authority for a grant from the Drinking Water Revolving Fund for a lead service line replacement project as described in the application.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that Moorhead Public Service estimates the Minnesota Public Facilities Authority-financed amount to be \$150,000, or the as-bid cost of the project.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that the City of Moorhead has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation, and maintenance of the project for its design life.

PASSED: February 23, 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 the Resolution of Application for the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Watermain Replacement – Distribution Phase 4

WHEREAS, Moorhead Public Service has submitted applications to be included on the Project Priority List for funding through the Minnesota Public Facilities Authority Drinking Water Revolving Fund; and

WHEREAS, the Minnesota Public Facilities Authority requires that several items be submitted, including a Resolution of Application approved by the Moorhead City Council.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead City Council of the City of Moorhead, that Moorhead Public Service, a public utility of the City of Moorhead, Minnesota, is hereby applying to the Minnesota Public Facilities Authority for a loan from the Drinking Water Revolving Fund for a watermain replacement project as described in the application.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that Moorhead Public Service estimates the Minnesota Public Facilities Authority-financed amount to be \$1,466,250, or the as-bid cost of the project.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that the City of Moorhead has the legal authority to apply for the loan, and the financial, technical, and managerial capacity to ensure proper construction, operation, and maintenance of the project for its design life.

PASSED: February 23, 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 the Resolution of Application for the Minnesota Public Facilities Authority Drinking Water Revolving Fund Loan Application for Moorhead Public Service's 2026 Lead Service Line Replacement – Eighth Street South

WHEREAS, Moorhead Public Service has submitted applications to be included on the Project Priority List for funding through the Minnesota Public Facilities Authority Drinking Water Revolving Fund; and

WHEREAS, funding for lead service line replacements has become available through a combination of the Bipartisan Infrastructure Law and State of Minnesota matching funds; and

WHEREAS, the Minnesota Public Facilities Authority requires that several items be submitted, including a Resolution of Application approved by the Moorhead City Council.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead City Council of the City of Moorhead, that Moorhead Public Service, a public utility of the City of Moorhead, Minnesota, is hereby applying to the Minnesota Public Facilities Authority for a grant from the Drinking Water Revolving Fund for a lead service line replacement project as described in the application.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that Moorhead Public Service estimates the Minnesota Public Facilities Authority-financed amount to be \$250,000, or the as-bid cost of the project.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Moorhead City Council that the City of Moorhead has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation, and maintenance of the project for its design life.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Approve an Agreement with PepsiCo to be the Exclusive Beverage Provider - City of Moorhead Parks System

RECOMMENDATION:

The Mayor and City Council are asked to consider an agreement with PepsiCo to be the exclusive beverage provider for the City of Moorhead - Parks System.

BACKGROUND/KEY POINTS:

In May 2020, the City of Moorhead entered into an exclusive agreement with PepsiCo to provide vending/concession products and services throughout the Moorhead Park System. The 2020 contract expired January 31, 2026.

In December of 2025, staff prepared a Request for Proposals (RFP), seeking candidates to be the prime vendor of beverages sold in Moorhead Parks for the next cycle. Criteria for the RFP was established to identify a proposal that would increase revenue for the City of Moorhead Parks Department, while attempting to hold price increases for consumers at a minimum. The criteria listed in the proposals include:

- Base payment for exclusive rights to provide beverages at the Moorhead Parks' facilities.
- Provide rebates to the City from the first case sold in concessions.
- Provide dispensing equipment to sell the product.
- Case pricing for concession sales.

The City received proposals from PepsiCo and Coca-Cola in response to the RFP. A financial analysis of the two proposals was completed by the City of Moorhead Parks Departments.

The Beverage Contract summary is as follows:

2026 Beverage Provider Comparison		
<u>Revenue - City</u>	<u>PepsiCo 2026</u>	<u>Coke 2026</u>
Annual Concession Fee	\$6,500	15,000
Annual Event Sponsorship	\$2,000	0
Annual Marketing Funds	\$1,000	\$3,700 (in-kind)
Free Product (special events)	64 cases	0
One-time Funding	-	\$7,000
Concession Rebates	\$5/case Estimated \$5,500 based off past volume	0
Annual Revenue Total	\$15,000	\$16,400
Estimated Annual Difference:		\$1,400



City Council Communication

February 23, 2026

Considerations:

- Both proposals are similar in that they are heavily based on volume sales, however Coke's includes some special one-time funding (this is averaged out over the life of the agreement in the 'Beverage Provider Comparison'.
- The major difference in proposals is the case pricing of the product for the concession stands, as well as PepsiCo providing rebates on some cases sold, where Coke does not. Most of these concession stands are run by youth associations that use profits for fundraising, so lower case pricing is an important factor in our decision.
- Marketing funds from Coke are 'in-kind' and are not included in the Beverage Provider Comparison. Since the City has a marketing department, Parks & Recreation would not utilize this funding. Pepsi's marketing funds are a direct payment to the City.
- The City will operate a concession stand at the Municipal pool in 2026, and would save an estimated \$1,000 when comparing direct pricing from Pepsi to Coke.

Case Pricing			
Product	Coca-Cola 2026	PepsiCo 2026	*Difference
20 oz Pop	\$36.00	\$32.00	\$1,600
20 oz Sport Drink	\$36.00	\$32.00	\$2,692
		Annual Total	\$4,292

*Difference is calculated on 2024 PepsiCo actual case volume. The 2025 actual cases sold is not available at this time.

- PepsiCo has a 4.5% annual inflator on price per case of product, while Coca-Cola's would stay steady for years 1-3 and increase 9% on year 4, and 6% on year 5. At the end of the initial term of 3 years, case pricing for Pepsi would be \$34.94 while Coca Cola would be \$36 for 20 oz bottles of pop.
- The locations within the Moorhead Parks System that are affected by this agreement are Centennial Athletic Complex, Matson Field, Moorhead Municipal Pool, Southside Regional Park, Hjemkomst Center, and both The Meadows and Village Green Golf Courses. The City of Moorhead runs concessions at the Municipal Pool. The remaining facilities mentioned are owned by the City of Moorhead; however, concessions are run by separate organizations that receive profits from products sold at those facilities. The City receives rebates on all cases sold at these locations.
- Results of this analysis indicate that PepsiCo has the most advantageous proposal to increase revenue for the City of Moorhead while keeping price increases to customers at a minimum.
- The term in the agreement is for three (3) years with two (2) additional one-year options.



City Council Communication

February 23, 2026

FINANCIAL CONSIDERATIONS:

City staff utilized the proposals submitted from both vendors in response to the RFP to determine projected future revenues.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Sean Brandenburg, Recreation Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve Agreement with PepsiCo as the Exclusive Beverage Provider for the Moorhead Park System

WHEREAS, a Request for Proposal (RFP) was released by the Moorhead Park Department seeking interested parties to provide exclusive beverage services throughout the City of Moorhead Parks System; and

WHEREAS, the RFP identified criteria for selection that included increasing revenue for the City while holding the price per case at a minimum; and

WHEREAS, proposals were received from PepsiCo and Coca Cola; and

WHEREAS, the PepsiCo proposal was considered advantageous as it held prices lower for user groups and provided case rebates to the city

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City of Moorhead enter into an agreement with PepsiCo in substantially the form of what is submitted, to provide exclusive beverage services for the Moorhead Park System.

PASSED: February 23, 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 23, 2026

SUBJECT:

Resolution to Enter into a Grant Agreement to Provide Statewide Affordable Housing Aid to Youthworks

RECOMMENDATION:

The Mayor and City Council are asked to authorize a grant of \$50,000 for transitional housing through Statewide Affordable Housing Aid ("SAHA").

BACKGROUND/KEY POINTS:

The 2023 Minnesota Legislature initiated the SAHA program to assist counties, tribal governments, and greater Minnesota local governments in developing and preserving affordable housing. In November 2023, the City Council authorized issuance of a request for affordable housing proposals to allocate and leverage SAHA resources (Resolution 2023-1127-F). The RFP was issued February 5, 2025, and the City Council also approved grants to three non-profit organizations.

Fifty thousand dollars of SAHA funds from a prior allocation year remain available. Youthworks, a 501 (c) 3 organization, submitted a proposal requesting SAHA funding assistance for acquisition of property located at 502 3 Avenue South. The proposed project aligns with Moorhead's Consolidated Plan for Housing and Community Development. Facilities serving homeless youth are an eligible use of SAHA funds. Staff recommends City Council approval of \$50,000 in 2023-2025 SAHA funds to be allocated to the project, and to authorize and direct the Mayor and City Manager to enter into a grant agreement related to the allocation.

FINANCIAL CONSIDERATIONS:

Total SAHA funds for 2023 - 2025		\$636,192	
• Clay County HRA	\$85,000	awarded	
• Churches United	\$50,000	awarded	
• CAPLP	\$26,192	awarded	
• Habitat for Humanity (RFP)	\$125,000	awarded	
• Beyond Shelter (RFP)	\$150,000	pending (matching funds)	
• <u>Moorhead Public Housing Agency (RFP)</u>	<u>\$150,000</u>	awarded	
Amount Remaining in RFP pool	\$50,000		

Voting Requirements: $\frac{3}{4}$ of Council (6)

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Tanya Kunza, Community Development Program Administrator

Attachments:

RESOLUTION

Resolution to Enter into a Grant Agreement to Provide Statewide Affordable Housing Aid to Youthworks

WHEREAS, the City of Moorhead (the "City") has received Statewide Affordable Housing Aid ("SAHA") from the State of Minnesota and the City has a projected need for 3700 additional housing units by 2032; and

WHEREAS, the City issued a Request for Affordable Housing Proposals to allocate and leverage SAHA resources to build and preserve affordable housing in Moorhead; and

WHEREAS, Youthworks has requested \$50,000 SAHA funds and meets the conditions of the Request for Proposals and has secured remaining financing for the project in the amount of \$1,900,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Mayor and City Manager are herein authorized and directed to enter into a grant agreement to provide SAHA funds to Youthworks for acquisition subject to securing full funding approvals and will conform to all City performance standards during permit review to meet Moorhead City Code, Minnesota Building Code, and SAHA expenditure obligation and requirements.

PASSED: February 23, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk