



**CITY COUNCIL  
MEETING AGENDA  
MAY 11, 2026 AT 5:30 PM  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

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

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

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

5. Recognitions/Presentations
  - A. MoorHeart Recognition: Moorhead Spudnik Robotics Team
  - B. Check Presentation: Friends of the Moorhead Library
  - C. Presentation: Class of 2026 Citizens Government Academy
  - D. Update: Mayor's Ad Hoc Group on Federal Immigration Enforcement
6. Approve Minutes
  - A. April 27, 2026 Meeting Minutes
7. Citizens Addressing the Council (Time Reserved: 15 Minutes)
8. Mayor and Council Appointments
  - A. \*Resolutions for Appointments to Boards and Committees
9. Public Hearings (5:45 pm)
  - A. Public Hearing for 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)
  - B. Resolution to Order Improvement and Declare Official Intent for 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)
  - C. Resolution to Award Bid for 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)

10. Community Development Department

- A. \*Resolution to Approve Conditional Use Permit for excavation, fill and construction of a Floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy-Memorial Parks
- B. \*First Reading of Ordinance 2026-01: An Ordinance to Amend the Official Zoning Map Rezoning Industrial Parcels and to Amend and Reenact Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use and Chapter 18, Use Regulations

11. Economic Development

12. Engineering Department

13. Fire Department

- A. \*Resolution to Approve Budget Adjustment #26-018 for Purchase of Two (2) Fire Engines

14. Moorhead Public Service

- A. \*Resolution to Approve Amendment No. 1 to Contract No. 17-UGPR-45 with Western Area Power Administration

15. Parks and Recreation Department

16. Police Department

- A. \*Resolution Declaring Outdated Tasers and Accessories as Surplus Equipment and Authorizing Sale of Surplus Equipment for Law Enforcement Use Only

17. Public Works

- A. \*Resolution to Accept MNDNR ReLeaf Community Forestry Grant

18. Administration

19. Mayor and Council Reports

20. City Manager Reports

21. Executive Session

22. New Business

- A. Discussion regarding development of a Federal Separation Policy/Ordinance

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](http://www.moorheadmn.gov)





# City Council Communication

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May 11, 2026

**SUBJECT:**

MoorHeart Recognition: Moorhead Spudniks Robotics

**RECOMMENDATION:**

The Mayor and City Council are asked to recognize and honor the Moorhead Spudniks Robotics team with the MoorHeart award.

**BACKGROUND/KEY POINTS:**

The MoorHeart award recognizes individuals and organizations that go above and beyond to demonstrate community within our City by their actions and service. A team of volunteers from City boards and commissions selects award recipients who are recognized at City Council meetings. The MoorHeart selection committee chose to recognize the Moorhead Spudniks Robotics team for their efforts to ensure their fellow Moorhead student, Amarah Ramirez, can participate with the rest of her class.

The Moorhead Spudniks Robotics team, using their problem-solving skills and electronics talents, built a “digital hand” for Amarah. This lighted sign allows her to signal to the teacher when she wishes to ask or answer a question. Through the Spudniks’ hard work and innovation, Amarah can better engage in the classroom.

Councilmember Nicole Mattson wrote in the nomination: “This is what it means to be in a community – we look out for each other because we are all Spuds.”

The City of Moorhead thanks the Moorhead Spudniks Robotics team for using their talents to help other Moorhead students participate and communicate in school. Their dedication to improving the experience of one of their fellow students makes Moorhead a better place. Thank you, Moorhead Spudniks Robotics team!

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

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

**FINANCIAL CONSIDERATIONS:**

N/A

**Voting Requirements:** N/A

**Submitted By:**

Dan Mahli, City Manager  
Lisa Bode, Government Affairs Director

**Attachments:** N/A



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

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (8): Ryan Nelson (4:37pm), Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson (attended remotely for work duties)

Present Not Voting (1): Shelly Carlson

Absent (0):

2. Pledge of Allegiance

3. Agenda Amendments

Request from City Manager Mahli to remove item 18C from the agenda.

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

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

Absent 1: Ryan Nelson

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

4. Consent Agenda

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

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

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

5. Recognitions/Presentations

A. Recognition: Moorhead Fire Department Promotion & Credentialing

Chief Wallin shared that Moorhead Fire Marshall Jamie Garvey has been promoted to Deputy Chief of Community Risk Reduction. Chief Wallin also stated Deputy Chief of Operations David Conrad earned the Chief Fire Officer Designation from the Commission on Professional Credentialing. Mayor Carlson thanked and congratulated Deputy Chief and Moorhead Emergency Manager Chad Stangeland on his retirement after 30 years with the City.

B. Recognition: Swearing In of New Police Officer/Introduction of New Records Manager

Mayor Carlson swore in a Moorhead Police Officer and Chief Helmick introduced Moorhead's new PD Records Manager Laura Higlars.

Presentation: Energy Efficiency & Sustainability Partnership, McKinstry

McKinstry LLC presented a proposal for an energy efficiency & sustainability partnership with the City of Moorhead.

6. Approve Minutes

A. April 13, 2026 Meeting Minutes

Motion to Approve made by Lisa Borgen and seconded by Sebastian McDougall.  
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson  
Against 0: None  
Abstain/Recuse 0: None  
**Motion Passed**

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

Dairy Queen owner Troy DeLeon presented a proposal to create Spuddy statues around Moorhead.  
A Moorhead resident addressed the City Council about a federal separation ordinance.

8. Mayor and Council Appointments

A. \*Resolutions for Appointments to Boards and Committees

9. Public Hearings (5:45 pm)

A. Public Hearing Regarding the Application of Townhomes at Prairie Parkway II LLC for a Multi-Family Property Tax Exemption for the Construction of Four Multi-Family Townhome Buildings located at 3865 and 3873 Prairie Drive S (58.627.0410 and 58.627.0420)

Motion to Open Public Hearing made by Heather Nesemeier and seconded by Emily Moore.  
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson  
Against 0: None  
Abstain/Recuse 0: None  
**Motion Passed**

Downtown Moorhead Inc President Matt Leiseth presented the application for property tax exemption for construction of four multi-family townhome buildings at 3865 and 3873 Prairie Drive South.

Motion to Close Public Hearing made by Lisa Borgen and seconded by Heather Nesemeier.  
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson  
Against 0: None  
Abstain/Recuse 0: None  
**Motion Passed**

B. Resolution to Approve a Multi-Family Residential Tax Incentive for Townhomes at Prairie Parkway II LLC for the Construction of Four Multi-Family Townhome Buildings located at 3865 and 3873 Prairie Drive South (58.627.0410 and 58.627.0420)

Motion to Approve made by Ryan Nelson and seconded by Heather Nesemeier.  
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson  
Against 0: None  
Abstain/Recuse 0: None

**Motion Passed**

- C. Public Hearing Regarding the Application of Werks Properties LLC, leasing to Red River MotorWerks LLC, for a Commercial Property Tax Exemption for the Construction of an Automotive Sales Building located at 2419 2 Ave N (58.307.0480)

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

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

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

Downtown Moorhead Inc President Matt Leiseth presented the application for commercial tax incentive for Werks Properties LLC, for the construction of an Automotive Sales Building located at 2419 2 Avenue North.

Motion to Close Public Hearing made by Nicole Mattson and seconded by Heather Nesemeier.

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

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

- D. Resolution to Approve a Commercial Tax Incentive for Werks Properties LLC, leasing to Red River MotorWerks LLC, for the Construction of an Automotive Sales Building located at 2419 2 Ave N (58.307.0480)

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

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

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

10. Community Development Department

- A. \*Consider Actions relating to the Moorhead Airport Florence Klingensmith Field PAPI Replacement Project
- B. \*Resolution to Approve Agreement with MNDOT Office of Aeronautics
- C. \*Resolution to Approve Agreement with US Federal Aviation Administration
- D. \*Resolution to Approve Agreement with Mead and Hunt
- E. \*Resolution to Award Bid and Approve Agreement with ATC Electric
- F. \*Resolution to Approve Budget Adjustment #26-011
- G. \*Consider Actions relating to the Moorhead Airport Florence Klingensmith Field Fuel Tank/Pumps Replacement Project
- H. \*Resolution to Approve Agreement with MnDOT Aeronautics
- I. \*Resolution to Approve Agreement with Mead and Hunt

- J. \*Resolution to Award Bid and Approve Agreement with Minnesota Petroleum Services
- K. \*Resolution to Approve Budget Adjustment #26-015

11. Economic Development

12. Engineering Department

- A. \*Resolution to Award Bid for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03)
- B. \*Resolution to Order Improvement and Declare Official Intent for 17th St and 4th Ave N Street Improvements (Eng. No. 26-A2-03)
- C. \*Resolution to Order Improvement and Declare Official Intent for 20th, 22nd, and 23rd Ave S and 6th and 7th St S Underground Utility & Street Improvements (Eng. No. 26-A2-04)
- D. \*Resolution to Award Bid for 20th, 22nd, and 23rd Ave S and 6th and 7th St S Underground Utility & Street Improvements (Eng. No. 26-A2-04)
- E. \*Resolution to Approve an Updated Bridge Maintenance Agreement for Metropolitan Area Vehicle and Pedestrian Bridges
- F. \*Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Moorhead Center Mall Redevelopment – Phase 3 Street & Utility Improvements (Eng. No. 24-A6-02)
- G. \*Resolution to Approve Budget Adjustment #26-012 and Award Bid for the Sanitary Lift Station No. 6 Improvement Project (Eng. No. 26-06-02)
- H. \*Resolution to Order Report and Authorize Task Order with Apex Engineering for 34th St N Improvements from 3rd Ave N to 28th Ave N (Eng. No. 27-02-01)

13. Fire Department

14. Moorhead Public Service

- A. \*Resolution to Award Bid for MPS' 8th Street South Watermain Replacement

15. Parks and Recreation Department

16. Police Department

- A. \*Resolution to Approve Renewal of School Resource Officer (SRO) Services Agreement with Independent School District No. 152 (Moorhead Area Public Schools)

17. Public Works

- A. Resolution to Approve Mosquito Control Policy

Public Works Director Paul Fiechtner presented the proposed mosquito control policy. Discussion took place regarding vector control in Moorhead.

Motion to Approve 17A. B. & C. made by Heather Nesemeier and seconded by Lisa Borgen.  
For 8: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen,

Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

- B. Resolution to Approve 2026 Cass County Vector Control Larval Mosquito Control Agreement
- C. Resolution to Approve 2026 Vector Disease Control International (VDCI) Aerial Mosquito Spraying Agreement Extension
- D. \*Resolution to Approve the 2026 Vendor of Asphalt Emulsions for Street Maintenance
- E. \*Resolution to Approve the 2026 Vendor of Asphalt Materials for Street Maintenance

## 18. Administration

- A. Resolution to Approve an Investment Grade Audit Agreement and a Guaranteed Energy Savings Agreement with McKinstry Essention, LLC.

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**

- B. \*Resolution to Approve Purchase of Furniture for the City Hall Renovation
- C. Administrative Hearing related to Onyx Bar & Grill Liquor License Violation

## 19. Mayor and Council Reports

Council Member Deb White shared an update on a recent information gathering and education trip to the US/Mexico border.

Council Member Nesemeier shared details on projects to improve Moorhead's Florence Klingensmith Airfield and invited residents from Ward 2 to apply to serve on the Airport Committee. CM Nesemeier shared updates from the Solid Waste Advisory Committee and about upcoming Clean-Up Weeks.

Council Member McDougal stated the nomination deadline for the Destiny Holiday Award is May 11.

Mayor Carlson shared information from the grand opening and ribbon cutting at the Loop and participated in a press conference about getting a bonding bill approved in Minnesota. Mayor Carlson attended three Diversion Authority meetings. Mayor Carlson congratulated Youthworks on its ribbon cutting and grand opening in Moorhead.

## 20. City Manager Reports

City Manager Mahli shared information from the Loop opening and details about Moorhead Clean-Up Weeks. CM Mahli mentioned the Destiny Holiday Community Championship Award and history behind the annual recognition.

## 21. Executive Session

22. New Business

23. Adjourn

Meeting adjourned at 07:31 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.

DRAFT

**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:

**Planning Commission/Board of Adjustment**

- Carrie Rogers, Moorhead resident, is appointed to a term commencing May 12, 2026 and ending January 31, 2029. (Ward 1)

PASSED: May 11, 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

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May 11, 2026

**SUBJECT:**

Public Hearing for 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 conduct a Public Hearing to consider the proposed 40th Ave S Mill & Overlay from 8th St to 20th St and, after closing the Hearing, to consider the following resolutions:

- Resolution to Order Improvements and Declare Official Intent
- Resolution to Award Bid

**BACKGROUND/KEY POINTS:**

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

On December 8, 2025, the City Council ordered the preparation of the Preliminary Engineering Report (PER). On January 22, 2026, a public open house was held and following the open house, project information was made available on the City website. The open house and the web page were intended to solicit public feedback while the PER was being prepared. Potential improvements discussed at the open house included a mill & overlay of 40<sup>th</sup> Ave S, various new sidewalks and pedestrian safety enhancements, removal of several turn lanes, and improvements to the 14<sup>th</sup> St intersection (either enhanced all-way stop or construction of a roundabout). Most of the comments received strongly supported the pedestrian improvements. The improvements at 14<sup>th</sup> St received mixed reviews.

The PER was completed by Bolton & Menk under the direction of the City Engineer and was received by the Council on February 23, 2026. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, information obtained from the Clay County Soil Survey, existing traffic conditions (including vehicle counts, speed data and pedestrian counts), and future anticipated traffic. The report recommended a mill & overlay of 40<sup>th</sup> Ave S. The report also made various recommendations for safety and operational improvements including the construction of a roundabout at the intersection of 14th St and the installation of additional sidewalks and pedestrian crossing enhancements (RRFB's, median refuge islands, and removal of unnecessary turn lanes). Following receipt of the report, the Council ordered preparation of plans & specifications for the making of the recommended improvements as proposed in the report.

It is proposed to specially assess a portion of the project cost to the benefiting properties. Since 40<sup>th</sup> Ave S is a minor arterial roadway, in accordance with the City's Special Assessment policy, an equivalent lot assessment based on the lot size will be applied to all properties within the benefiting area, which extends approximately half-way to the next collector/arterial street. The benefiting area includes 1,388 total parcels and is shown in the attached notice that was mailed out to the properties in advance of tonight's hearing. In addition to the area-wide assessment, front footage assessments are proposed to six properties that directly abut and have direct driveway access to 40<sup>th</sup> Ave S.



# City Council Communication

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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, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 1,388 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this communication was prepared, staff had not received any comments on the proposed improvements in response to the mailed notice. Staff will provide an update on comments received through Monday, May 11, 2026 at the Public Hearing. Staff recommends that, after closing the Public Hearing, the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action rather than petition of at least 35% of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Bids for the project were received on April 29, 2026 and are summarized in the Financial Considerations section of this communication. After ordering the improvements, staff recommends awarding the bid to the apparent lowest responsible bidder.

Below is an outline of the proposed project schedule.

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. 23, 2026
Approve Plans & Specs and Authorize Ad for Bids	March 23, 2026
Receive Bids	April 29, 2026
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	May 11 2026
Anticipated Construction Schedule	June – August, 2026
Hold Assessment Hearing	Fall 2026

## **FINANCIAL CONSIDERATIONS:**

Two bids for the project were received on April 29, 2026. The bids are detailed in the attached bid tabulation and summarized below:

<b>Bidder</b>	<b>Bid</b>
<b>Kindred Plumbing &amp; Heating, Inc.</b>	<b>\$3,564,068.70</b>
J. R. Ferche, Inc.	\$4,073,191.40
<b>Engineer's Estimate</b>	<b>\$3,047,832.00</b>

The low bid received is approximately 17%, or approximately \$516,200 over the Engineer's Estimate. Nearly 70% of that amount (approximately \$355,000) can be attributed to 11 concrete items related curb & gutter, medians, sidewalk and pavement. The estimate was based on more typical average prices, but the work on this project will be more labor intensive as it will require more hand-forming instead of machine work. Several of the roadway removal items and the



## City Council Communication

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May 11, 2026

bituminous paving make up the rest of the difference between the bids and the estimate. The tight construction schedule (this project impacts the only access points to Reinertsen Elementary School) likely had an impact on those prices. Based on a review of the bids, staff recommends award to the low bidder. Rebidding the project is not expected to provide more favorable bids.

Based on the low bid, the total cost of the improvements, including contingencies and fees, is estimated to be approximately \$4,175,000. The project will be financed through the PIR fund. Of the total project cost, approximately \$1,210,700 will be special assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The balance of the project cost (\$2,964,300) will be paid as a City share.

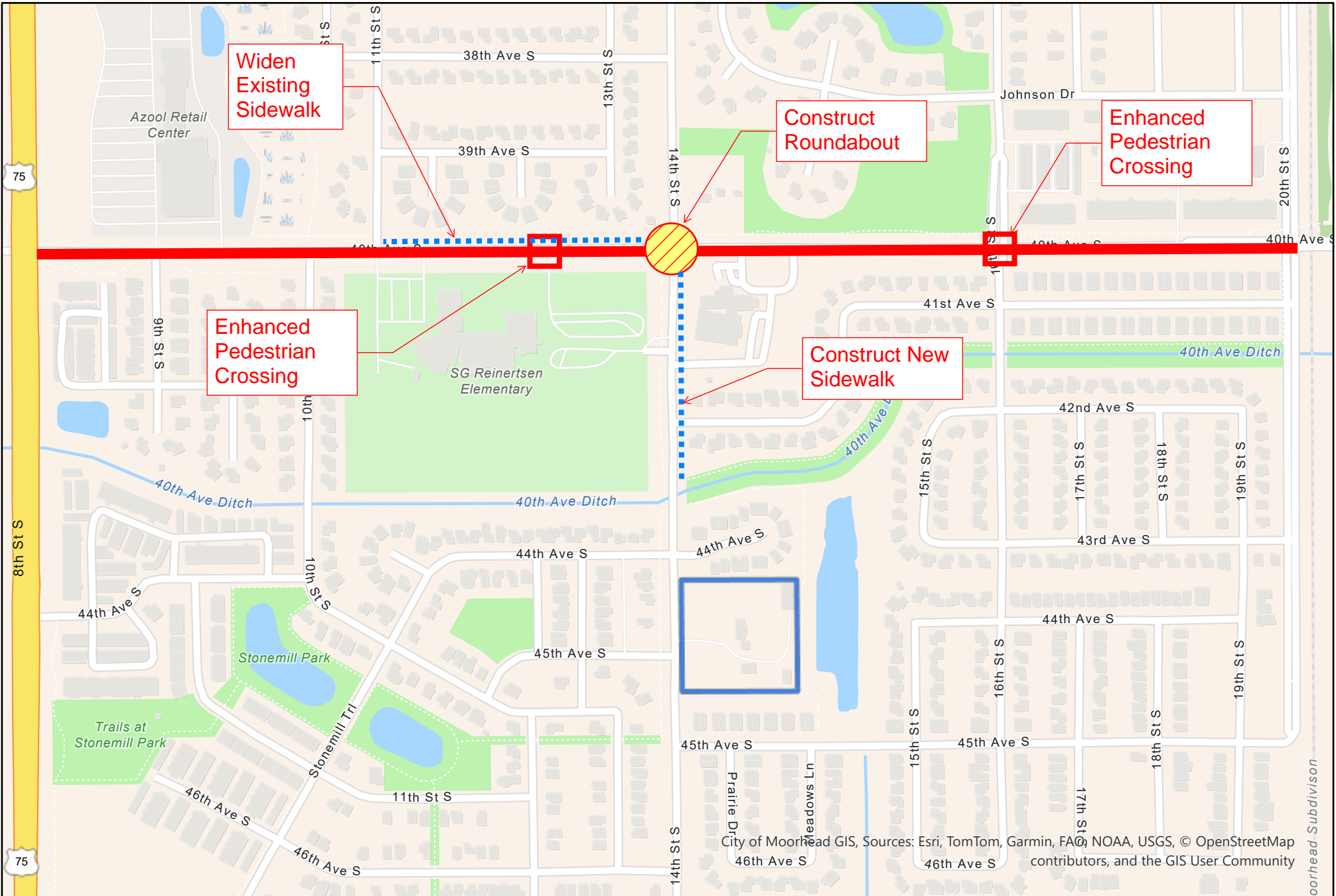
**Voting Requirements:** Various

**Submitted By:**

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

**Attachments:** Location Map, Public Notice Mailing, Bid Tabulation



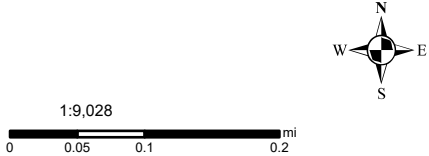
City of Moorhead GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

40th Ave S (8th St to 20th St) Improvements Location Map



This map is for reference purposes only. It is not a substitute for an accurate field survey. Moorhead, MN is not responsible for any inaccuracies herein contained. This map is in the public domain and may be copied without permission. Citation of the source is appreciated.

Date: 3/17/2026 Time: 10:25 AM





**CITY OF MOORHEAD  
ENGINEERING DEPT.  
PO BOX 779  
MOORHEAD, MN 56561-0779**

**THIS IS NOT A BILL**  
 This is a notification of the proposed improvement hearing and estimated special assessment. A final assessment hearing will be held at a later date.

April 30, 2026



PARCEL NO.   
 PARCEL ADDRESS MOORHEAD MN 56560

**Project No.** 812014

**Eng#.** 26-A2-01

**Project Description & Location:** 26-A2-1-40 AVE S, 8 TO 20 ST S MILL AND OVERLAY ROUNDABOUT

**Assessment/Benefiting Area**

All those properties generally bounded on the west by 8 St S from 35 to 46 Av S, on the north by 37 Av S from 8 to 14 St and 34 Av S from 14 to 20 St, on the east by 20 St from 34 to 46 Av S, and on the south by 46 Av S from 8 to 20 St

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at **5:45 pm on Monday, May 11, 2026** to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$2,480.00 and would be assessed over a 20 year period at an estimated interest rate of 6.36 %.

Below is an example of your estimated special assessment cost.

Principal Amount = \$2,480.00 / 20 years =	First year principal	\$124.00
	Plus 6.36% interest	\$157.73
	<b>First Year payment</b>	<b>\$281.73</b>
NOTE: Interest is charged each year on the unpaid balance		

Written or oral objections will be heard and considered at said hearing. If you wish to respond yet cannot attend, please respond in writing to the Engineering Office. Responses must be received prior to the hearing on **May 11, 2026**.

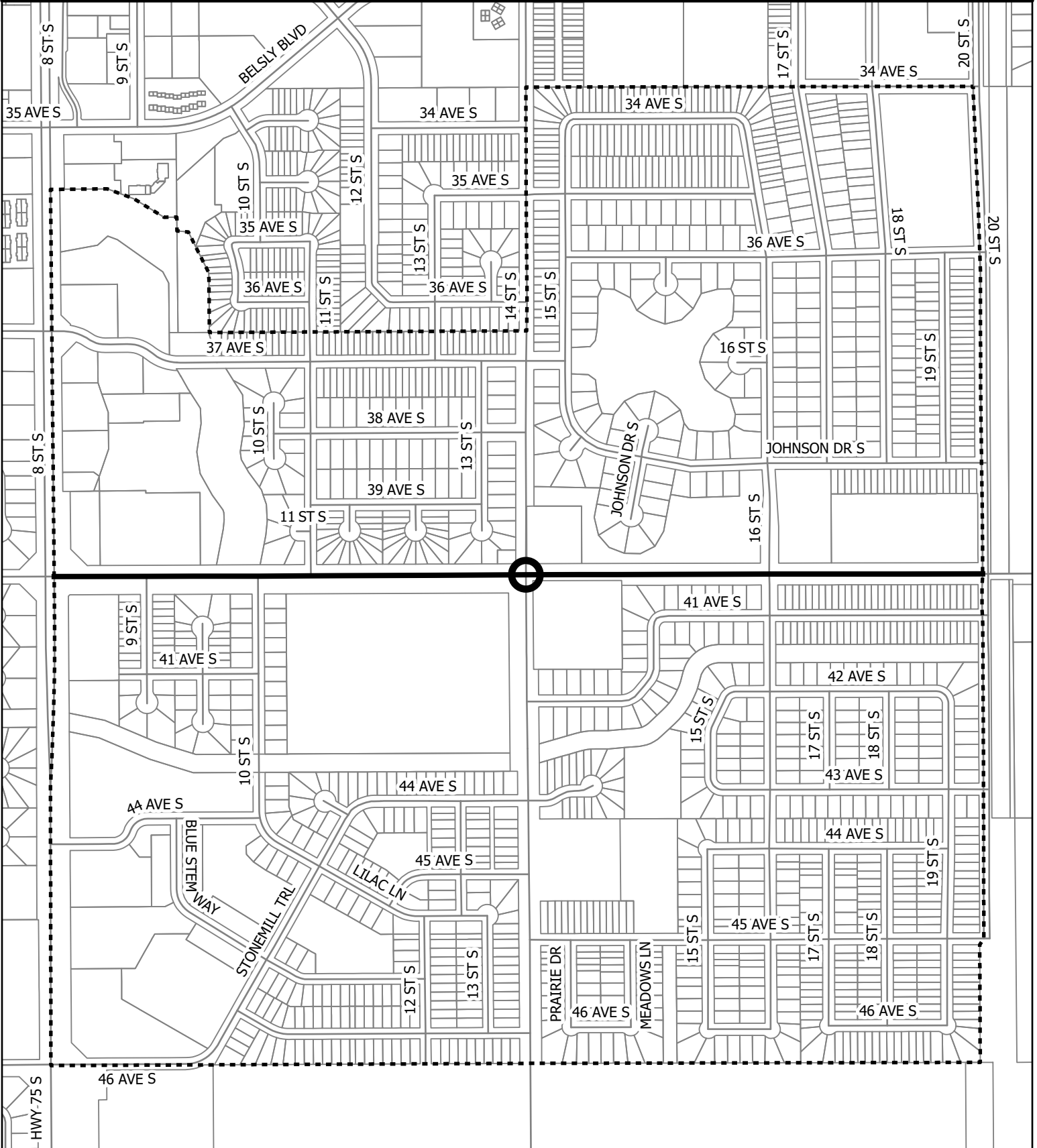
Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.

Project 26-A2-1: 40th Ave S Mill & Overlay, Roundabout and sidewalk addition for pedestrian safety improvements.

○ New Roundabout      □ Assessed Parcels

— Mill & Overlay \$45/FF

Area Wide Assessment = \$620/Unit (3 units/acre - 1 Unit = 14,520 SF)



**PROJECT INFORMATION - ENGINEERING NO. 26-A2-01 (812014)**

**IMPROVEMENT:**

- Mill & Overlay – 40<sup>th</sup> Ave S between 8<sup>th</sup> and 20<sup>th</sup> St S

A map showing the proposed improvements and assessment boundaries is included with your notice.

**PROJECT ENGINEER:**

- Tom Trowbridge, PE City Engineer
- Phone: 218-299-5395
- Email: [tom.trowbridge@moorheadmn.gov](mailto:tom.trowbridge@moorheadmn.gov) or [engineering@moorheadmn.gov](mailto:engineering@moorheadmn.gov)

**STREET CLASSIFICATION:**

- **40<sup>th</sup> Ave is functionally classified as an Arterial/Collector Street**
- **Arterial/Collector** - Arterial/collector streets connect local streets to larger corridors and carry both neighborhood and through traffic. Driveway access is usually limited to help manage traffic flow. The benefitting area for assessments usually extends halfway to the next arterial or collector street.
- Those properties that have direct access to arterial/collector streets also are assessed the front footage assessment

**PROJECT OVERVIEW:**

- **Dec. 8, 2025:** Council ordered preparation of the preliminary engineer’s report.
- **Jan. 22, 2026:** Public open house meeting held
- **Feb. 23, 2026:** Council received the report, ordered Plans and Specs, and scheduled the public hearing
- The report recommended and council approved a mill and overlay on 40<sup>th</sup> Ave S between 8<sup>th</sup> and 20<sup>th</sup> St S and construction of a roundabout at 14<sup>th</sup> St S and additional sidewalk and pedestrian safety enhancements.
- **Mill & overlay:** Removes the top 2" of pavement and replaces it with new bituminous (asphalt), extending pavement life 20–30 years.

**FINANCIAL:**

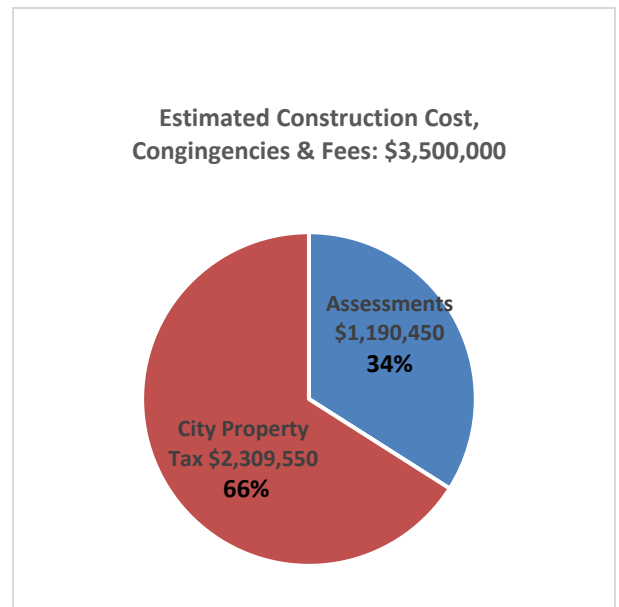
- Assessment term: 20 years, **estimated** interest rate 6.36% (final rate set after bonding).
- After final adoption of assessments, they may be paid off anytime without penalty.

**SCHEDULE:**

- Public Hearing: May 26, 2026 – 5:45 p.m.  
Heritage Hjemkomst Center, 202 1 Ave N, Moorhead, MN
- Construction: Estimated May–Oct 2026
- Final Assessment Hearing: Estimated Oct 2026

**ASSESSMENTS:**

- This project consists of two different assessments.
- A primary benefit assessment - If your property has direct driveway access to the arterial collector road you will have a front foot assessment.
- A secondary areawide assessment for arterial/collector road - As per City policy every property pays for a portion of one north/south and one east/west arterial/collector road.

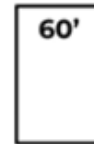


**ASSESSMENT RATES:**

- Primary Benefit (Abutting the street)
  - Mill & Overlay: \$45 per front foot
  - Front footage assessment calculation Example:
- Secondary Benefit (Arterial/Collector Street)
  - Areawide: \$620/unit minimum (1 unit=14,520 SF or 3 units/acre)

**EXAMPLE:**

$\$45 \times 60' = \$2,700$



Typical residential lot

EXAMPLE 1								EXAMPLE 2							
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE								SPECIAL ASSESSMENT AMORTIZATION SCHEDULE							
<b>Special Assmt</b>								<b>Special Assmt</b>							
Principal		\$ 620						Principal		\$ 2,480					
Rate		6.36%						Rate		6.36%					
Principal		\$ 31						Principal		\$ 124					
Total Interest		\$ 414						Total Interest		\$ 1,656					
Years		20						Years		20					
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget		Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget	
2027	1	620.00	31.00	39.43	70.43	5.87		2027	1	2,480.00	124.00	157.73	281.73	23.48	
2028	2	589.00	31.00	37.46	68.46	5.71		2028	2	2,356.00	124.00	149.84	273.84	22.82	
2029	3	558.00	31.00	35.49	66.49	5.54		2029	3	2,232.00	124.00	141.96	265.96	22.16	
2030	4	527.00	31.00	33.52	64.52	5.38		2030	4	2,108.00	124.00	134.07	258.07	21.51	
2031	5	496.00	31.00	31.55	62.55	5.21		2031	5	1,984.00	124.00	126.18	250.18	20.85	
2032	6	465.00	31.00	29.57	60.57	5.05		2032	6	1,860.00	124.00	118.30	242.30	20.19	
2033	7	434.00	31.00	27.60	58.60	4.88		2033	7	1,736.00	124.00	110.41	234.41	19.53	
2034	8	403.00	31.00	25.63	56.63	4.72		2034	8	1,612.00	124.00	102.52	226.52	18.88	
2035	9	372.00	31.00	23.66	54.66	4.56		2035	9	1,488.00	124.00	94.64	218.64	18.22	
2036	10	341.00	31.00	21.69	52.69	4.39		2036	10	1,364.00	124.00	86.75	210.75	17.56	
2037	11	310.00	31.00	19.72	50.72	4.23		2037	11	1,240.00	124.00	78.86	202.86	16.91	
2038	12	279.00	31.00	17.74	48.74	4.06		2038	12	1,116.00	124.00	70.98	194.98	16.25	
2039	13	248.00	31.00	15.77	46.77	3.90		2039	13	992.00	124.00	63.09	187.09	15.59	
2040	14	217.00	31.00	13.80	44.80	3.73		2040	14	868.00	124.00	55.20	179.20	14.93	
2041	15	186.00	31.00	11.83	42.83	3.57		2041	15	744.00	124.00	47.32	171.32	14.28	
2042	16	155.00	31.00	9.86	40.86	3.41		2042	16	620.00	124.00	39.43	163.43	13.62	
2043	17	124.00	31.00	7.89	38.89	3.24		2043	17	496.00	124.00	31.55	155.55	12.96	
2044	18	93.00	31.00	5.91	36.91	3.08		2044	18	372.00	124.00	23.66	147.66	12.31	
2045	19	62.00	31.00	3.94	34.94	2.91		2045	19	248.00	124.00	15.77	139.77	11.65	
2046	20	31.00	31.00	1.97	32.97	2.75		2046	20	124.00	124.00	7.89	131.89	10.99	
			620.00	414.03	1,034.03						2,480.00	1,656.15	4,136.15		

**PROJECT INFO AND NOTIFICATIONS:**

To view an engineer’s presentation of this project, navigate to the City website as follows:

1. Go to [www.moorheadmn.gov](http://www.moorheadmn.gov)
2. Click on **Streets & Transit** tab>Select **Construction Projects**
3. In the links, on the right-hand side of the screen, select **26-A2-01 40<sup>th</sup> Ave S**

You can also sign up for “Project Notifications” on this page.

1. Scroll to the bottom of the page
2. Click on the green “Subscribe” button
3. Complete the required information
4. Under Categories select “Engineering”
5. Click the blue “Subscribe” button.

**LANGUAGE ASSISTANCE:**

- For information in another language, call **218-299-5427** (available in multiple languages).

City of Moorhead 40th Avenue South Improvements (Eng. No. 26-A2-01)  
 Owner: Moorhead MN, City of  
 Solicitor: Bolton & Menk, Inc. - Fargo  
 04/29/2026 10:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		KPH, Inc.		J.R. Ferche, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID							\$3,047,832.00		\$3,564,068.70		\$4,073,191.40
	1	2021.501	MOBILIZATION	LUMP SUM	1	\$200,000.00	\$200,000.00	\$100,000.00	\$100,000.00	\$109,695.00	\$109,695.00
	2	2101.502	CLEARING	EACH	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00
	3	2101.502	GRUBBING	EACH	1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00
	4	2102.503	PAVEMENT MARKING REMOVAL	LIN FT	535	\$3.00	\$1,605.00	\$11.00	\$5,885.00	\$11.50	\$6,152.50
	5	2102.518	PAVEMENT MARKING REMOVAL	SQ FT	47	\$5.00	\$235.00	\$11.00	\$517.00	\$13.00	\$611.00
	6	2104.502	REMOVE PIPE APRON	EACH	10	\$300.00	\$3,000.00	\$750.00	\$7,500.00	\$950.00	\$9,500.00
	7	2104.502	REMOVE STORM SEWER STRUCTURE	EACH	12	\$600.00	\$7,200.00	\$800.00	\$9,600.00	\$1,500.00	\$18,000.00
	8	2104.502	REMOVE HYDRANT	EACH	1	\$800.00	\$800.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00
	9	2104.502	REMOVE SIGN	EACH	40	\$65.00	\$2,600.00	\$30.00	\$1,200.00	\$35.00	\$1,400.00
	10	2104.502	SALVAGE SIGN	EACH	6	\$50.00	\$300.00	\$35.00	\$210.00	\$40.00	\$240.00
	11	2104.502	REMOVE FOUNDATION	EACH	3	\$1,200.00	\$3,600.00	\$1,900.00	\$5,700.00	\$1,300.00	\$3,900.00
	12	2104.502	REMOVE LIGHTING UNIT	EACH	4	\$700.00	\$2,800.00	\$370.00	\$1,480.00	\$400.00	\$1,600.00
	13	2104.503	REMOVE CURB AND GUTTER	LIN FT	4417	\$5.00	\$22,085.00	\$9.00	\$39,753.00	\$9.20	\$40,636.40
	14	2104.503	REMOVE VALLEY GUTTER	LIN FT	331	\$6.00	\$1,986.00	\$9.00	\$2,979.00	\$15.00	\$4,965.00
	15	2104.503	SAWING BITUMINOUS PAVEMENT	LIN FT	4847	\$3.00	\$14,541.00	\$2.25	\$10,905.75	\$3.50	\$16,964.50
	16	2104.503	SAWING CONCRETE PAVEMENT	LIN FT	23	\$4.00	\$92.00	\$20.00	\$460.00	\$15.00	\$345.00
	17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	516	\$15.00	\$7,740.00	\$25.00	\$12,900.00	\$30.00	\$15,480.00
	18	2104.503	REMOVE WATER MAIN	LIN FT	6	\$15.00	\$90.00	\$50.00	\$300.00	\$100.00	\$600.00
	19	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	10800	\$4.00	\$43,200.00	\$12.50	\$135,000.00	\$8.00	\$86,400.00
	20	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	2113	\$9.00	\$19,017.00	\$16.00	\$33,808.00	\$20.00	\$42,260.00
	21	2104.602	RELOCATE STREET LIGHT	EACH	11	\$800.00	\$8,800.00	\$1,950.00	\$21,450.00	\$1,900.00	\$20,900.00
	22	2105.502	SALVAGE CABINET	EACH	1	\$700.00	\$700.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	23	2106.507	EXCAVATION - COMMON (P)	CU YD	3140	\$14.00	\$43,960.00	\$11.00	\$34,540.00	\$38.00	\$119,320.00
	24	2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	2117	\$15.00	\$31,755.00	\$6.00	\$12,702.00	\$26.00	\$55,042.00
	25	2123.61	MACHINE TIME (1)	HR	10	\$500.00	\$5,000.00	\$600.00	\$6,000.00	\$500.00	\$5,000.00
	26	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CU YD	1435	\$40.00	\$57,400.00	\$55.00	\$78,925.00	\$74.00	\$106,190.00
	27	2211.507	6" CRUSHED CONCRETE AGGREGATE BASE (P)	CU YD	425	\$50.00	\$21,250.00	\$67.00	\$28,475.00	\$85.00	\$36,125.00
	28	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	1821	\$40.00	\$72,840.00	\$38.00	\$69,198.00	\$40.00	\$72,840.00
	29	2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	17945	\$2.50	\$44,862.50	\$4.55	\$81,649.75	\$3.00	\$53,835.00
	30	2301.504	CONCRETE PAVEMENT 8"	SQ YD	1836	\$80.00	\$146,880.00	\$117.00	\$214,812.00	\$124.00	\$227,664.00
	31	2304.604	CONCRETE PAVEMENT 8" (SPECIAL)	SQ YD	133	\$150.00	\$19,950.00	\$153.00	\$20,349.00	\$164.00	\$21,812.00
	32	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)(2)	TON	2368	\$95.00	\$224,960.00	\$105.00	\$248,640.00	\$113.00	\$267,584.00
	33	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (2)	TON	676	\$90.00	\$60,840.00	\$100.00	\$67,600.00	\$104.00	\$70,304.00
	34	2501.502	12" RC PIPE APRON	EACH	2	\$1,400.00	\$2,800.00	\$1,500.00	\$3,000.00	\$2,200.00	\$4,400.00
	35	2501.502	15" RC PIPE APRON	EACH	1	\$1,500.00	\$1,500.00	\$1,550.00	\$1,550.00	\$2,400.00	\$2,400.00
	36	2501.502	18" RC PIPE APRON	EACH	3	\$1,600.00	\$4,800.00	\$1,650.00	\$4,950.00	\$2,600.00	\$7,800.00

City of Moorhead 40th Avenue South Improvements (Eng. No. 26-A2-01)  
 Owner: Moorhead MN, City of  
 Solicitor: Bolton & Menk, Inc. - Fargo  
 04/29/2026 10:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		KPH, Inc.		J.R. Ferche, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	37	2502.503	4" PERF PE PIPE DRAIN	LIN FT	1533	\$18.00	\$27,594.00	\$12.50	\$19,162.50	\$22.00	\$33,726.00
	38	2503.503	8" HDPE PIPE STORM SEWER	LIN FT	45	\$35.00	\$1,575.00	\$45.00	\$2,025.00	\$95.00	\$4,275.00
	39	2503.503	12" RC PIPE SEWER CLASS III	LIN FT	135	\$110.00	\$14,850.00	\$105.00	\$14,175.00	\$120.00	\$16,200.00
	40	2503.503	15" RC PIPE SEWER CLASS III	LIN FT	322	\$60.00	\$19,320.00	\$110.00	\$35,420.00	\$145.00	\$46,690.00
	41	2503.503	18" RC PIPE SEWER CLASS III	LIN FT	697	\$75.00	\$52,275.00	\$116.00	\$80,852.00	\$155.00	\$108,035.00
	42	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	11	\$1,250.00	\$13,750.00	\$2,800.00	\$30,800.00	\$3,500.00	\$38,500.00
	43	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER (STORM)	LIN FT	1183	\$6.00	\$7,098.00	\$5.00	\$5,915.00	\$4.50	\$5,323.50
	44	2504.602	HYDRANT - 7' BURY	EACH	1	\$7,500.00	\$7,500.00	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00
	45	2504.602	TAPPING SLEEVE & VALVE	EACH	1	\$7,000.00	\$7,000.00	\$8,000.00	\$8,000.00	\$7,500.00	\$7,500.00
	46	2504.602	ADJUST VALVE BOX	EACH	11	\$500.00	\$5,500.00	\$800.00	\$8,800.00	\$750.00	\$8,250.00
	47	2504.603	6" PVC WATERMAIN	LIN FT	13	\$60.00	\$780.00	\$100.00	\$1,300.00	\$120.00	\$1,560.00
	48	2506.502	MODIFY DRAINAGE STRUCTURE	EACH	1	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00
	49	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1 (2X3)	EACH	14	\$3,000.00	\$42,000.00	\$3,000.00	\$42,000.00	\$3,500.00	\$49,000.00
	50	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 27-4020	EACH	1	\$2,000.00	\$2,000.00	\$1,700.00	\$1,700.00	\$2,950.00	\$2,950.00
	51	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EACH	9	\$3,500.00	\$31,500.00	\$3,500.00	\$31,500.00	\$4,750.00	\$42,750.00
	52	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EACH	1	\$5,000.00	\$5,000.00	\$5,300.00	\$5,300.00	\$7,500.00	\$7,500.00
	53	2506.502	CASTING ASSEMBLY	EACH	25	\$1,000.00	\$25,000.00	\$1,350.00	\$33,750.00	\$2,150.00	\$53,750.00
	54	2506.502	ADJUST FRAME & RING CASTING	EACH	16	\$850.00	\$13,600.00	\$1,400.00	\$22,400.00	\$900.00	\$14,400.00
	55	2521.518	4" CONCRETE WALK	SQ FT	39922	\$12.00	\$479,064.00	\$10.75	\$429,161.50	\$12.00	\$479,064.00
	56	2521.518	6" CONCRETE WALK	SQ FT	2454	\$15.00	\$36,810.00	\$13.50	\$33,129.00	\$15.00	\$36,810.00
	57	2521.518	8" CONCRETE WALK	SQ FT	2112	\$18.00	\$38,016.00	\$20.00	\$42,240.00	\$19.00	\$40,128.00
	58	2531.503	CONCRETE CURB & GUTTER DESIGN B612	LIN FT	2866	\$35.00	\$100,310.00	\$45.00	\$128,970.00	\$46.00	\$131,836.00
	59	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	120	\$35.00	\$4,200.00	\$45.00	\$5,400.00	\$46.00	\$5,520.00
	60	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	4272	\$35.00	\$149,520.00	\$45.00	\$192,240.00	\$46.00	\$196,512.00
	61	2531.503	CONCRETE CURB & GUTTER DESIGN D412	LIN FT	997	\$30.00	\$29,910.00	\$45.00	\$44,865.00	\$46.00	\$45,862.00
	62	2531.503	CONCRETE CURB & GUTTER DESIGN D424	LIN FT	330	\$30.00	\$9,900.00	\$45.00	\$14,850.00	\$46.00	\$15,180.00
	63	2531.504	6" CONCRETE MEDIAN	SQ YD	1480	\$80.00	\$118,400.00	\$125.00	\$185,000.00	\$145.00	\$214,600.00
	64	2531.504	6" CONCRETE MEDIAN COLORED	SQ YD	150	\$120.00	\$18,000.00	\$225.00	\$33,750.00	\$230.00	\$34,500.00
	65	2531.504	7" CONCRETE MEDIAN COLORED	SQ YD	570	\$150.00	\$85,500.00	\$225.00	\$128,250.00	\$232.00	\$132,240.00
	66	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	636	\$90.00	\$57,240.00	\$130.00	\$82,680.00	\$145.00	\$92,220.00
	67	2531.504	8" CONCRETE DRIVEWAY PAVEMENT COLORED	SQ YD	504	\$160.00	\$80,640.00	\$170.00	\$85,680.00	\$184.00	\$92,736.00
	68	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EACH	9	\$2,250.00	\$20,250.00	\$2,400.00	\$21,600.00	\$2,500.00	\$22,500.00
	69	2531.602	PEDESTRIAN CURB RAMP - 10' WIDE	EACH	42	\$2,250.00	\$94,500.00	\$3,900.00	\$163,800.00	\$4,100.00	\$172,200.00
	70	2544.503	1.5" NON-METALLIC CONDUIT	LIN FT	210	\$15.00	\$3,150.00	\$10.00	\$2,100.00	\$10.00	\$2,100.00
	71	2545.503	2" NON-METALLIC CONDUIT	LIN FT	1600	\$20.00	\$32,000.00	\$9.25	\$14,800.00	\$9.00	\$14,400.00
	72	2545.503	UNDERGROUND WIRE 1/C 8 AWG	LIN FT	8000	\$3.00	\$24,000.00	\$2.25	\$18,000.00	\$2.00	\$16,000.00
	73	2545.602	INSTALL HANDHOLE	EACH	1	\$2,500.00	\$2,500.00	\$3,300.00	\$3,300.00	\$3,250.00	\$3,250.00

City of Moorhead 40th Avenue South Improvements (Eng. No. 26-A2-01)  
 Owner: Moorhead MN, City of  
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Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		KPH, Inc.		J.R. Ferche, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	74	2545.602	ADJUST HANDHOLE	EACH	1	\$980.00	\$980.00	\$800.00	\$800.00	\$1,150.00	\$1,150.00
	75	2545.602	INSTALL LIGHT POLE	EACH	1	\$2,000.00	\$2,000.00	\$600.00	\$600.00	\$600.00	\$600.00
	76	2545.602	INSTALL LIGHT FOUNDATION	EACH	1	\$1,500.00	\$1,500.00	\$700.00	\$700.00	\$750.00	\$750.00
	77	2550.502	INSTALL CABINET	EACH	1	\$1,300.00	\$1,300.00	\$1,850.00	\$1,850.00	\$1,900.00	\$1,900.00
	78	2550.602	LOOP DETECTOR DESIGN PREFORMED	EACH	8	\$2,000.00	\$16,000.00	\$1,050.00	\$8,400.00	\$1,050.00	\$8,400.00
	79	2563.601	TRAFFIC CONTROL (3)	LUMP SUM	1	\$60,000.00	\$60,000.00	\$16,000.00	\$16,000.00	\$35,000.00	\$35,000.00
	80	2564.502	INSTALL SIGN PANEL	EACH	6	\$200.00	\$1,200.00	\$225.00	\$1,350.00	\$225.00	\$1,350.00
	81	2564.502	INSTALL SIGN	EACH	82	\$250.00	\$20,500.00	\$200.00	\$16,400.00	\$190.00	\$15,580.00
	82	2564.518	SIGN PANEL	SQ FT	389	\$50.00	\$19,450.00	\$12.00	\$4,668.00	\$11.50	\$4,473.50
	83	2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM A	EACH	1	\$37,500.00	\$37,500.00	\$34,500.00	\$34,500.00	\$35,000.00	\$35,000.00
	84	2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM B	EACH	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
	85	2573.502	STORM DRAIN INLET PROTECTION	EACH	54	\$150.00	\$8,100.00	\$295.00	\$15,930.00	\$300.00	\$16,200.00
	86	2573.503	SEDIMENT CONTROL LOG, TYPE BIOLOG	LIN FT	30	\$5.00	\$150.00	\$10.00	\$300.00	\$6.00	\$180.00
	87	2573.503	SILT FENCE TYPE MS	LIN FT	85	\$4.00	\$340.00	\$5.00	\$425.00	\$5.00	\$425.00
	88	2574.507	TOPSOIL STRIP & SPREAD (P)	CU YD	4889	\$8.00	\$39,112.00	\$9.00	\$44,001.00	\$30.00	\$146,670.00
	89	2575.501	TURF ESTABLISHMENT	LUMP SUM	1	\$15,000.00	\$15,000.00	\$33,000.00	\$33,000.00	\$36,000.00	\$36,000.00
	90	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	4448	\$5.00	\$22,240.00	\$2.65	\$11,787.20	\$2.75	\$12,232.00
	91	2575.505	RAPID STABILIZATION METHOD HYDRAULIC SOIL STABILIZER	ACRE	2.5	\$4,500.00	\$11,250.00	\$2,250.00	\$5,625.00	\$2,500.00	\$6,250.00
	92	2582.503	PAINTED PAVEMENT MARKINGS, WHITE, EPOXY, GROUND IN, 4"	LIN FT	2900	\$1.00	\$2,900.00	\$4.50	\$13,050.00	\$4.50	\$13,050.00
	93	2582.503	PAINTED PAVEMENT MARKINGS, YELLOW, EPOXY, GROUND IN, 4"	LIN FT	7187	\$1.50	\$10,780.50	\$4.50	\$32,341.50	\$4.50	\$32,341.50
	94	2582.503	PAINTED PAVEMENT MARKINGS, WHITE, EPOXY, GROUND IN, 6"	LIN FT	769	\$1.50	\$1,153.50	\$3.00	\$2,307.00	\$3.00	\$2,307.00
	95	2582.503	PAINTED PAVEMENT MARKINGS, EPOXY, GROUND IN, 24"	LIN FT	36	\$6.00	\$216.00	\$35.00	\$1,260.00	\$35.00	\$1,260.00
	96	2582.503	4" SOLID LINE PAINT	LIN FT	1110	\$1.00	\$1,110.00	\$2.35	\$2,608.50	\$2.25	\$2,497.50
	97	2582.518	PAINTED PAVEMENT SYMBOLS, EPOXY GROUND IN	SQ FT	437	\$2.50	\$1,092.50	\$23.00	\$10,051.00	\$23.00	\$10,051.00
	98	2582.518	CROSSWALK MARKING, EPOXY, GROUND IN	SQ FT	1197	\$5.00	\$5,985.00	\$23.00	\$27,531.00	\$23.00	\$27,531.00
	99	2582.518	PAVEMENT MESSAGE PAINT	SQ FT	16	\$2.00	\$32.00	\$55.00	\$880.00	\$60.00	\$960.00
Base Bid Total:							\$3,047,832.00		\$3,564,068.70		\$4,073,191.40

**RESOLUTION**

**Resolution to Order Improvement and Declare Official Intent for 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01)**

WHEREAS, pursuant to a resolution of the City Council adopted on December 8, 2025, a Preliminary Engineering Report has been prepared under the direction of the City Engineer with reference to the proposed 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01); and

WHEREAS, pursuant to a resolution of the City Council adopted February 23, 2026, the City Council received the report from the City Engineer and fixed a date of May 11, 2026 for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement on January 5, 2026, and found it to be in compliance with the City’s Comprehensive Plan; and

WHEREAS, ten days’ mailed notice and ten days’ published notice of the hearing was given, and the hearing was held thereon on the 11<sup>th</sup> day of May, 2026, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be completed as a stand-alone project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City’s Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted February 23, 2026
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: May 11, 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 Award Bid for 40th Ave S Mill & Overlay from 8th St to 20th St  
(Eng. No. 26-A2-01)**

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

<u>Bidder</u>	<u>Bid</u>
<b>Kindred Plumbing &amp; Heating, Inc.</b>	<b>\$3,564,068.70</b>
J. R. Ferche, Inc.	\$4,073,191.40
<b>Engineer's Estimate</b>	<b>\$3,047,832.00</b>

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

1. It is found, determined and declared that the lowest responsive, responsible bid with respect to the proposed improvement was received from Kindred Plumbing & Heating, Inc. of Fargo, North Dakota in the amount of \$3,564,068.70. Said bid is in all respects in accordance with the plans and specifications heretofore approved by the City Council. Thus, said bid is hereby in all things approved and accepted.
2. The project will be financed through the PIR fund with a portion of the cost to be assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The balance will be paid as a City share with debt service on the City share paid through the general property tax levy.
3. The Mayor and City Manager are hereby authorized and directed to enter into a Contract with Kindred Plumbing & Heating, Inc. of Fargo, North Dakota, for 40th Ave S Mill & Overlay from 8th St to 20th St (Eng. No. 26-A2-01) according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bid, except the deposits of the successful bidder and the next lowest bid shall be retained until a contract has been signed.
5. The City Manager is hereby authorized to approve minor extra work orders and change orders as necessary to satisfactorily complete the work up to a cumulative total not-to-exceed 5% (\$178,203.44) of the total contract amount.

PASSED: May 11, 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

---

May 11, 2026

**SUBJECT:**

Resolution to Approve a Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy-Memorial Parks

**RECOMMENDATION:**

The Mayor and City Council are asked to consider a Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy-Memorial Parks.

**BACKGROUND/KEY POINTS:**

The City of Moorhead is requesting a Conditional Use Permit to construct a sheet pile floodwall in coordination with the 1<sup>st</sup> Ave N Underpass Flood Mitigation Project.

The Moorhead Planning Commission considered the request at their May 4, 2026 meeting and unanimously recommended approval of the Conditional Use Permit with no public comment. The Planning Commission packet is available at:

[www.ci.moorhead.mn.us/government/boards-commissions/planning-commission](http://www.ci.moorhead.mn.us/government/boards-commissions/planning-commission)

**FINANCIAL CONSIDERATIONS:**

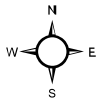
Not Applicable

**Voting Requirements:** Majority of Council

**Submitted By:**

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

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



**General Location Map**  
**600 1st Ave N & 111 8th St N**  
**58.318.0020 & 58.575.1700**



## RESOLUTION

### **Resolution to Approve a Conditional Use Permit for excavation, fill and construction of a Floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy- Memorial Parks, 600 1<sup>st</sup> Avenue N and 111 8<sup>th</sup> Street N (portions of Parcels 58.318.0020 and 58.575.1700)**

WHEREAS, City of Moorhead has requested a Conditional Use Permit for excavation, fill and construction for a floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy-Memorial Parks, 600 1<sup>st</sup> Avenue N and 111 8<sup>th</sup> Street N, for portions of Parcels 58.318.0020 and 58.575.1700, legally described as:

That part of Block 4, Lots 3, 4, 5, 12, 13, 14, and 15, Block 3, and Lots 7 through 11, Block 6, vacated Fifth Street and vacated Kennedy St, all in Holes' Addition; and that part of Lot 6, Block 68, Original Townsite; all in the City of Moorhead, Clay County, Minnesota, all being more particularly described as follows:

Commencing at the point of intersection with the westerly line of the existing BNSF Railway right-of-way and the northerly line of the existing 1st Avenue North right-of-way; thence South 89°40'34" East, along the northerly line of said 1st Avenue North right-of-way, for a distance of 113.22 feet to a point of tangential curve to the right, having a radius of 622.96 feet; thence southeasterly, along the northerly line of said 1<sup>st</sup> Avenue North right-of-way and along said curve, for a distance of 298.32 feet, having a central angle of 27°26'15", to the true point of beginning; thence continue southeasterly, along the northerly line of said 1<sup>st</sup> Avenue North right-of-way and along said curve, for a distance of 42.75 feet, having a central angle of 3°55'55"; thence South 58°18'23" East, along the northerly line of said 1st Avenue North right-of-way, for a distance of 246.80 feet; thence South 66°56'44" East for a distance of 56.00 feet; thence North 26°38' 59" East for a distance of 17.91 feet; thence North 62°26'09" West for a distance of 120.30 feet; thence North 53°07'08" West for a distance of 156.88 feet; thence North 58°24'02" West for a distance of 136.03 feet; thence North 66°51'49" West for a distance of 130.38 feet; thence North 39°22'34" West for a distance of 63.59 feet; thence North 76°37'49" West for a distance of 103.39 feet; thence South 69°18'10" West for a distance of 27.25 feet; thence South 01°48'53" West for a distance of 64.50 feet; thence South 73°06'27" East for a distance of 93.15 feet; thence South 87°55'23" East for a distance of 94.91 feet; thence South 68°16'10" East for a distance of 67.39 feet; thence South 60°46'32" East for a distance of 101.08 feet; thence South 27°45'42" West for a distance of 10.97 feet to the true point of beginning. Said tract contains 0.585 acres, more or less; and

WHEREAS, the Moorhead Planning Commission held a public hearing on May 4, 2026 and approved findings of fact (Exhibit A) and voted unanimously to recommend approval of the Conditional Use Permit contingent on the conditions noted below; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at Riverfront and WH Davy-Memorial Parks, 600 1<sup>st</sup> Avenue N and 111 8<sup>th</sup> Street N (portions of parcels 58.318.0020 and 58.575.1700), is hereby approved contingent upon the following conditions, which were developed based on criteria within the Moorhead City Code for Conditional Uses and to address general welfare, health and safety of the area:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.

2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

PASSED: May 11, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

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Michelle (Shelly) A. Carlson, Mayor

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Christina Rust, City Clerk

## EXHIBIT A

### Conditional Use Permit Moorhead Planning Commission Findings of Fact

REQUEST: Conditional Use Permit – Excavation, Fill and Construction of a Floodwall in the Floodway and Flood Fringe

LOCATION: 600 1<sup>st</sup> Ave N & 111 8<sup>th</sup> St N – A portion of parcels 58.318.0020 & 58.575.1700

APPLICANT/OWNER: City of Moorhead

FILE NO: 26P012

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

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on May 4, 2026; and

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

#### Findings of Fact

1. A full and complete application was filed by City of Moorhead, and received on April 1, 2026 (herein referred to as "Application") seeking a Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at:  
  
Riverfront Park - 600 1<sup>st</sup> Ave N - 583180020 - Lots 1, 2, 5-7 Blk 2, All Blk 3, All Blk 6, Lots 3-10 & 21-27 Blk 7 Holes Addn, All Blk 86 & Pt Lots 1 & 2, Blk 88 N & E of RR Original Townsite Moorhead and Aud Outlots A7, S175' B7, All A88, B88 & C88 Auditors Outlots to City of Moorhead, Clay County, Minnesota; and  
  
WH Davy - Memorial Park - 111 8<sup>th</sup> St N - 585751700 - All of Blk 70, Pt of Blk 68 Original Townsite Moorhead, Pt of Blk 4 Holes Addn & Pt of Vac 7th St, Pt of Outlots 22C, 22D, 24D; All of 23E & 24D to City of Moorhead, Clay County, Minnesota.
2. The properties are zoned P: Public Open Space, which permits excavation, fill and construction of a floodwall, but requires a conditional use permit when work is occurring within the Floodway and Flood Fringe.
3. A public hearing was held by the Planning Commission on May 4, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the P: Public Open Space zoning district.
5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
  - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The properties will continue to be used as parks and are guided towards Parks/Open Space, consistent with the 2022 Comprehensive Land Use Plan.
  - b. The proposed use is or will be compatible with the present and future uses of the area.
    - The proposed use is compatible with the present and future uses of the area.

- c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
    - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
  - d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
    - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
    - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
  - f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
    - The proposed use can be accommodated by the existing public services and facilities that currently serve the property.
6. The Planning Commission also reviewed the following factors in relation to the proposed excavation and/or fill in the Floodway and Flood Fringe Overlay Districts and based their recommendations on:
- A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
  - B. The danger that materials may be swept onto other lands or downstream to the injury of others or that may block bridges, culverts, or other hydraulic structures.
  - C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
  - D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
  - E. The importance of the services provided by the proposed facility to the community.
  - F. The requirements of the facility for a waterfront location.
  - G. The availability of the alternative locations not subject to flooding for the proposed uses.
  - H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
  - I. The relationship of the proposed use to the comprehensive plan and floodplain management program of the area.
  - J. The safety of access to the property in times of flood for ordinary and emergency vehicles.
  - K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of City of Moorhead for a Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at:

Riverfront Park - 600 1<sup>st</sup> Ave N - 583180020 - Lots 1, 2, 5-7 Blk 2, All Blk 3, All Blk 6, Lots 3-10 & 21-27 Blk 7 Holes Addn, All Blk 86 & Pt Lots 1 & 2, Blk 88 N & E of RR Original Townsite Moorhead and Aud Outlots A7, S175' B7, All A88, B88 & C88 Auditors Outlots to City of Moorhead, Clay County, Minnesota; and

WH Davy - Memorial Park - 111 8<sup>th</sup> St N - 585751700 - All of Blk 70, Pt of Blk 68 Original Townsite Moorhead, Pt of Blk 4 Holes Addn & Pt of Vac 7th St, Pt of Outlots 22C, 22D, 24D; All of 23E & 24D to City of Moorhead, Clay County, Minnesota.

is hereby approved contingent upon:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.

4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

PASSED by the Moorhead Planning Commission this 4th day of May, 2026.



Robert Seigel, Chair  
Moorhead Planning Commission



Attest: Robin Huston,  
City Planner/Zoning Administrator



# City Council Communication

May 11, 2026

## **SUBJECT:**

First Reading of Ordinance 2026-01: An Ordinance to Amend the Official Zoning Map Rezoning Industrial Parcels and to Amend and Reenact Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use and Chapter 18, Use Regulations

## **RECOMMENDATION:**

The Mayor and Council are asked to consider a First Reading of Ordinance 2026-01: An Ordinance to Amend the Official Zoning Map Rezoning Industrial Parcels and to Amend and Reenact Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use and Chapter 18, Use Regulations.

## **BACKGROUND/KEY POINTS:**

During the 2022 Onward Moorhead Comprehensive Plan update, new future land uses were approved throughout the city to reimagine development and redevelopment for the next 10 years. In order to implement those future land use updates, staff must make complimentary citywide zoning map changes and text amendments.

For this group of map amendments, staff evaluated 275 parcels in:

1. LI: Light Industrial Zoning District
2. HI: Heavy Industrial Zoning District
3. Industrial Future Land Use Map designation

Of these 275 parcels, there were only 15 parcels that needed to be updated and no new non-conforming uses were created.

In addition to the proposed Industrial zoning map amendments, staff continues to clean up Title 10, Zoning:

## **Proposed text change 1 – Title 10, Chapter 15.B. MU-2: Neighborhood Mixed Use**

Current language

[New language](#)

### **1. Title 10-15B-7. C. Building Setbacks. 1. Single and Two-Family:**

When the MU-2: Neighborhood Mixed Use Zoning District was updated last year, staff missed adding setbacks for new MU-2 developments on vacant land. The previous code only addressed MU-2 areas along the 8<sup>th</sup> St S/Hwy 75 S corridor from 3<sup>rd</sup> Ave S to 18<sup>th</sup> Ave S . Now, we have added MU-2 to more areas of the city so we need standards for new developments. The following language is recommended to address these new developments:

#### **a. Front Yard:**

- i. [Infill Lot:](#)** The minimum front yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street



# City Council Communication

May 11, 2026

must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.

- ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').
- b. Rear Yard: Ten feet (10').
- c. Interior Side Yard: Five feet (5').
- d. Common Wall: Zero feet (0').
- e. Street Side Yard:
  - i. Infill Lot: The minimum street yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.
  - ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

## Title 10-2-2: Definitions

INFILL LOT: A vacant or underutilized parcel of land located within an already developed area.

## Proposed text change 2 – Title 10-18-1: Use Tables and Unlisted Uses

Due to changes at the State level, add a Lower-potency Hemp Edible Wholesaler License to the zoning use table and clean up some other lower-potency hemp use language to match State language.

## Title 10-2-2: Definitions

Also add this license type to Definitions.

The Planning Commission held a public hearing on May 4, 2026 and unanimously recommended approval of the Industrial zoning map amendments and text amendments to Title 10, Chapter 15B and 18 with no public comment. The complete Planning Commission packet can be found at: [City of Moorhead : Planning Commission](#)

## **FINANCIAL CONSIDERATIONS:**

Not Applicable

**Voting Requirements:** Majority of Council

## **Submitted By:**

Dan Mahli, City Manager  
Robin Huston, City Planner/Zoning Administrator

**Attachments:** Draft Ordinance 2026-01

**ORDINANCE 2026-01**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP IN ACCORDANCE WITH CHAPTER 3 OF TITLE 10 OF THE MOORHEAD CITY CODE REZONING INDUSTRIAL PARCELS WITHIIN LI: LIGHT INDUSTRIAL AND HI: HEAVY INDUSTRIAL ZONING DISTRICTS AND PARCELS WITH INDUSTRIAL FUTURE LAND USE DESIGNATION AND TO AMEND AND REENACT TITLE 10, CHAPTER 15B, MIXED USE-2: NEIGHBORHOOD MIXED USE ZONING DISTRICT AND CHAPTER 18, USE REGULATIONS OF THE MOORHEAD CITY CODE**

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

NEW                      DELETE

SECTION 1. The **Official Zoning Map** of the City of Moorhead, Minnesota, in accordance with Chapter 3, Title 10 of the Moorhead City Code, is hereby amended to rezone the following as:

Address	PIN	Current Zone	New Zone
4219 29 <sup>th</sup> AVE S	58.418.0040	LI	INS
4219 29 <sup>th</sup> AVE S	58.418.0050	LI	INS
4220 30 <sup>th</sup> AVE S	58.418.0060	LI	INS
2660 16 <sup>TH</sup> AVE S	58.799.0120	LI	INS
1701 34 <sup>th</sup> St N	58.900.1981	LI	INS
3298 42 <sup>ND</sup> ST S	58.418.0092	LI	INS
3301 43 <sup>RD</sup> ST S	58.420.0080	LI	INS
2399 26 <sup>th</sup> ST S	58.900.1153	HI	INS
3320 46 <sup>th</sup> St S	58.424.0030	LI	P
1700 15 <sup>th</sup> Ave N	58.901.0030	RLD-2	P
3300 43 <sup>rd</sup> St S	58.424.0010	LI	INS
0 40 <sup>th</sup> Ave S	58.900.2302	TZ	LI
2975 50 <sup>th</sup> St S	58.900.1509	TZ	LI
2500 11 <sup>th</sup> St N	58.901.0050	TZ	HI
1402 28 <sup>th</sup> AVE N	58.900.1715	INS	HI

SECTION 2. **Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use Zoning District** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

...

**Title 10-15B-7**

...

C. Building Setbacks.

1. Single and Two-Family:

a. Front Yard:

- i. Infill Lot: The minimum front yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.
- ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

...

e. Street Side Yard:

- i. Infill Lot: The minimum street yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.
- ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

SECTION 3. **Title 10, Chapter 2-2: Definitions** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

...  
HEMP BUSINESS:

- A. Means either of the following:
  - 1. Lower-potency hemp edible manufacturer; or
  - 2. Lower-potency hemp edible retailer; or
  - 3. Lower-potency hemp edible wholesaler.

...

IMPOUNDED VEHICLES:

INFILL LOT: A vacant or underutilized parcel of land located within an already developed area.

JUNKYARD:

...

SECTION 4. **Title 10, Chapter 18-1: Use Tables and Unlisted Uses** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

See attached table

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

PASSED: May 11, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

\_\_\_\_\_  
Michelle (Shelly) A. Carlson, Mayor

\_\_\_\_\_  
Christina Rust, City Clerk

First Reading: 05/11/2026  
E-Post:  
Second Reading:  
Publication:

**10-18-1: USE TABLES AND UNLISTED USES:**

The following table specifies permitted, provisional and conditional land uses in the city of Moorhead:

- P = Permitted use
- CU = Conditional use permit
- () = Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU = Provisional use
- Blank = Prohibited

Current language

New language

~~Delete language~~

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
...													
Cannabis and hemp related													
...													
	State-licensed lower-potency hemp edible, cannabis edible or medical cannabis edible production <u>manufacturing</u> (breweries and small-batch baking/cooking with associated packaging <u>utilizing already made concentrates only</u> )						P		P	P	P	P	P
	State-licensed lower-potency hemp <u>edible concentrate</u> manufacturing and the following cannabis-related uses: cultivator, manufacturer, transporter and wholesaler											P	P
	State-licensed lower-potency hemp <u>edible wholesaler</u>								P	P	P	P	P
...													



# City Council Communication

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May 11, 2026

**SUBJECT:**

Resolution to Approve Budget Adjustment #26-018 for the purchase of two (2) fire engines

**RECOMMENDATION:**

The Mayor and City Council are asked to consider a resolution to approve Budget Adjustment #26-018 for the purchase of two (2) fire engines.

**BACKGROUND/KEY POINTS:**

The City Council passed Resolution 2024-1015B authorizing the purchase of two fire engines from Alexis Fire Equipment and one ladder truck from Pierce Manufacturing.

Due to 2024 supply chain delays, chassis delivery for the fire engines was originally projected for 2027. As a result, the engines were programmed into the City's five-year Capital Improvement Plan in 2027 for a total of \$2,742,400. However, production conditions improved, and the chassis were delivered earlier than expected in April 2026.

The City had planned to use tax-exempt financing to purchase the fire engines in 2027 and the ladder truck in 2028.

**FINANCIAL CONSIDERATIONS:**

Budget Adjustment #26-0018 in the amount of \$2,742,400 is included in the resolution to authorize payment for the fire engines in 2026 using reserves. Once financing is completed, the reserves will be replenished in an equal amount. The resolution also authorizes the City Manager to execute a Declaration of Official Intent on behalf of the City of Moorhead to finance the purchase of the fire engines and the ladder truck.

**Voting Requirements:** 3/4 of Council (6)

**Submitted By:**

Dan Mahli, City Manager  
Jeff Wallin, Fire Chief

**Attachments:**

**RESOLUTION**

**Resolution to Approve Budget Adjustment #26-018 for Purchase of Two (2) Fire Engines**

WHEREAS, Resolution 2024-1015-B authorized the City of Moorhead to enter into an agreement to purchase two fire engines from Alexis Fire Equipment (Great Plains Fire Inc) and one ladder truck from Pierce Manufacturing; and

WHEREAS the budget and financial plans were made based upon a delivery of the two (2) fire engines in 2027; and

WHEREAS the two (2) chassis were delivered earlier than anticipated, in April of 2026; and

WHEREAS, the governing body of the City of Moorhead desires to authorize the City Manager of the City of Moorhead to execute a Declaration of Official Intent on behalf of the City of Moorhead in the amount of up to \$5,750,000

WHEREAS, Budget Adjustment #26-018 authorizes payment of the fire engines from reserves to facilitate the early delivery, with tax exempt financing replenishing reserves.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Moorhead that the City Council does hereby authorize Budget Adjustment #26-018 for the purchase of two (2) fire engines.

PASSED: May 11, 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

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May 11, 2026

**SUBJECT:**

Approve Amendment No. 1 to Contract No. 17-UGPR-45 with Western Area Power Administration

**RECOMMENDATION:**

The Moorhead Public Service Commission respectfully requests the Mayor and City Council approve Amendment No. 1 to Contract No. 17-UGPR-45 with Western Area Power Administration for roles and duties related to transmission operator services, as approved by the Moorhead Public Service Commission, contingent upon final legal approval.

**BACKGROUND/KEY POINTS:**

Western Area Power Administration (WAPA) is proposing an amendment to Contract No. 17-UGPR-45 (Contract) (attached), under which WAPA provides transmission operator services to Moorhead Public Service. The Contract with WAPA references WAPA's General Interconnection Contract Provisions (GICP). The Moorhead Public Service Commission approved a revised GICP in September 2025. This amendment updates the date referenced in the Transmission Operator Procedure Contract to reflect when the revised GICP became effective, changing it from September 26, 2013, to July 17, 2025.

**FINANCIAL CONSIDERATIONS:**

There is no cost to the City of Moorhead.

**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 Amendment No. 1 to Contract No. 17-UGPR-45  
with Western Area Power Administration**

WHEREAS, Western Area Power Administration has proposed an amendment to Contract No. 17-UGPR-45 for the roles and duties related to transmission operator services; and

WHEREAS, Amendment No. 1 updates the date referenced in the Transmission Operator Procedure Contract to reflect when the revised General Interconnection Contract Provisions became effective, changing it from September 26, 2013, to July 17, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead to approve Amendment No. 1 to Contract No. 17-UGPR-45 with Western Area Power Administration, as approved by the Moorhead Public Service Commission on April 14, 2026, contingent upon final legal approval.

NOW, THEREFORE, BE IT FURTHER 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 attached Amendment No. 1 to Contract No. 17-UGPR-45 with Western Area Power Administration.

PASSED: May 11, 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

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May 11, 2026

**SUBJECT:**

Resolution to Approve Declaring Outdated Tasers and Accessories as Surplus Equipment and Authorizing Sale of Surplus Equipment for Law Enforcement Use Only

**RECOMMENDATION:**

The Mayor and City Council are asked to approve a resolution declaring the Police Department's outdated Taser-brand conducted energy weapons (CEW) and associated accessories as surplus equipment and authorizing their sale to a Florida-based company that specializes in refurbishing and reselling used Taser devices to other law enforcement agencies.

**BACKGROUND/KEY POINTS:**

The Police Department has transitioned away from its previous-generation Taser-brand CEWs, making the older units and accessories no longer compatible with current operational needs. A total of 54 CED units, along with unused cartridges have been identified as excess and no longer required for service.

Accredited Security, based in Florida, specializes in the acquisition and resale of used CEWs exclusively to law enforcement agencies and has expressed interest in purchasing the identified equipment. Declaring the equipment surplus will allow the City of Moorhead to recover value while ensuring the devices remain in the public-safety sector.

**FINANCIAL CONSIDERATIONS:**

Accredited Security has offered up to \$400 per CEW for the purchase of the units, depending on condition. Accessories will be purchased at up to \$5.00 per cartridge. The total estimated revenue to the City is \$21,000.

**Voting Requirements:** 3/4 of Council (6)

**Submitted By:**

Dan Mahli, City Manager  
Chris Helmick, Police Chief

**Attachments:**

**RESOLUTION**

**Resolution to Approve Declaring Outdated Tasers and Accessories as Surplus Equipment and Authorizing Sale of Surplus Equipment for Law Enforcement Use Only**

WHEREAS, the City of Moorhead Police Department has transitioned away from its previous-generation Taser-brand conducted energy weapons, rendering older units and associated accessories incompatible with current operational needs; and

WHEREAS, Accredited Security in Florida specializes in refurbishing and reselling used Tasers exclusively to law enforcement agencies and has expressed interest in purchasing the identified equipment; and

WHEREAS, the purchase will result in an estimated total revenue of approximately \$21,000 to the City of Moorhead.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the outdated Police Department Taser weapons and associated accessories described herein are hereby declared surplus equipment and approves the sale of said surplus equipment to Accredited Security.

PASSED: May 11, 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

May 11, 2026

**SUBJECT:**

Resolution to Accept MNDNR ReLeaf Community Forestry Grant

**RECOMMENDATION:**

The Mayor and City Council are asked to consider a resolution to accept the ReLeaf Community Forestry Grant through the Minnesota Department of Natural Resources.

**BACKGROUND/KEY POINTS:**

The City of Moorhead has been selected for the Minnesota Department of Natural Resources ReLeaf Community Forestry Grant. The ReLeaf program aims to improve community forest health. The Forestry Division of Public Works applied for the grant to address Emerald Ash Borer (EAB) in the community.

The grant funding of \$74,622.35 will support the City of Moorhead EAB Management Plan which includes annual treatment of ash trees. The Forestry Division will utilize the grant to purchase chemicals for the treatment of 1,900 ash trees. The work will be completed over the course of 2026 and early 2027. It will be performed by city staff and will take place citywide.

The Forestry Division continues to address the presence of Emerald Ash Borer within the community. These treatments will protect the ash trees from EAB infection and support the long-term health of the urban forest.

**FINANCIAL CONSIDERATIONS:**

The grant does not require matching funds from the City of Moorhead.

Budget Adjustment #2026-017 is included within the resolution to accommodate 2026 grant funding. Grant funds for future years will be included in the future approved budgets.

**Budget Adjustment #26-017**

Fund Name	Acct. Description	Expenditure	Funding Source
Forestry	Grants and Aids		\$43,792.00
Forestry	Operating Supplies	\$43,792.00	
Total		\$43,792.00	\$43,792.00

**Voting Requirements:** 3/4 of Council (6)

**Submitted By:**

Dan Mahli, City Manager  
Paul Fiechtner, Public Works Director  
Nichole Parr, Office Coordinator

**Attachments:** Draft Resolution

**RESOLUTION**

**Resolution to Accept MNDNR ReLeaf Community Forestry Grant**

WHEREAS, the Forestry Division of Public Works applied for the MN Department of Natural Resources ReLeaf Community Forestry Grant to support treatment of ash trees in line with the Emerald Ash Borer (EAB) Management Plan.

WHEREAS, the City of Moorhead was selected by the Minnesota Department of Natural Resources to receive the ReLeaf Community Forestry Grant.

WHEREAS, the Grant funding will provide \$74,622.35 for treatment of ash trees that will be performed between summer 2026 and early summer 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Mayor and City Manager along with staff from Forestry are herein authorized to accept the 2025 MNDNR ReLeaf Community Forestry Grant.

BE IT FURTHER RESOLVED that budget adjustment #2026-017 is approved to allocate these funds to the correct revenue and expenditure accounts for 2026.

PASSED: May 11, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

\_\_\_\_\_  
Michelle (Shelly) A. Carlson, Mayor

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Christina Rust, City Clerk