



**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

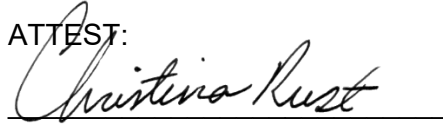
Meeting adjourned at 07:31 PM.

APPROVED BY:



MICHELLE (SHELLY) A. CARLSON, Mayor

ATTEST:



CHRISTINA RUST, City Clerk

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