



**CITY COUNCIL
MEETING AGENDA
JULY 13, 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. Recognition: Moorhead Fire Department Citizen Award - Blake Krueger & DJ Stephan
- B. Presentation: Greater Moorhead Business Association

6. Approve Minutes

- A. June 22, 2026 Meeting Minutes

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

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

- A. Public Hearing Regarding the Request of Innovis Health LLC for a Renaissance Zone Property Tax Exemption for a Commercial Renovation Project located at 730 Center Ave (58.575.0800)
- B. Resolution to Approve a Renaissance Zone Property Tax Exemption for Innovis Health LLC for a Commercial Renovation Project located at 730 Center Ave (58.575.0800)
- C. Public Hearing for Special Assessments - 2025 Unpaid Administrative Penalties and Abatements
- D. Resolution to Adopt Special Assessments - 2025 Unpaid Administrative Penalties and Abatements

- E. Public Hearing for Ordinance 2026-05: An Ordinance Granting a Fiber Optic Franchise to Metro Fibernet, LLC
- F. First Reading of Ordinance 2026-05: An Ordinance to Grant a Fiber Optic Franchise to Metro Fibernet, LLC
- 10. Community Development Department
- 11. Economic Development
- 12. Engineering Department
 - A. *Resolution to Order Report for Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05)
- 13. Fire Department
- 14. Moorhead Public Service
- 15. Parks and Recreation Department
- 16. Police Department
- 17. Public Works
- 18. Administration
 - A. *Resolution for Appointment of Election Judges for the August 11, 2026 Primary Election
 - B. *Resolution to Approve Off-Site Gambling Permit to Moorhead Youth Hockey Association on October 1, 2026
- 19. Mayor and Council Reports
- 20. City Manager Reports
- 21. Executive Session
- 22. New Business
- 23. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



Moorhead Fire Department Citizen Recognition Award

DJ Stephan and Blake Krueger

07/13/2026

On Monday, May 11, 2026, City of Moorhead Assistant Building Official DJ (David) Stephan and Building Inspector/Plan Reviewer Blake Krueger were in south Moorhead when they observed a cloud of black smoke rising above a neighborhood in the 4500 block of 19th St S. As they approached the scene, they found flames racing up and across the back of a duplex, with no emergency responders on scene. Blake called 911.

Fearing for the safety of any occupants, they took action. DJ raced to the front door of the burning unit, ringing the doorbell and pounding on the locked front door until the homeowner's son evacuated the home with his dog and a few possessions. Meanwhile, Blake ran to the neighboring home to the south, and alerted the unaware occupant to the danger, convincing her to evacuate as well.

DJ then sprinted to the north unit of the twin home, where he found another confused homeowner just opening her door. He guided her safely to the boulevard as the fire was spreading to her home. Both confirmed there were no additional occupants in the buildings and relayed that message to the arriving police officers.

DJ and Blakes' actions immediately removed people from life-threatening danger, allowing fire department members to quickly focus on extinguishing and minimizing damage from the fast-developing, wind-driven fire. Their selfless acts demonstrate our City's core values of collaboration, honesty, and accountability as we work to provide public safety and improve the quality of life for our citizens.

On behalf of the Moorhead Fire Department, it is my honor to present you with this Moorhead Fire Department Citizen Recognition Award for your courageous acts of service. Please accept this with our sincerest appreciation. Thank you.

Jeff Wallin, CFO, EFO
Fire Chief, City of Moorhead

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De CONES

DURING THIS CRAZY CONSTRUCTION SEASON, MOORHEAD BUSINESSES ARE BANDING TOGETHER TO PROVIDE A SUMMER OF WEEKLY DEALS AND ACTIVITIES. WE ARE GIVING EACH PARTICIPATING BUSINESS THEIR OWN WEEK TO SHINE. BE SURE TO FOLLOW EACH OF THEM TO SEE WHAT'S HAPPENING IN **DOWNTOWN MOORHEAD**.

JULY 6-11 - WORDS TO LIVE BY

JULY 13-18 - STARBIRD LOUNGE

JULY 20-25 - DAIRY QUEEN

JULY 27- AUGUST 1 - ABSOLUTE STYLE BOUTIQUE

AUGUST 3-8 - SWING BARREL BREWING CO.

AUGUST 10-15 - NAPA AUTOPARTS

AUGUST 17-22 - SWING BARREL, AMORY ANNEX, ARMORY EVENT CENTER & URBAN FOODS CATERING

AUGUST 24-29 - MICK'S OFFICE

DATE TBD - ALL BUSINESS BLOCK PARTY

**Moorhead,
MINNESOTA**



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
June 22, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

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

Present Not Voting (1): Shelly Carlson

Absent (1): Ryan Nelson

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

Motion to Approve made by Heather Nesemeier and seconded by Nicole Mattson.
For 7: Nicole Mattson, Heather Nesemeier, Emily Moore, Deb White, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. MoorHeart Recognition: First Congregational United Church of Christ

Governmental Affairs Director Lisa Bode presented the MoorHeart Award to First Congregational United Church of Christ for its efforts to offer services and make connections with people who are homeless.

B. Presentation: Check Presentation from VFW for Matson Field Grand Stand Project

Recreation Director Sean Brandenburg thanked the Moorhead VFW Post 1223 for its contribution to the Matson Grandstand project. Representatives from the VFW spoke and presented a check for \$35,000.

C. Presentation: 2025 Annual Comprehensive Financial Report and Audit, Eide Bailly LLP

CPA Paul Kane, Audit Partner with Eide Bailly, presented the City of Moorhead's 2025 Annual Comprehensive Financial Report and Audit.

6. Approve Minutes

A. June 8, 2026 Meeting Minutes

Motion to Approve made by Chuck Hendrickson and seconded by Lisa Borgen.

For 7: 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)

A letter was submitted and shared with the City Council from a Moorhead resident regarding businesses in Moorhead.

8. Mayor and Council Appointments
9. Public Hearings (5:45 pm)
10. Community Development Department
 - A. *Resolution to Approve Minor Subdivision - 1301 Main Ave SE - Parcel 58.799.0100
 - B. *Resolution to Re-establish Non-Conforming Use at 1101 2nd St S & 115 11th Ave S
11. Economic Development
12. Engineering Department
 - A. *Resolution to Approve Agreement No. 1036026 with the State of Minnesota for Federal Participation in Advance Construction for the Bluestem Pedestrian Bridge Project (Eng. No. 22-13-04)
 - B. *Resolution to Approve Temporary Parking Agreements and Change Order #1 for Center Avenue Reconstruction, 8th to 10th St (Eng. No. 25-02-01)
 - C. *Resolution to Authorize Submission of Grant Applications for Public Infrastructure Improvements
13. Fire Department
14. Moorhead Public Service
 - A. *Resolution to Award Bid for Furnishing 15 kV Metalclad Switchgear at MPS' Northeast and Southeast Substations
 - B. *Resolution to Award Bid for 2026 Lead Service Line Replacement Project
15. Parks and Recreation Department
16. Police Department
17. Public Works
18. Administration
 - A. Resolution to Receive the 2025 Annual Comprehensive Financial Report (ACFR)
Motion to Approve made by Deb White and seconded by Chuck Hendrickson.
For 7: 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 Utilize Court Action to Acquire Right-of-Way and Real Property Interests
 - C. *Resolution Approving a Sublease Agreement with MPS for approximately 2,182 square feet of the first floor of the renovated City Hall Building in connection with the issuance of the EDA's Lease Revenue Bonds, Series 2026 A

19. Mayor and Council Reports

Council Member Nesemeier thanked the VFW and the members of the First Congregational United Church of Christ for their participation in the City Council meeting. Council Member Nesemeier stated Flutterfest is June 23 and thanked everyone that makes the event possible. Council Member Nesemeier shared that the University of Minnesota Master Gardeners are hosting Doug Tallamy for a presentation as part of Pollinator Week, mentioned MN Extension, and shared information on an upcoming Cass Clay Food Commission meeting.

Council Member Deb White attended an Ad Hoc Transportation Task Force meeting, the Moorhead Global Market, MATBUS Coordinating Committee, and Churches United's community picnic. Council Member White expressed appreciation for everyone involved in planning and attending Juneteenth events. Council Member White also invited the public to attend an upcoming work expo hosted by Rural MN Concentrated Employment Program (SEP) at the Moorhead Public Library.

Council Member Mattson invited the public to a Conversation with Council Members on Thursday, July 9 at Romkey Park.

Mayor Carlson attended the Matson Field ribbon cutting, Juneteenth event, and an Empowered Entrepreneurship Retreat for women in high school. Mayor Carlson participated in a sports tourism documentary with mayors Mahoney and Dardis. Mayor Carlson added an update from Scandinavian Festival in Moorhead over the weekend and thanked Steve French, Sean Brandenburg, and all in the Recreation Department for the great work on events and experiences in Moorhead.

20. City Manager Reports

City Manager Dan Mahli stated upcoming Safe City Nights are Wed, June 24 at Queens Park and Wed, July 15 at Romkey Park. City Manager Mahli thanked all who attended the home opener and ribbon cutting for the Matson ball field. City Manager Mahli also invited the public to attend the ribbon cutting and opening of the municipal pool and Romkey Park on Monday, June 29 at noon.

21. Executive Session

- A. Closed Executive Session pursuant to Minn. Stat. § 13D.05, subd. 3(c)(3) for the purpose of developing or considering offers or counteroffers for the lease of real property described as Lots 1 through 11 Block 1 Urban Renewal 1st Addition (202 1st Avenue N.)

Motion to Enter Closed Session at 6:20pm made by Lisa Borgen and seconded by Nicole Mattson.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Exit Closed Session at 6:57pm made by Lisa Borgen and seconded by Sebastian McDougall.

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

Against 0: None

Abstain/Recuse 0: None

Motion Passed

22. New Business

23. Adjourn

Meeting adjourned at 6:59 PM.

APPROVED BY:

ATTEST:

MICHELLE (SHELLY) A. CARLSON, Mayor

CHRISTINA RUST, City Clerk

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

DRAFT



SUBJECT:

RECOMMENDATION:

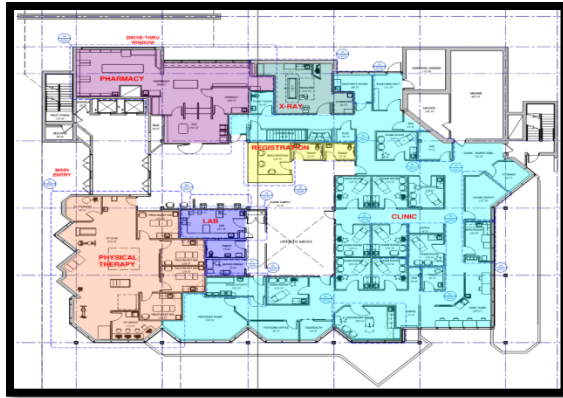
BACKGROUND/KEY POINTS:

[illegible]



City Council Communication

July 13, 2026



Phase One. Essentia Health will initially occupy approximately 11,300-14,000 square feet on the first floor and will introduce an expanded suite of services, including Family Medicine, Urgent Care, Radiology, Laboratory Services, Retail Pharmacy, and Physical Therapy. The remaining 21,500 square feet—located on the second floor/mezzanine and third floor—will be renovated at a later date to accommodate future growth and potential community partnerships.

Situated within Moorhead's Renaissance Zone, this redevelopment complements existing businesses, supports the surrounding neighborhood, and aligns with broader downtown revitalization goals by generating additional activity and providing critical healthcare services within the district.

Goals & Objectives: The [Renaissance Zone Policy](#) requires the applicant to outline how their project will meet or exceed the City's Renaissance Zone goals and objectives. Here are the highlights:

- ✓ **Activity & Ground Floor Uses** – Essentia Health Clinic will generate ground level activity along one of the Renaissance Zone's major corridors, Center Ave. As part of ongoing effort to encourage more people to live, work and explore downtown, Essentia is proud to support Downtown Moorhead's reinvestment initiatives.
- ✓ **Urban Design & Neighborhood Center** – Creation of a high-quality, full-service clinical care is a cornerstone of thriving communities, and Essentia Health is excited to contribute to the continued revitalization of the downtown area. To support this growth, Essentia is upgrading and relocating the walk-in clinic it has operated in downtown Moorhead to this new location.
- ✓ **Services 7 Days a Week/365 Days a Year** – The new clinic is planned to be open 7 days a week/365 days a year. It also features exam rooms and introduces radiology and lab services to the downtown area. These enhancements will improve patient access and provide a more comprehensive range of healthcare services to Moorhead's downtown neighborhood, which is experiencing significant growth and revitalization.
- ✓ **Walkable Districts, Connections, & Coordination** – The new clinic will have the capacity to expand alongside the community as residents of all ages continue to make their homes within and around the downtown. The clinic's design is modern and welcoming, incorporating healing elements such as natural light, wood, stone, and metal to create a healthy neighborhood asset that complements a community known for its focus on art, education, and distinctive architecture.

Zoning: The parcel is located within the "MU-1 Downtown Center Mixed Use" zoning district. The proposed use is permitted within the zoning district. Final building plans will meet all the requirements of the zoning district.



City Council Communication

July 13, 2026

City Code states: *“The purpose of the MU-1 district is to create a flexible approach to land use for mixed residential and commercial development that promotes a variety of commercial uses, jobs, residential opportunities and civic functions. The MU-1 district encourages a scale of development and mixture of uses while also maintaining a pedestrian-friendly and sustainable downtown environment.”* (Ord. 2025-02, 3-24-2025)

Financial Considerations: The exemption term is based on the developer's capital investment per square foot. To calculate “per square foot” values, the investment number is divided by the total square footage of the entire building, excluding the basement and all non-working or non-living areas.

The Renaissance Zone Policy defines capital investment costs as demolition, repair, replacement, or renovation of a building's exterior, roof, structural systems, electrical/plumbing, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements, and accessibility improvements. In addition, capital costs also include soft costs such as architecture, engineering, and management fees.

Essentia's Cost Estimate

Building Acquisition:	\$1,957,000
Internal Financing:	\$371,000
Design Costs:	\$398,000
Construction Costs:	<u>\$5,956,000</u>
Total:	<u>\$8,682,000</u>

**Project contingency is included in the line items above.*

Cost Per Square Foot Calculation

\$8,682,000 total / 35,500 sf = \$245/sf

Based on the policy criteria for rehabilitation and cost estimates found in application, this project is eligible for a 15-year exemption term, which requires a minimum investment of \$150+ per square foot. The exemption percentage throughout the exemption term is as follows: Years 1-5 (100%), Years 6-10 (75%), Years 11-15 (50%)

Current Land & Improvement Value: Current land and building value (\$2,072,100) remains taxable throughout the exemption term. Only the new assessed building value will receive an exemption.

Timeline: If approved, construction of the project is expected to begin in the fall 2026 with an anticipated completion of spring 2027. A public hearing for this project is scheduled with the Moorhead City Council on Monday, July 13.

FINANCIAL CONSIDERATIONS:

The maximum total benefit to the applicant for this rehabilitation project is estimated at approximately \$576,000 in property tax exemptions using the projected new assessed building



City Council Communication

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value for the first phase (\$3,200,000) and current tax rate (1.6%) for a period of fifteen (15) years (5 years at 100%, 5 years at 75%, 5 years at 50%).

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Amy Thorpe, Economic Development Program Administrator

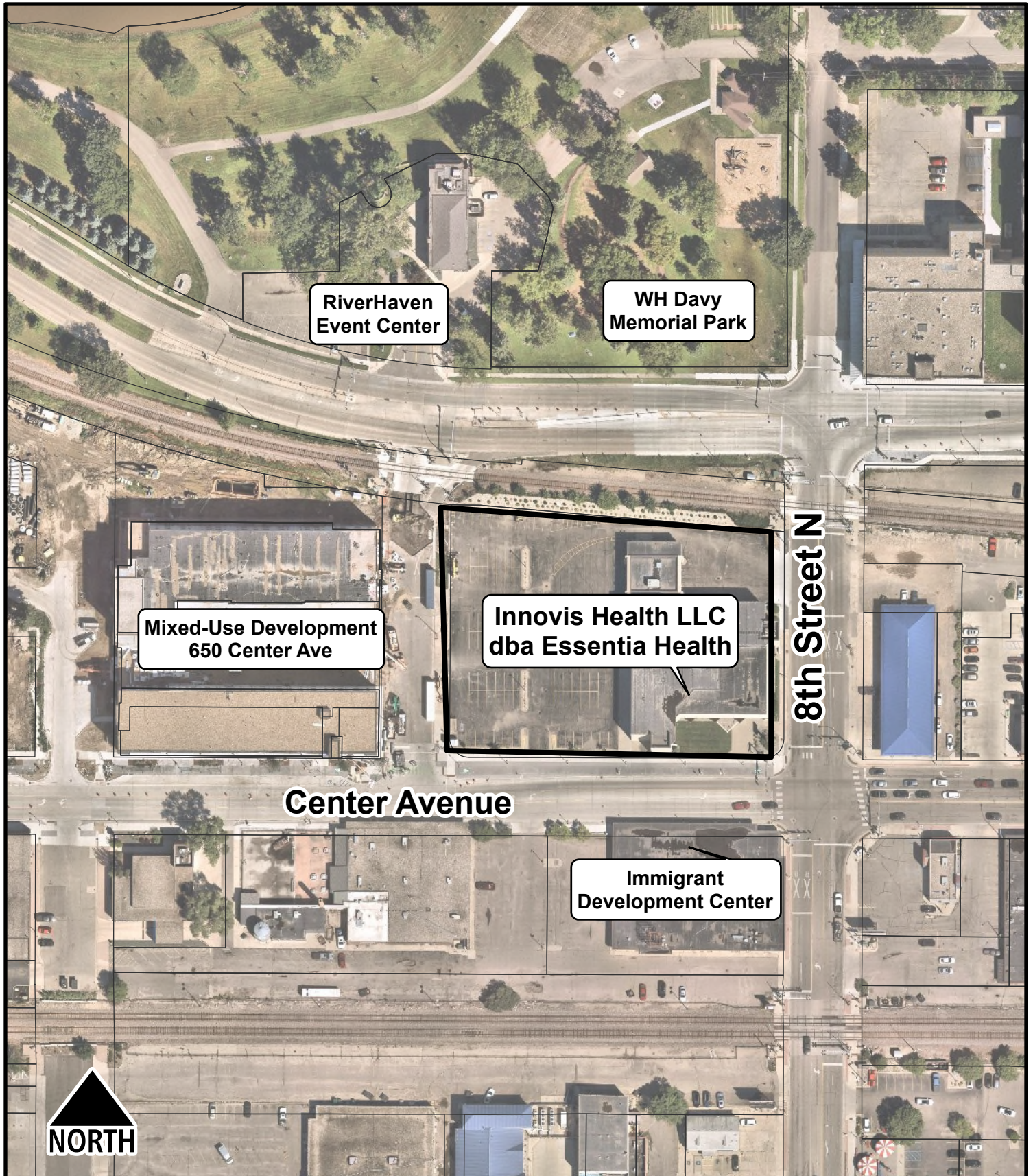
Matt Leiseth, DMI/Economic Development

Attachments: General Location Map
Draft Resolution



GENERAL LOCATION MAP

Property Owner | Innovis Health LLC
Doing Business As | Essentia Health Clinic
Address | 730 Center Ave
Parcel ID | 58.575.0800



RESOLUTION

Resolution to Approve a Renaissance Zone Property Tax Exemption for Innovis Health LLC for a Commercial Renovation Project located at 730 Center Ave (58.575.0800)

WHEREAS, Innovis Health LLC, the Project Operator, proposes to substantially rehabilitate the former Wells Fargo Bank building at 730 Center Avenue to establish a new full-service healthcare clinic. The project includes significant exterior improvements to the building, parking lot, and private utilities, providing immediate enhancements along the Center Avenue corridor. Interior renovations—beginning with a comprehensive first-floor remodel for Essentia Health’s Downtown Moorhead Clinic—will occur in phases. Expanded services will include family medicine, urgent care, radiology, laboratory services, a retail pharmacy, and physical therapy; and

WHEREAS, the City of Moorhead, pursuant to Minnesota Statute Chapter 469.1732, Subdivision 1, has authority to grant a partial or complete exemption from property taxation of all buildings, structures, fixtures, and improvements used in or necessary to a qualifying business; and

WHEREAS, the City of Moorhead has received a completed application form filed in accordance with applicable City procedures, policy, and guidelines from Innovis Health LLC requesting the following tax incentives: exemption from property taxation; and

WHEREAS, the application form filed with the City and all associated documentation are complete and have been reviewed and evaluated by City staff; and

WHEREAS, proper notice to competitors pursuant to Minnesota Statute Chapter 469.1734, Subdivision 7, was published twice in the City’s official newspaper on June 18, 2026, and June 25, 2026, respectively; and

WHEREAS, Innovis Health LLC is a qualifying business as defined in Minnesota Statute 469.1734; and

WHEREAS, granting the requested tax incentive is in the best interest of the City of Moorhead to enhance the property tax base and create new jobs.

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

1. The City Council of the City of Moorhead hereby finds that granting an exemption from property taxation to Innovis Health LLC is necessary to enable Innovis Health LLC to expand services in the City of Moorhead and is in the best interest of the City of Moorhead.
2. The City Council of the City of Moorhead hereby grants the tax incentives contained here subject to the terms and conditions in this resolution, the corresponding Tax Incentive Agreement, and the Laws of Minnesota.
3. The City of Moorhead hereby approves the application and grants Innovis Health LLC an exemption from property taxation of new building value according to the following schedule:

Rehabilitation Cost / square foot	Exemption Term	Exemption Percentage
\$50 / sq ft	5 years	Years 1 – 5: 100%
\$100 / sq ft	10 years	Years 1 – 5: 100% Years 6 – 10: 75%
\$150+ / sq ft	15 years	Years 1 – 5: 100% Years 6 – 10: 75% Years 6 – 10: 50%

After the project is complete, Innovis Health LLC is responsible for providing the City a financial report with enough detail to document costs and capital investments in the project to be utilized by the City to determine the final minimum investment threshold and exemption term.

4. In the event that the commercial portion of the commercial building is sold to a qualified business, that business entity shall receive a property tax exemption with the same exemption term and percentages as the project as a whole.
5. The Mayor and City Manager are hereby authorized and directed to execute the Tax Incentive Agreement on file by and between the City of Moorhead and Innovis Health LLC.
6. The City Clerk is hereby authorized and directed to certify this grant of exemption from property taxation to the City Assessor and County Assessor contingent upon Innovis Health LLC and the City executing the Tax Incentive Agreement.

PASSED: July 13, 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

July 13, 2026

SUBJECT:

Public Hearing for Special Assessments - 2025 Unpaid Administrative Penalties and Abatements

RECOMMENDATION:

The Mayor and City Council are asked to hold a public hearing and, after closing the public hearing, consider adoption of the special assessments for 2025 unpaid charges related to property maintenance enforcement abatement, penalties, rental registration and inspection services and public works services

BACKGROUND/KEY POINTS:

Notices were mailed to 102 affected property owners on June 25, 2026 and advertisement of the public hearing was published in The Extra on June 25, 2026.

Property Maintenance and Code Enforcement:

The administrative citation and civil penalty system was approved by the Clay County District Court in 2004 and has been utilized by the City since 2005. It has been the City's position to exhaust administrative remedies before pursuing these matters through the court system. The administrative citation system has proven to be an effective tool to streamline code enforcement for most properties.

Every effort is made to ensure fairness and consistency in enforcement. Most code enforcement is conducted on a complaint basis. Complaints are verified by a code compliance technician and when a code violation exists, property owners receive notice. When not prescribed by the City Code, compliance periods are established recognizing the complexity of the repair and weather conditions. Extensions may be granted for extenuating circumstances.

When the compliance period has concluded, the code correction is verified by the inspector. If the violation is not corrected, the property owner receives a civil penalty, as well as instructions on appeal procedures as applicable. The maximum civil penalty per violation is \$2,000 per year. Initial penalties are issued in the amount of \$100 for most violations or \$200 for life-safety violations; additional penalties may be charged for ongoing violations as often as daily, although it is the City's practice to charge less frequently unless the violation is a life-safety matter or the problems at the property have been chronic. Costs for abatements completed by contractors are also invoiced to the property owner.

The majority of administrative penalties are attributable to a very small number of property owners, including bank owners of foreclosed properties. Some of the smaller charges are underpayments of rental registration fees or missed appointment fees. The property owners were notified of the underpayments prior to processing the assessments.



City Council Communication

July 13, 2026

The City makes extensive efforts to collect fees and charges prior to bringing these items forward for assessment.

- The City has previously mailed to property owners an invoice and at least two reminder notices of all abatement costs and other delinquent charges. The second notice also includes a statement that the fees will be assessed with interest if not paid.
- Property owners who have received administrative citations and civil penalties for violations of Moorhead City Code were provided forms and instructions for the opportunity to appeal the citations within the invoice/s.
- The appeal period has expired on each of the items brought forward for assessment.
- Staff has had direct communications/discussions with most, if not all, of the property owners that have incurred significant administrative penalties in order to work through obstacles to compliance. Once an invoice is delinquent, unpaid charges are included on the City's website in the special assessments summary as proposed special assessments to alert title companies and potential buyers that there are outstanding charges that should be reviewed prior to purchase.

Assessment Objections:

- 1402 4 St S – please see attached appeal (and appeal response) information received from the property owner.

Assessment Modifications: Since publication and mailed notice, the following assessments were paid by the property owner or will be delayed. All payments/adjustments made will be receipted prior to finalizing the assessments.

- 1211 10 ½ St N – Rental Re-inspections & Other Fees (-\$300 - paid)
- 115 11 Ave S – Grass and Weed Removal (-\$320 - paid)
- 115 11 Ave S – Snow Removal (-\$457.50 - paid)
- 611 5 Ave S – Grass and Weed Removal (-\$200 – paid)
- 621 9 St S – Snow Removal (-\$620 - delayed) This property was sold following the snow removal action. After talking with the new owner of the property, they have requested a one-year delay on the assessment to provide time to work with the seller and relator on this fee. The new owners understand that if a payment is not received, the assessment will proceed next year.

FINANCIAL CONSIDERATIONS:

Unlike special assessments for public improvements and infrastructure that are amortized over time, these special charges for delinquent fees, penalties, and abatement costs are intended for a one-year repayment. The exception is for petitioned tree removals, which are a five-year repayment. The costs to be assessed are as follows:



City Council Communication

July 13, 2026

• Rental Registration and Inspection Penalties and Fees	\$5,920.00
• Nuisance/Property Maintenance Abatements/Penalties	\$16,400.00
• Grass/Weed Removal	\$7,880.00
• Snow Removal	\$1,192.50
• Unfounded Alarm	\$970.87
• <u>Tree Removal and Branch Pick Up/Disposal</u>	<u>\$49,111.32</u>
TOTAL	\$81,474.69

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

Submitted By:

Dan Mahli, City Manager
Kristie Leshovsky, Community Development Director
Alan Cooper, Lead Code Compliance Technician
Betty Kannas, Technical Office Specialist

Attachments: 1402 4 St S appeal
Mailed Notice – Example
Draft Resolution

Appeal received regarding snow assessment for 1402 4 St S

Objection of Assessment

Property Address: 1402 4th Street S., Moorhead, MN

Objection regarding the assessment charged to the property located at 1402 4th Street S., Moorhead, MN.

1. Responsibility for Charges

Assessed Owner did own the property at the time of service. The charge is being assessed to the property rather than the individual responsible for the action that resulted in the service being performed. The cost should be billed directly to the responsible party. Assessing the property owner for another party's actions unfairly penalizes someone who may not have caused the issue. *This would not be the standard practice or allowed with other contractors providing services.*

2. Accuracy of Billing and Hours Charged

The hours and work performed do not support the \$605 billing statement.

Note: Was informed the City initially received an invoice from this vendor totaling more than \$900. Before any assessment charges are applied, there should be a complete review and audit of the vendor's billing practices, invoices, and supporting documentation.

Before and after pictures show less than 5 man hours.

3. March 2026 Charge – Work Completion Concern

The \$45 charge dated March 2026 does not appear to reflect completed work. At the time of the charge, ice remained on the sidewalk, indicating that the required service may not have been properly completed. Photos Attached.

Based on the concerns above, I respectfully request a review of the assessment and removal or adjustment.

1402 4th St.												
Date	Service	Hours	Equipment used	Billable/ Hr	Total charge	Source:	Admin Fee	Total	Initial Billed	% Markup	Adjusted Bill	% Markup
1.7.25	Snow Removal	1	Broom Tractor	\$90	\$90	Exibit B.	Waived					
1.7.25	Snow Removal	4	Snow Shoveling	\$80	\$320		Waived					
		5			\$410			\$410	\$900	120%	\$605	48%

Exhibit B

Snow/Ice Removal

Equipment Description/Condition and Age	Hourly Price (equipment and personnel)
2021 Payloader	\$150/hour
2020 Skid Steer	\$120/hour
2020 – 3 series John Deere Tractor w broom or blower	\$90/hour
Shovel by hand	\$80/hour
Average Hourly Rate	\$110/hour

Response to appeal:

- 2025 \$605 charge/assessment – one item not included (noted it as “markup” in appeal information), is that the contractor placed 8 bags of TurboMelt on the sidewalk which had thick ice. The invoice charged for 6 bags of TurboMelt and application, but 8 were used. The difference is the cost of the ice-melt (TurboMelt) and application fee.

Appeal received regarding snow assessment for 1402 4 St S

NOTE: this cost is not included within the 2025 assessments as it was a 2026 invoice

Assessed \$45 in March of 2026.

- The service was allegedly performed a couple of days before I took possession.
- These are pictures were taken after the alleged service was performed, which was immediately after I took possession of the property.
 - *Note: The city was immediately called and shown these pictures at the time of the possession, after seeing the notification in the mailbox.*
- The sidewalks were NOT cleared.
- This sidewalk was completely cleared by the new owner upon taking possession.
- If the goal of the city was to create safe passage, this did not accomplish that. **Exposing ice increased the safety risks.**
- **Property Owners should NOT be charged for services that did not meet the city's expectations.**
- **Based on the pictures showing the work not completed, this fee should be eliminated.**



Response to appeal:

- 2026 \$45 charge (not included within the 2025 assessments) – there was a mix of snow and ice on the sidewalk. When the inspector was posting this on February 19, he spoke with the current owner (not the owner at the time) and a realtor at the property about the posting and what it was for. The intent was to have the contractor remove the snow and place the ice-melt. Around the time the current owner purchased the property, the current owner spoke with another inspector and noted that they would complete the ice removal which is why the contractor did not do that. An inspector followed up and spoke with the family member that was removing the ice.



CITY OF MOORHEAD
PO BOX 779
MOORHEAD, MN 56561

FINAL ASSESSMENT NOTICE

THIS NOTICE IS YOUR BILL

Payable after City Council
adoption of assessments
on July 13, 2026

June 25, 2026

PARCEL NO.:

PARCEL ADDRESS:

ASSESS PROJ NO:

811978

TOTAL TO BE ASSESSED: \$ 300.00

PROJECT DESCRIPTION: 2025 RENTAL RE-INSPECTION & OTHER FEES

Notice is hereby given that the Moorhead City Council will meet **Monday, July 13, 2026 at 5:45 pm, at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN**, to conduct a hearing on the above listed assessment improvement. Adoption of the proposed assessment may occur at the hearing. Notice of adoption will be posted on our website at www.cityofmoorhead.com under the NEWS tab or call 218-299-5434 to obtain this information. **No additional notices or billings will be sent.**

After adoption by the Council, payments can be made as follows:

Pay without Interest: After Council adoption of assessments, assessments can be paid in full, without interest, **until 4:30 pm, on November 13, 2026. Payments received after this date and time, for any reason, even if it is postmarked November 13, 2026, will be mailed back and one year's interest will be added.**

Make Payments Payable To: City of Moorhead

Mail To: City of Moorhead, Attn: Finance Dept., PO Box 779, Moorhead, MN 56561

Drop Off: City Hall, Finance Dept., 403 Center Ave., Moorhead, MN 56560

Credit Card: Call 218-299-5320 for credit card payments (no additional service fees are charged for credit card payments)

Partial Payments: Partial prepayments (minimum \$100) of the uncertified balance are allowed.

Unable To Pay In Full: If you are unable to pay the assessment, or any portion of the assessment by 4:30 pm on November 13, 2026, the full assessment or any unpaid balance, will be certified to the county and included for payment with your real estate taxes, beginning the payable year **2027**. Principal shall be paid in equal annual installments over a **1-year** period along with interest at the rate of **6.00%** per year applied to the remaining balance each year. The proposed assessment roll is on file with the City Clerk.

Objections: Written or oral objections will be considered at said hearing. No appeal may be taken to the amount of assessment unless a written objection, signed by the affected property owner, is filed with the City Clerk prior to assessment hearing or presented to presiding officer during the hearing. This assessment may be appealed to District Court pursuant to MN Statute 429.081 by serving notice of appeal upon the Mayor or City Clerk within 30-days after adoption of assessment and filing such notice with the District Court within 10-days after service upon the Mayor or City Clerk.

For questions regarding this notice: Email - Neighborhood.services@moorheadmn.gov

Call - Neighborhood Services at 218-299-5434 (TDD 711)

Visit - Neighborhood Services, City Hall, 403 Center Ave., Moorhead, MN 56560

If auxiliary aids or services are required for the meeting, call the City Clerk at 218-299-5166 10-hours prior to the meeting.

RESOLUTION

Resolution to Adopt Special Assessments – 2025 Unpaid Administrative Penalties and Abatements

WHEREAS, pursuant to proper notice duly given as required by law, the Mayor and City Council met on July 13, 2026 and heard any and passed upon all objections to the proposed assessment for unpaid special charges incurred on multiple properties located within the City of Moorhead; and

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

1. Such proposed assessments, as outlined below, are hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein is hereby found to have incurred the special charges in the amount of the assessment levied against it.
2. The following assessment shall be certified to the County on November 13, 2026, and included for payment with the property taxes payable in a one-year period at an interest rate of 6%:

2025 Rental Registration and Inspection Penalties and Fees -- Project #811978		
Parcel #	Address	Total Assessed Cost
580720180	1601 5 TH AVE S	\$340.00
580720310	915 16 TH ST S	\$365.00
580890080	616 38 TH AVE S	\$300.00
581830080	715 10 TH ST S	\$250.00
583720150	3500 8 TH AVE S	\$100.00
585750720	824 2 ND AVE S	\$380.00
585750950	114 6 TH ST S	\$365.00
586650430	1213 4 TH ST S	\$800.00
586650900	1024 2 ND ST S	\$300.00
586890390	908 18 TH ST S	\$340.00
586890710	1010 18 TH ½ ST S	\$190.00
587211440	417 16 TH ST S	\$340.00
587810050	1907 18 TH AVE S	\$150.00
587810060	1909 18 TH AVE S	\$225.00
587810070	1911 18 TH AVE S	\$175.00
587810080	1913 18 TH AVE S	\$175.00
587810100	1917 18 TH AVE S	\$175.00
587810110	1919 18 TH AVE S	\$175.00
587810120	1921 18 TH AVE S	\$175.00
588360130	1721 7 TH ST S	\$300.00
588480410	408 ELM ST S	\$300.00
	Total	\$5,920.00

2025 Nuisance/Property Maintenance Abatements/Penalties -- Project #812015		
Parcel #	Address	Total Assessed Cost
580720180	1601 5 TH AVE S	\$200.00
580720310	915 16 TH ST S	\$200.00
581071030	321 13 TH ST N	\$400.00
581830150	709 9 TH ST S	\$600.00
582180540	317 15 TH ST S	\$800.00
582400150	1215 7 TH AVE N	\$200.00
583740110	1914 6 TH ST S	\$500.00
583740310	1807 5 TH ST S	\$1,900.00
584780180	1304 5 TH AVE S	\$200.00
584941600	409 14 TH ST N	\$400.00
584941610	405 14 TH ST N	\$1,100.00
585310730	413 MAPLE LN	\$2,100.00
585311950	646 BIRCH LN	\$300.00
585650750	302 8 TH AVE S	\$100.00
585651470	210 9 TH AVE S	\$200.00
585750475	10 9 TH ST S	\$100.00
585750720	824 2 ND AVE S	\$200.00
585750950	114 6 TH ST S	\$1,200.00
586060070	1127 11 TH ST N	\$1,000.00
586440150	1212 34 TH ST CIR S	\$200.00
586650430	1213 4 TH ST S	\$500.00
586710110	405 12 TH ST N	\$300.00
586890390	908 18 TH ST S	\$100.00
587210770	1610 3 RD AVE S	\$400.00
587260570	906 12 TH ST S	\$100.00
587370140	1222 11 TH ST S	\$1,000.00
587371540	1321 15 TH AVE S	\$200.00
587870530	2719 18 TH ST S	\$200.00
588080580	3118 32 ND AVE S	\$100.00
588110360	2912 HANOVER AVE S	\$200.00
588110910	3010 COVENT GARDEN ST S	\$400.00
588160480	2922 29 TH AVE CIR S	\$900.00
588360040	1721 8 TH ST S	\$100.00
	Total	\$16,400.00

2025 Grass and Weed Removal -- Project #811980		
Parcel #	Address	Total Assessed Cost
581000310	2506 RIVERSHORE DR S	\$680.00
581830150	709 9 TH ST S	\$180.00
582180540	317 15 TH ST N	\$860.00
582180600	316 14 TH ST N	\$260.00
582180630	1407 4 TH AVE N	\$360.00
582970440	413 13 TH ST N	\$220.00

583240420	1008 2 ND AVE N	\$580.00
583571620	3435 17 TH ST S	\$440.00
583740300	1803 5 TH ST S	\$160.00
584620180	1203 17 TH ST S	\$220.00
584650240	1617 19 TH ST S	\$180.00
584780180	1304 5 TH AVE S	\$180.00
584780190	1306 5 TH AVE S	\$500.00
585020050	1413 23 RD ST S	\$220.00
585450110	1215 5 TH AVE S	\$480.00
585510110	1216 14 TH ST N	\$480.00
585650640	624 3 RD ST S	\$220.00
586220010	6919 2 ND ST NW	\$300.00
587370110	1314 11 TH ST S	\$380.00
587870320	2718 14 TH ST S	\$260.00
587870530	2719 18 TH ST S	\$200.00
588083300	3611 34 TH ST S	\$200.00
588100300	3740 33 RD ST S	\$320.00
	Total	\$7,880.00

2025 Snow Removal -- Project # 811981		
Parcel #	Address	Total Assessed Cost
585390010	1402 4 TH ST S	\$605.00
587371540	1321 15 TH AVE S	\$260.00
587500645	1803 41 ST AVE S	\$185.00
588470740	205 14 TH ST S	\$142.50
	Total	\$1,192.50

2025 Unfounded Alarm -- Project # 812017		
Parcel #	Address	Total Assessed Cost
582060010	2800 2 ND AVE N	\$323.62
583270040	800 HOLIDAY DR	\$161.81
586010150	1501 11 TH ST N	\$485.44
	Total	\$970.87

2025 Diseased/Nuisance Tree Removal -- Project # 811975		
Parcel #	Address	Total Assessed Cost
582180320	1516 4 TH AVE N	\$1,330.91
582240130	906 14 TH ST N	\$1,070.39
587211580	419 17 TH ST S	\$1,812.30
587211590	423 17 TH ST S	\$1,104.37
587261510	1112 11 th ST S	\$2,344.66
587540241	513 6 TH ST S	\$5,833.34
588471080	1205 3 RD AVE S	\$11,100.34
	Total	\$24,596.31

2025 Branch Pickups/Tree Disposals -- Project # 811973		
Parcel #	Address	Total Assessed Cost
583191750	511 16 TH ST N	\$28.32
	Total	\$28.32

3. The following assessment shall be certified to the County on November 13, 2026 and included for payment with property taxes payable in a five year period at an interest rate of 6% (petitioned tree removals):

2025 Diseased Tree Removal -- Project #811974		
Parcel #	Address	Total Assessed Cost
581150130	911 16 TH ST N	\$6,063.75
585450230	1316 6 TH AVE S	\$9,599.53
586500410	2105 6 TH ST S	\$2,480.36
586650050	921 4 TH ST S	\$2,718.45
587211040	301 15 TH ST S	\$3,624.60
	Total	\$24,486.69

4. The owner of any of the described property so assessed may, at any time prior to the certificate of assessment at the County Auditor, pay the whole assessment or partial payments of a minimum of \$100.00 towards a specified project.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended to the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

PASSED: July 13, 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

July 13, 2026

SUBJECT:

Public Hearing for Ordinance 2026-05: An Ordinance granting a fiber optic franchise to Metro Fibernet, LLC.

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing and consider approval of Ordinance 2026-05: An Ordinance granting a non-exclusive Fiber Optic Franchise to Metro Fibernet, LLC to install, maintain, operate and control a fiber optic infrastructure network in the city public right-of-way for the purpose of offering communication services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

BACKGROUND/KEY POINTS:

Metro Fibernet, LLC is seeking to build a fiber optic network in the community and is seeking to use the public right-of-way for this purpose. The City Charter requires that companies be issued a franchise to conduct this activity in the public right-of-way.

FINANCIAL CONSIDERATIONS:

They are not offering multichannel video programming services, so a franchise fee cannot be required, however, the City's permitting fees for the use of the right-of-way will be paid to compensate for the impact on the right-of-way and the costs the City incurs.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Mike Rietz, Assistant City Manager

Attachments: Draft Ordinance 2026-05

ORDINANCE 2026-05

AN ORDINANCE TO AMEND AND REENACT SECTIONS 1-16-1 and 1-16-3 OF TITLE I OF THE MOORHEAD MUNICIPAL CODE RELATING TO METRO FIBERNET, A NEVADA LIMITED LIABILITY COMPANY, FIBER OPTIC FRANCHISE.

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

SECTION 1. Section 1-16-1 Title 1 of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

1-16-1: REGULATION OF NON-EXCLUSIVE FIBER OPTIC FRANCHISE:

A. Gateway Infrastructure, LLC, a Delaware limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public ROW for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

B. Ubiquity, a Nebraska limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public row for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

C. Metro Fibernet, LLC, a Nevada limited liability company, its successors and assigns, is hereby granted a nonexclusive franchise to install, maintain, operate, and control a fiber optic infrastructure network in the city public row for the purpose of offering communications services, including broadband internet access service and voice over internet protocol services, but excluding multichannel video programming services that would be subject to a video services franchise, to residents and businesses in the city.

SECTION 2. Section 1-16-3 Title 1 of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

1-16-3: DEFINITIONS:

AGREEMENT: The non-exclusive public franchise agreement by and between the city and franchisee dated _____, 2025.

...

FRANCHISEE: (1) Gateway Infrastructure, LLC, a Delaware limited liability company, its successors and assigns; and (2) Ubiquity, a Nebraska limited liability company, its successors and assigns; and (3) Metro Fibernet, LLC, a Nevada limited liability company, its successors and assigns; each as a separate Franchisee.

SECTION 3. This ordinance shall take effect upon publication in accordance with the Moorhead City Charter.

PASSED: July 13, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 07/13/2026

E-Post:

Second Reading:

Publication:



City Council Communication

July 13, 2026

SUBJECT:

Resolution to Order Report for Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution ordering the preliminary engineering report for the Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05).

BACKGROUND/KEY POINTS:

Partridge Creek 2nd Addition is a proposed 16.49 acre residential subdivision located south of 40th Ave S between 20th St and 28th St. The preliminary engineering report is necessary to guide the development of the property. Following completion of the report, it is anticipated that the Developer will provide petitions to have the City install the public infrastructure necessary to develop a portion of the property and to assess 100% of the cost to the benefiting property in accordance with Minnesota Statutes Annotated, Chapter 429 (MS §429).

FINANCIAL CONSIDERATIONS:

There is no budgetary impact for the requested action as the report will be completed by City staff. The preliminary engineering report will provide more detailed cost estimates for the project and allow the Developer and the Council to make a more informed decision about how to proceed with the project.

Voting Requirements: Majority of Council

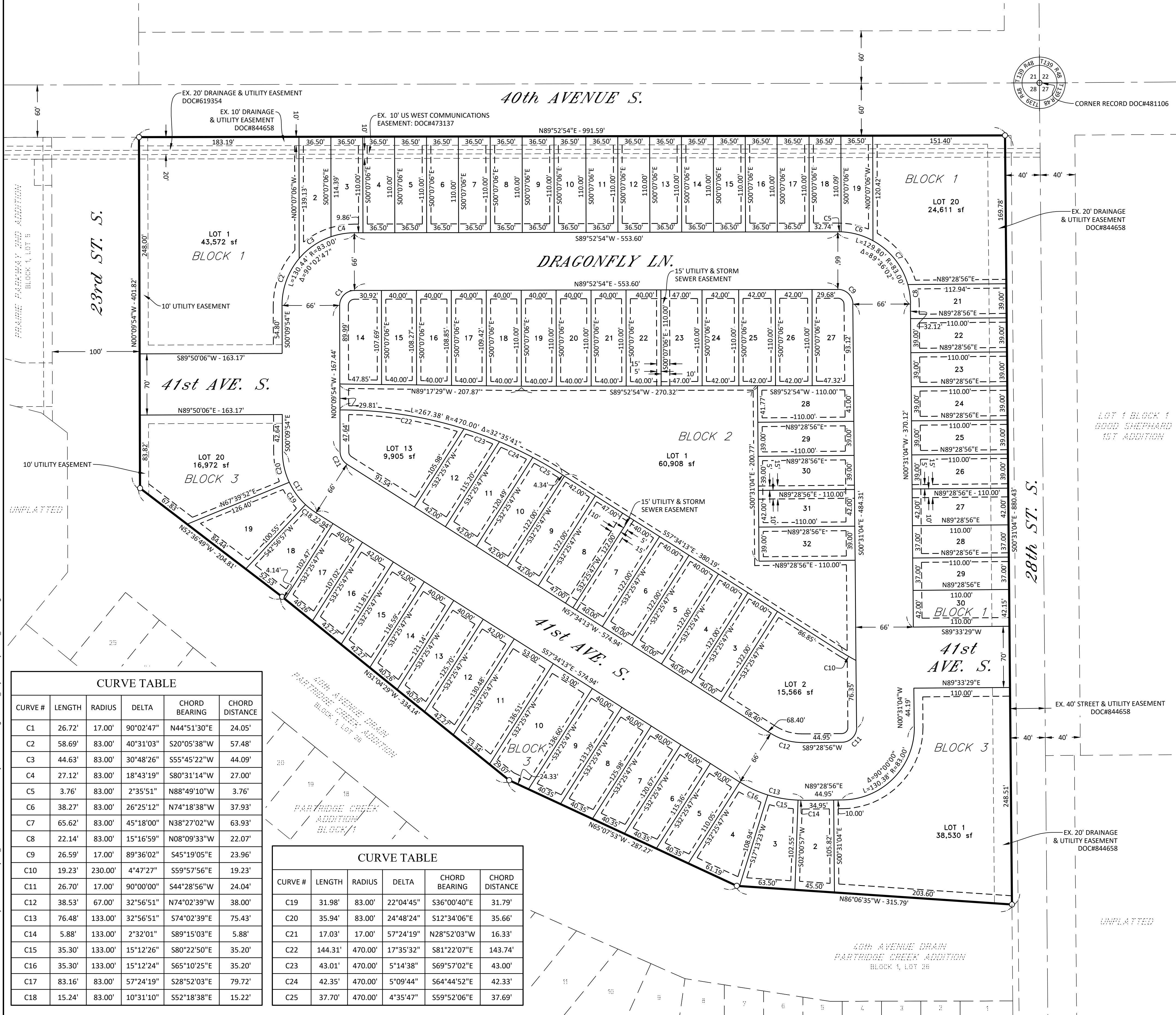
Submitted By:

Dan Mahli, City Manager
Clay Lexen, Assistant City Engineer

Attachments: Preliminary Plat

PRAIRIE PARKWAY 5th ADDITION

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.72'	17.00'	90°02'47"	N44°51'30"E	24.05'
C2	58.69'	83.00'	40°31'03"	S20°05'38"W	57.48'
C3	44.63'	83.00'	30°48'26"	S55°45'22"W	44.09'
C4	27.12'	83.00'	18°43'19"	S80°31'14"W	27.00'
C5	3.76'	83.00'	2°35'51"	N88°49'10"W	3.76'
C6	38.27'	83.00'	26°25'12"	N74°18'38"W	37.93'
C7	65.62'	83.00'	45°18'00"	N38°27'02"W	63.93'
C8	22.14'	83.00'	15°16'59"	N08°09'33"W	22.07'
C9	26.59'	17.00'	89°36'02"	S45°19'05"E	23.96'
C10	19.23'	230.00'	4°47'27"	S59°57'56"E	19.23'
C11	26.70'	17.00'	90°00'00"	S44°28'56"W	24.04'
C12	38.53'	67.00'	32°56'51"	N74°02'39"W	38.00'
C13	76.48'	133.00'	32°56'51"	S74°02'39"E	75.43'
C14	5.88'	133.00'	2°32'01"	S89°15'03"E	5.88'
C15	35.30'	133.00'	15°12'26"	S80°22'50"E	35.20'
C16	35.30'	133.00'	15°12'24"	S65°10'25"E	35.20'
C17	83.16'	83.00'	57°24'19"	S28°52'03"E	79.72'
C18	15.24'	83.00'	10°31'10"	S52°18'38"E	15.22'

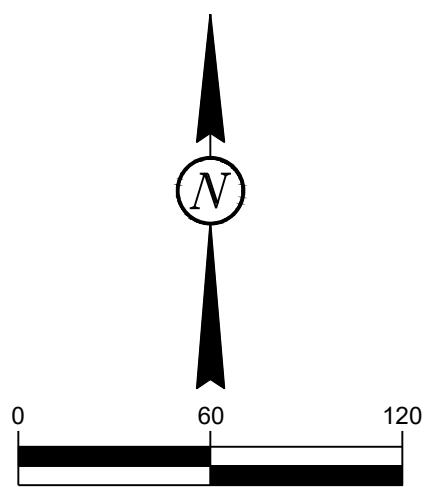
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	31.98'	83.00'	22°04'45"	S36°00'40"E	31.79'
C20	35.94'	83.00'	24°48'24"	S12°34'06"E	35.66'
C21	17.03'	17.00'	57°24'19"	N28°52'03"W	16.33'
C22	144.31'	470.00'	17°35'32"	S81°22'07"E	143.74'
C23	43.01'	470.00'	5°14'38"	S69°57'02"E	43.00'
C24	42.35'	470.00'	5°09'44"	S64°44'52"E	42.33'
C25	37.70'	470.00'	4°35'47"	S59°52'06"E	37.69'

BLOCK 1			BLOCK 2			BLOCK 3		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	43,572	1.00	1	60,908	1.40	1	38,530	0.88
2	4,539	0.10	2	15,566	0.36	2	4,489	0.10
3	4,054	0.09	3	4,880	0.11	3	5,127	0.12
4	4,015	0.09	4	4,880	0.11	4	5,400	0.12
5	4,015	0.09	5	4,880	0.11	5	4,508	0.10
6	4,015	0.09	6	4,880	0.11	6	4,721	0.11
7	4,015	0.09	7	4,880	0.11	7	4,933	0.11
8	4,015	0.09	8	5,734	0.13	8	5,145	0.12
9	4,015	0.09	9	5,124	0.12	9	5,358	0.12
10	4,015	0.09	10	5,105	0.12	10	7,323	0.17
11	4,015	0.09	11	4,963	0.11	11	7,075	0.16
12	4,015	0.09	12	4,659	0.11	12	5,380	0.12
13	4,015	0.09	13	9,905	0.23	13	4,937	0.11
14	4,015	0.09	14	5,079	0.12	14	4,755	0.11
15	4,015	0.09	15	4,319	0.10	15	4,796	0.11
16	4,015	0.09	16	4,342	0.10	16	4,595	0.11
17	4,015	0.09	17	4,365	0.10	17	4,190	0.10
18	4,015	0.09	18	4,388	0.10	18	4,766	0.11
19	4,151	0.10	19	4,400	0.10	19	6,145	0.14
20	24,611	0.56	20	4,400	0.10	20	16,972	0.39
21	4,311	0.10	21	4,400	0.10			
22	4,290	0.10	22	4,400	0.10			
23	4,290	0.10	23	5,170	0.12			
24	4,290	0.10	24	4,620	0.11			
25	4,290	0.10	25	4,620	0.11			
26	4,290	0.10	26	4,620	0.11			
27	4,620	0.11	27	5,103	0.12			
28	4,070	0.09	28	4,552	0.10			
29	4,070	0.09	29	4,290	0.10			
30	4,628	0.11	30	4,290	0.10			
			31	4,620	0.11			
			32	4,290	0.10			

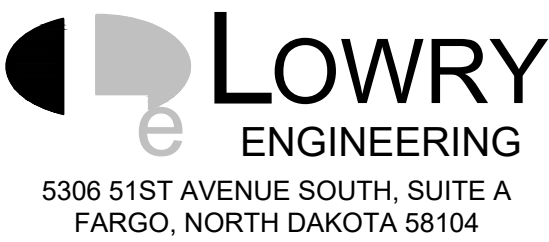
LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
R/W	RIGHT OF WAY
- - -	EX. EASEMENT
- - -	EX. PROPERTY LINE
- - -	EX. SECTION LINE
—	PROPERTY BOUNDARY LINE
—	NEW ROW/PROPERTY LINE
- - -	NEW EASEMENT LINE

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

NOTES	
1. TOTAL PLAT ACREAGE = 16.49	
2. 41ST AVENUE RIGHT OF WAY TO BE VACATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT	



SHEET 2 OF 2



RESOLUTION

Resolution to Order Report for Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05)

WHEREAS, the Developer of Partridge Creek 2nd Addition is planning to develop the property in 2026 and 2027, and the City of Moorhead Engineering Department will be designing the public infrastructure needed to serve the development. The scope of the improvements to be constructed in 2026 and 2027 will be determined after the completion of a Preliminary Engineering Report that will evaluate the overall improvements and consider alternatives for phasing the construction. Following completion of the report, the Developer will provide petitions for all or a portion of the proposed street and utility improvements for Partridge Creek 2nd Addition to assess the entire cost of such improvements to the property pursuant to Minnesota Statutes Annotated, Chapter 429 and the City's Special Assessment Policy.

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

1. That the proposed improvement, called Partridge Creek 2nd Addition Street and Underground Utility Improvements (Eng. No. 26-A6-05), be referred to the City Engineer for study and that he is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

PASSED: July 13, 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

July 13, 2026

SUBJECT:

Resolution for Appointment of Election Judges for the August 11, 2026 Primary Election

RECOMMENDATION:

The Mayor and City Council are asked to consider approving the slate of election judges for the August 11, 2026 Primary Election.

BACKGROUND/KEY POINTS:

The Council's appointment of the election judges is required by MN Election Law 204B.21. All the judges on the list will have completed the necessary election judge training before August 11, 2026.

FINANCIAL CONSIDERATIONS:

Election judges are paid an hourly rate for service as an election judge, which includes training sessions and time served on Election Day.

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Christina Rust, City Clerk
Kelle Jenkins, Deputy City Clerk

Attachments: Attachment A – List of Election Judges

RESOLUTION

Resolution for Appointment of Election Judges for the August 11, 2026 Primary Election

WHEREAS, Minnesota Election Law 204B.21 requires that election judges for precincts in a municipality be appointed by the governing body of the municipality.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Council does hereby approve the slate of election judges (Attachment A) that are eligible to serve during the Primary Election August 11, 2026.

PASSED: July 13, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

Attachment A
2026 – Primary Election Judges – Approved July 13, 2026

Aaron Schoenack	Heather Nordquist	Myla Dilbeck
Abbigale Kurpius	Hope Swaisgood	Myron Martinson
Adam Johnston	Jaci McCaskell Kullsih	Nancy Herman
Alec Janson	James McKinstra	Nancy White
Alice Volochenko	Jana Cole	Naomi Paasch
Allison Koster	Jane Giedt	Nichole Sanders
Amon Baer	Janet Despard	Nicole Badar
Andrew Thronset	Janine Hanson	Pam Lee
Annika Skunverg	Jaqueline Cox	Pamela Wohlwend
Anne Nelson	Jean Nygaard	Peggy McAleer
Anthony Frost	Jeff Williams	Phyllis Lien
Ashley Duchsherer	Jen Kalvoda	Rachel Stotts
Benjamin Blair	Jewell Wiosna	RaeAnn Johnson
Betty Chevis	Jo Cavins	Randy Mertes
Betty Clark	John Benson	Rebecca Grothe
Beverly Welder	John Cox	Rebecca Scheerer
Brandy Pelzel	John Mann	Renate Curfman
Brian Miller	Joseph Gawreluk	Renate Schmitke
Brynne Vanhettinga	Judy Balluff	Renee Lentz
Callie Murphy	K. Walter Vollmers	Robert Eidbo
Cameron Crowley	Kaitlyn Ronning	Robert Schieffer
Carol Busse	Karen Hellem	Robert Seigel
Carol Thede	Karen Jacowitz	Roberta Hanson
Carol Thompson	Karen Jenkins	Rochelle Dahlquist
Carolyn Olson	Karen Mathison	Rosanna Juliano
Carrie Rogers	Karin Olson-Held	Rose Lingl
Cassandra Toribio	Katie Koppelman	Samantha Ramirez
Catherine Henry	Keith Phillips	Sara Watson-Curry
Cathi Chial	Kendalynn Rust	Sarah Thiede
Christen Smith	Kevin VanDyke	Scott Motschenbacher
Christopher Marohl	Kimberly Rude	Selma Mujkanovic
Christy Revering	Kipp Harris	Sharon Jorschumb
Clare Palmer	Kristi Pink	Shawn Gilbertson
Clarence Stallman	Kristy Olsgaard	Sienna Lee
Dan Lund	Laurie Baker	Stanley Kwiecien
Daniel Lien	Laurie Christianson	Stephen Henrikson
Darla Julin	Leah Ronningen	Steve Beitelspacher
Daryl Sager	Lee Richards	Sue Austin
Dave Fitchorn	Liberty McClead	Terry Butcher
Deborah Nelson	Linda Granberg	Theresa Johnson
Debra Eidsmoe	Lisa Burth	Timothy Magnuson
Debra Nesseth	Lyn Dockter-Pinnick	Tom Jacobs
Dennis Bushy	Marie Thomson	Tyler Schroeder
Diane Hansen	Marilyn Proulx	Tyler Thompson
Diane Kline	Mark Covey	Vicki Bailie
Don Kaspari	Mark Millner	Vicki Barton
Donald Buegel	Martha Castanon	William Tomhave
Duane Frisinger	Mary Hapala	
Elie Morrissy	Mary Knutson	
Elizabeth Swee	Mary Rothmann	
Erik Swee	Michael Flynn	
Hannah Schauer	Mike Magnusson	



City Council Communication

July 13, 2026

SUBJECT:

Resolution to Approve Off-Site Gambling Permit to Moorhead Youth Hockey Association on October 1, 2026

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve an application from Moorhead Youth Hockey Association for the issuance of an Off-Site Gambling Premises Permit to operate lawful gambling activities.

BACKGROUND/KEY POINTS:

Moorhead Youth Hockey Association is requesting authorization to conduct “off-site” gambling activities on October 1, 2026, at the Armory Events Center, 904 Center Ave, Moorhead. The applicant is responsible for the submission of pertinent documentation to the Minnesota Gambling Control Board for consideration subsequent to City of Moorhead Approval.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Christina Rust, City Clerk
Kelle Jenkins, Deputy City Clerk

Attachments:

RESOLUTION

Resolution to Approve Off-Site Gambling Permit to Moorhead Youth Hockey Association on October 1, 2026

BE IT RESOLVED by the City Council of the City of Moorhead that the City Council does hereby approve the issuance of a Minnesota Lawful Gambling Off-Site Gambling Premises Permit to the applicant listed below for the conduct of lawful gambling activities on October 9, 2025:

Applicant:

Moorhead Youth Hockey Association
707 SE Main Avenue
Moorhead MN 56560

Site:

Armory Events Center
904 Center Ave
Moorhead, MN 56560

Gambling Manager:

Anne Norris

PASSED: July 13, 2026 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk