



**CITY COUNCIL
MEETING AGENDA
APRIL 08, 2024 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM**

City Council Meeting

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 in accordance with the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order and 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 Award: DeAnn Syverson – The Retrievers
 - B. Presentation: MSUM President Dr. Tim Downs
 - C. Proclamation: Fair Housing Month
6. Approve Minutes
 - A. March 25, 2024 Meeting Minutes
7. Citizens Addressing the Council (Time Reserved: 15 Minutes)

During "Citizens Addressing the Council", the Mayor will invite residents to share issues, concerns and opportunities. Individuals must limit their comments to three minutes. The Mayor may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Mayor or Council to respond to their comments tonight.
8. *Mayor and Council Appointments
 - A. *Resolution for Appointments to Boards and Committees
9. Public Hearings (5:45 pm)

During "Public Hearings", the Mayor will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Mayor may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.
10. Economic Development
 - A. Resolution to Accept MN DEED Redevelopment Grant for the Downtown Center Project and

Approve Budget Adjustment #24-011

11. Engineering Department
 - A. *Resolution to Award Bid for the 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)
12. Parks and Recreation Department
 - A. Resolution to Authorize Actions Related to the Reimagine Romkey Park and Pool Project and Approve Budget Adjustment #24-007
 - B. Resolution to Authorize Agreement with YHR Partners for Architectural and Engineering Services for the Reimagine Romkey Park and Pool Project
 - C. Resolution to Authorize Advertisement for Construction Manager at Risk Services for the Reimagine Romkey Park and Pool Project
 - D. *Resolution to Accept Community Grant from Age-Friendly Minnesota for Pickleball Courts at Riverview Estates Park and Approve Budget Adjustment #24-010
13. Community Development Department
 - A. *Resolution to Approve Grant Agreement with State of MN - Airport Taxiway Project
 - B. *Second Reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead
 - C. *Resolution to Approve Title & Summary of Ordinance 2024-01
14. Police Department
 - A. *Resolution to Authorize Continued Participation in the Pathway to Policing (P2P) Grant through the State of Minnesota 2024-2025 and Approve Budget Adjustment #24-009
 - B. *Resolution to Authorize Participation in the Intensive Comprehensive Peace Officer Education and Training (ICPOET) Grant and Approve Budget Adjustment #24-008
15. Administration
 - A. *Resolution to Approve and Submit the 2024 Transit Title VI Civil Rights Program to the Federal Transit Administration
 - B. Resolution to Approve a Minnesota Lawful Gambling Premise Permit for VFW Post 1223
16. Mayor and Council Reports
17. City Manager Reports
18. Executive Session
19. New Business

20. Adjourn



City Council Communication

April 8, 2024

SUBJECT:

MoorHeart Award: DeAnn Syverson - The Retrievers

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor DeAnn Syverson 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 is recommending the City recognize DeAnn Syverson and her outstanding contributions to the Moorhead community, especially through her work with rescuing dogs as part of The Retrievers.

DeAnn works with an all-volunteer, Minnesota based group, the Retrievers, to find and rescue stray and lost dogs in our area. This work benefits not only the health and safety of the lost dogs but also members of our community. In addition to devoting hours to setting traps and luring dogs to safety, she helps to educate residents on how to best handle any situation regarding a lost dog.

Hanna Dufault wrote in the nomination: I had the privilege to work with DeAnn on rescuing the last dog on the loose in Moorhead. It was a cattle dog that multiple people had reported on the FM Lost and Found Pet Page. The dog was abandoned and scared and Animal Control was unable to safely capture the dog. The dog was located close to busy roads and the interstate. I helped DeAnn set up a live trap and bait the dog. In the short period of time working with her, her passion for helping these dogs was apparent. I previously saw the posts that she would make on Facebook, and how she educates the public on how to handle stray situations and raise awareness. Seeing her passion inspired me to help during this last rescue. She is the only "retriever" in this area and will travel to the surrounding areas to set up live traps. She is also a Foster with 4 Luv of Dogs Rescue. She is currently fostering Obi who was lost April of 2023. There were multiple sightings of him out in the county between Moorhead and Dilworth. He was emaciated, cold, alone, and scared. DeAnn said that Obi was a hard catch and she spent multiple hours and days setting up traps and trying to get him to safety. I'm so glad she was successful in rescuing him! We are a very animal oriented community and I'm so glad we have DeAnn to have such an impact!

Thank you DeAnn for the effort you put into helping to protect the animals and people in our community!

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



City Council Communication

April 8, 2024

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 cityofmoorhead.com.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Attachments:

**OFFICIAL PROCLAMATION
CITY OF MOORHEAD, STATE OF MINNESOTA**

WHEREAS, *the City of Moorhead and its Human Rights Commission are committed to preventing housing discrimination while promoting equal opportunity in Moorhead, and we recognize the importance of increasing community awareness regarding fair housing; and*

WHEREAS, *each April the entire nation comes together to celebrate fair housing, and 2024 commemorates the 56th anniversary of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and*

WHEREAS, *everyone has a right to safe, decent, and welcoming housing, regardless of race, color, creed, religion, national origin, sex, disability, sexual orientation, public assistance status, and marital or familial status; and*

WHEREAS, *everyone has a right to live in neighborhoods of opportunity and choice, where people can thrive and be healthy as a result of quality education, a clean and safe environment, and economic and social opportunities.*

NOW, THEREFORE, I, Shelly Carlson, Mayor of the City of Moorhead, do hereby proclaim April as:

FAIR HOUSING MONTH IN MOORHEAD

And encourage lenders, real estate agents, landlords, business owners, and other residents alike to take this opportunity to recommit preventing unlawful housing discrimination while promoting equal opportunity.

IN WITNESS WHEREOF, I have set my hand and caused the Official Seal of the City of Moorhead to be affixed this day of April 08th, 2024.



Shelly Carlson, Mayor
City of Moorhead





**CITY COUNCIL
MEETING MINUTES
MARCH 25, 2024 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM**

1. Call to Order and Roll Call

Roll call of the members was made as follows:

Present: Council Member: Ryan Nelson

Council Member: Heather Nesemeier

Council Member: Laura Caroon

Council Member: Deb White

Council Member: Larry Seljevold

Council Member: Sebastian McDougall

Council Member: Chuck Hendrickson

Mayor: Shelly Carlson

Absent: Council Member: Matthew Gilbertson

2. Pledge of Allegiance

3. Agenda Amendments

Request to remove item 13A from the Consent Agenda.

4. Consent Agenda

Motion to Approve Consent Agenda made by Heather Nesemeier and seconded by Laura Caroon

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

5. Recognitions - Presentations

A. Presentation: Sanford Ambulance

Tim Meyer, Sanford Health's Director of Emergency Medical Service Operations, presented statistics on ambulance and emergency medical care provided in Moorhead and the region.

6. Approve Minutes

A. March 11, 2024 Meeting Minutes

Motion to Approve March 11, 2024 Meeting Minutes made by Ryan Nelson and seconded by Sebastian McDougall

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

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

8. *Mayor and Council Appointments

A. *Resolution for Appointments to Boards and Committees

9. Public Hearings (5:45 pm)

A. Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

Motion to Open Public Hearing Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Deb White and seconded by Laura Caroon

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Derrick LaPoint presented the Renaissance Zone application for a mixed-use commercial and housing project at 650 Center Avenue. Construction is anticipated to begin Summer 2024 with anticipated completion at the end of 2025. Developer Kevin Bartram was available to answer questions and discuss the project with the City Council.

Motion to Close Public Hearing Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Heather Nesemeier and seconded by Sebastian McDougall

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

B. Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

Motion to Approve Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Laura Caroon and seconded by Heather Nesemeier

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- C. Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

Motion to Open Public Hearing Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Ryan Nelson and seconded by Heather Nesemeier

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Motion to Close Public Hearing Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Larry Seljevold and seconded by Ryan Nelson

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Assistant City Engineer Clay Lexen presented information on infrastructure work at 4 Ave N and 30 St N for underground utility and street improvements.

- D. Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

Motion to Approve Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Heather Nesemeier and seconded by Laura Caroon

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- E. Resolution to Award Bid for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

Motion to Approve Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Heather Nesemeier and seconded by Laura Caroon

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- F. Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

Motion to Open Public Hearing Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Laura Caroon and seconded by Sebastian McDougall

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

City Engineer Tom Trowbridge shared information on infrastructure improvements at 14 St N, 16 St N and 6 Ave N for underground utility and street work. Two Moorhead residents inquired about testing lead water lines. Moorhead Public Service General Manager Travis Schmidt and staff addressed questions.

Motion to Close Public Hearing Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Heather Nesemeier and seconded by Ryan Nelson

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- G. Resolution to Order Improvements and Declare Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

Motion to Approve Resolution to Order Improvements and Declare Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Sebastian McDougall and seconded by Larry Seljevold

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- H. Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

Motion to Open Public Hearing Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Motion to Close Public Hearing Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Heather Nesemeier and seconded by Deb White

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson
Against: 0;
Abstain/Recuse: 0;
Absent: 1; Gilbertson

Assistant City Engineer Clay Lexen presented information on street infrastructure improvements at 4 Ave S, 5 Ave S and 6 St S. Council member White asked if a mill and overlay or full street rehabilitation is the best long-term solution. The City Council and staff discussed.

- I. Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

Motion to Approve Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson
Against: 0;
Abstain/Recuse: 0;
Absent: 1; Gilbertson

- J. Resolution to Award Bid for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

Motion to Approve Resolution to Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson
Against: 0;
Abstain/Recuse: 0;
Absent: 1; Gilbertson

10. Economic Development

- A. *Resolution Determining that the Urban Renewal Plan of the City of Moorhead, as Amended, has Expired and is No Longer in Full Force and Effect

11. Engineering Department

- A. *Resolution to Award Bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02)
B. *Resolution to Award Bid for the 2024 City-wide Striping Project (Eng. No. 24-13-01)

12. Community Development Department

- A. First Reading of Ordinance 2024-01

City Planner Robin Huston shared proposed updates to Moorhead's zoning table and map for residential uses.

Motion to Approve First Reading of Ordinance 2024-01 made by Heather Nesemeier and seconded by Deb White

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

- B. *Resolution to Approve Extension of Conditional Use Permits for development in Flood Fringe and excavation and/or fill in Floodway at 1 4th Street S
- C. *Resolution to Approve Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Community Center and Public Library
- D. *Resolution to Approve Land Lease - Moorhead Municipal Airport Florence Klingensmith Field

13. Administration

- A. *Resolution to Approve New Liquor License to Blantek LLC (DBA The Bunker)

Motion to Approve Resolution with the additional bullet of the Security Plan for New Liquor License to Blantek LLC (DBA The Bunker) made by Deb White and seconded by Heather Nesemeier

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

City Manager Dan Mahli stated a plan for security is included in The Bunker's liquor license application. Future agenda communications will confirm that a security plan is submitted.

14. Mayor and Council Reports

Council Member Heather Nesemeier attended a Cass Clay Food Partners meeting and provided information about the meal repacking program.

Council Member Laura Caroon spoke about participating in Hope Inc's sled hockey game and fundraiser with Council members and their families.

Mayor Shelly Carlson gave a presentation at River Pointe's Senior Living facility. The Mayor attended and spoke at the grand opening and ribbon cutting for Eventide's Sander's Flats apartments. Mayor Carlson attended several FM Diversion meetings as chair in 2024, as well as meetings of the Red River Regional Dispatch Center. Mayor Carlson spoke about the Coalition of Greater MN Cities' Legislative Action Day in St Paul. The Mayor participated on a panel for the MN State Auditor's Main Street Listening Tour. Mayor Carlson also participated on a Jay Thomas Show round table discussion with mayors from the region hosted by Horace Mayor Kory Peterson. Mayor Carlson spoke about the 11 Street Underpass groundbreaking celebration and great attendance.

15. City Manager Reports

16. Executive Session

17. New Business

18. Adjourn

Meeting adjourned at 7:14pm

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson
Mayor

Christina Rust
City Clerk

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

RESOLUTION

Resolution for Appointments to Boards and Committees

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

Public Housing Agency Board

- Anthony Dillard, Moorhead resident, is appointed to a term commencing April 9, 2024 and ending January 31, 2029. (At-Large)

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Accept MN DEED Redevelopment Grant for the Downtown MCM Redevelopment Project and Approve Budget Adjustment #24-011

RECOMMENDATION:

The Mayor and City Council are asked to accept a \$1 million Redevelopment Grant awarded by the Minnesota Department of Employment and Economic Development and related budget adjustment.

BACKGROUND/KEY POINTS:

The Redevelopment Grant Program helps communities with the costs of redeveloping blighted industrial, residential, or commercial sites and putting the land back into productive use. Grants pay up to half of redevelopment costs for a qualifying site, with a 50% local match.

The City of Moorhead was awarded a \$1 million grant in support of the Downtown MCM Redevelopment project. The eligible grant activities include a 3-phased demolition of areas west of city hall. MCM Development LLC will be completing the demolition of these areas and providing the local match. The City Attorney is drafting a sub-grant agreement with MCM Development LLC for the local match and other terms.

A budget adjustment is necessary since the award increases the overall Economic Development Fund (231) budget.

FINANCIAL CONSIDERATIONS:

Budget Adjustment #24-011

Fund Name	Acct. Description	Expenditure	Funding Source
Economic Development	State Grants		\$1,000,000
Economic Development	Project Costs	\$1,000,000	
	Total	\$1,000,000	\$1,000,000

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Amy Thorpe, Economic Development Program Administrator

Attachments: Award Letter
Draft Resolution

March 8, 2024

The Honorable Michelle Carlson
Mayor, City of Moorhead
500 Center Ave.
Moorhead, MN 56560

Sent via email to: shelly.carlson@moorheadmn.gov

Dear Mayor Carlson:

Re: Grant Awards – Redevelopment Grant Program

The Department of Employment and Economic Development is pleased to announce the recent awards from the Redevelopment Grant Program. Following is a list of the projects selected for funding along with the grant amounts.

GRANTEE	PROJECT	GRANT AWARD
Albert Lea, city of	Convenience Store	\$189,205
Cloquet, city of	Hotel Solem Reuse	\$87,659
Hutchinson, city of	Jorgensen Hotel	\$150,000
La Crescent, city of	31 South Walnut Redevelopment	\$19,051
Moorhead, city of	Downtown (MCM)	\$1,000,000
Scott County CDA	Senior Housing/Office	\$545,000
White Bear Lake, city of	Wildwood Rowhomes	\$115,253
	Total Grant Awards	\$2,106,168

The Redevelopment Grant Program continues to be a very popular program that is over-subscribed with funding requests. We are very proud of this program and the positive effects it has on communities. We are pleased to partner with our grantees to revitalize areas and provide opportunities for job creation and tax base increases that help our communities and State thrive.

Congratulations to the above grant recipients! They can be proud of a job well done!

For additional information, contact Kristin Lukes, Brownfields and Redevelopment Director at 651-259-7451.

Regards,



Matt Varilek
Commissioner

C: Senator Robert J. Kupec
Representative Heather Keeler

RESOLUTION

Resolution to Accept MN DEED Redevelopment Grant for the Downtown MCM Redevelopment Project and Approve Budget Adjustment #24-011

WHEREAS, the City Council of the City of Moorhead did approve Resolution 2024-0122-A to approve an application to the Minnesota Department of Employment and Economic Development (DEED) "Redevelopment Grant Program" for a portion of the Downtown (MCM) Redevelopment Project; and

WHEREAS, on March 8, 2024, Commissioner Varilek notified the City of Moorhead that DEED had awarded a Redevelopment Grant in the amount of \$1M to the City of Moorhead; and

WHEREAS, a Grant Agreement between the City of Moorhead and the State of Minnesota is required to be executed by the Mayor and City Manager prior to beginning the project or receiving reimbursement; and

WHEREAS, the City Council finds the grant will support the redevelopment of the Downtown MCM Redevelopment Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council does hereby accept the grant and authorize and direct the Mayor and City Manager to execute any related Grant Agreement and any amendment thereto, if any, or other related documents as necessary.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota Budget Adjustment 24-011 is hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council does authorize and direct the Mayor and City Manager to execute a Sub-Grant Agreement with MCM Development LLC for the local match and other terms as approved by the City Attorney.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Award Bid for the 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to award the bid for the 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) to Master Construction of Fargo, ND in the amount of \$2,859,492.50.

BACKGROUND/KEY POINTS:

The proposed project area includes portions of 14th and 16th St N, and 6th Ave N (see attached location map). These streets are included in the City's 2024-2028 Capital Improvement Plan (CIP) and are scheduled for construction of improvements in 2024. Streets are selected for the CIP as part of the City's pavement management program, which is a tool that allows staff to prioritize projects and maintain the City's approximately 200 miles of roadway in a fiscally responsible manner.

Bids for the project were received on March 28, 2024, and are summarized in the Financial Considerations section of this communication. 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	December 11, 2023
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	January 22, 2024
Approve Plans & Specs and Authorize Ad for Bids	February 12, 2024
Hold Public Hearing, Order Improvements & Declare Intent to Assess	March 25, 2024
Receive Bids	March 28, 2024
Award Bid	April 8, 2024
Anticipated Construction Schedule	May/Sept. 2024
Hold Assessment Hearing	Fall, 2024



City Council Communication

April 8, 2024

FINANCIAL CONSIDERATIONS:

Four bids for the project were received on March 28, 2024. The bids are detailed in the attached bid tabulation and summarized below:

Bidder	Bid
Master Construction	\$2,859,492.50
Northern Improvement Company	\$2,980,425.70
Border States Paving, Inc.	\$3,014,929.60
Central Specialties Incorporated	\$3,802,109.45
Engineer's Estimate	\$3,495,913.75

Based on the low bid, the total cost of the improvements, including contingencies and fees is estimated to be approximately \$3,393,864. The project will be financed through the PIR fund with approximately \$223,464 being an MPS cost. Approximately \$843,000 will be special assessed to the benefiting properties in accordance with the City's Special Assessment Policy. The \$2,327,000 remaining balance will be paid as a City share with debt service on the City share paid through the general property tax levy.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer
Sylvia Lizotte, Office Specialist

Attachments: Bid Tabulation, Location Map

Bid Tabulation For Eng. NO. 24-A2-04
Underground Utility and Street Improvements Project

Bid Opening 3/28/2024

					Engineer Estimate		Master Construction		Northern Improvement Company	
Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION I - STREET IMPROVEMENTS										
1	2021.501	MOBILIZATION	LS	1	\$125,000.00	\$125,000.00	\$55,000.00	\$55,000.00	\$96,000.00	\$96,000.00
2	2104.502	REMOVE SIGN TYPE C	EA	113	\$17.00	\$1,921.00	\$11.00	\$1,243.00	\$10.50	\$1,186.50
3	2104.502	REMOVE SIGN TYPE D	EA	92	\$17.00	\$1,564.00	\$16.00	\$1,472.00	\$15.75	\$1,449.00
4	2104.502	SALVAGE SIGN TYPE S	EA	3	\$17.00	\$51.00	\$10.00	\$30.00	\$10.50	\$31.50
5	2104.503	REMOVE CURB AND GUTTER	LF	8193	\$8.00	\$65,544.00	\$6.00	\$49,158.00	\$5.25	\$43,013.25
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	776	\$12.00	\$9,312.00	\$4.00	\$3,104.00	\$4.65	\$3,608.40
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1221	\$4.00	\$4,884.00	\$3.00	\$3,663.00	\$3.00	\$3,663.00
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	267	\$25.00	\$6,675.00	\$10.00	\$2,670.00	\$11.50	\$3,070.50
9	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	80	\$10.00	\$800.00	\$10.00	\$800.00	\$11.50	\$920.00
10	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	11900	\$4.00	\$47,600.00	\$6.00	\$71,400.00	\$4.15	\$49,385.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SY	311	\$40.00	\$12,440.00	\$10.00	\$3,110.00	\$11.50	\$3,576.50
12	2104.518	REMOVE CONCRETE SIDEWALK	SF	22833	\$2.00	\$45,666.00	\$1.00	\$22,833.00	\$1.05	\$23,974.65
13	2106.507	EXCAVATION - COMMON (EV) (P)	CY	3426	\$20.00	\$68,520.00	\$22.00	\$75,372.00	\$18.00	\$61,668.00
14	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	18073	\$3.75	\$67,773.75	\$4.00	\$72,292.00	\$2.50	\$45,182.50
15	2112.604	SUBGRADE PREPARATION	SY	14058	\$3.00	\$42,174.00	\$3.00	\$42,174.00	\$2.25	\$31,630.50
16	2123.61	MACHINE TIME	HR	35	\$350.00	\$12,250.00	\$150.00	\$5,250.00	\$285.00	\$9,975.00
17	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	2348	\$63.00	\$147,924.00	\$57.00	\$133,836.00	\$46.85	\$110,003.80
18	2231.604	BITUMINOUS PATCH SPECIAL	SY	662	\$90.00	\$59,580.00	\$79.00	\$52,298.00	\$70.00	\$46,340.00
19	2232.604	MILL BITUMINOUS PAVEMENT (SPECIAL) PROFILE MILL	SY	25962	\$2.00	\$51,924.00	\$2.00	\$51,924.00	\$2.25	\$58,414.50
20	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	5231	\$85.00	\$444,635.00	\$75.00	\$392,325.00	\$77.00	\$402,787.00
21	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	3514	\$85.00	\$298,690.00	\$75.00	\$263,550.00	\$77.00	\$270,578.00
22	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,B) (LEVELING COURSE)	TON	262	\$85.00	\$22,270.00	\$80.00	\$20,960.00	\$87.00	\$22,794.00
23	2521.618	4" CONCRETE COLORED WALK - STAMPED - BRICK RED	SF	400	\$30.00	\$12,000.00	\$15.00	\$6,000.00	\$14.85	\$5,940.00
24	2521.518	4" CONCRETE WALK	SF	16273	\$11.00	\$179,003.00	\$8.10	\$131,811.30	\$10.00	\$162,730.00
25	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	379	\$115.00	\$43,585.00	\$79.00	\$29,941.00	\$89.00	\$33,731.00
26	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EA	106	\$2,000.00	\$212,000.00	\$2,150.00	\$227,900.00	\$1,775.00	\$188,150.00

Bid Opening 3/28/2024

Bid Opening 3/28/2024						Engineer Estimate		Master Construction		Northern Improvement Company	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	27	2531.603	CONCRETE CURB AND GUTTER DESIGN B624	LF	8246	\$45.00	\$371,070.00	\$40.00	\$329,840.00	\$35.00	\$288,610.00
	28	2531.603	CONCRETE CURB AND GUTTER DESIGN V6	LF	70	\$80.00	\$5,600.00	\$40.00	\$2,800.00	\$53.00	\$3,710.00
	29	2563.601	TRAFFIC CONTROL	LS	1	\$12,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$12,390.00	\$12,390.00
	30	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	374	\$66.00	\$24,684.00	\$47.00	\$17,578.00	\$48.00	\$17,952.00
	31	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	177	\$95.00	\$16,815.00	\$52.00	\$9,204.00	\$53.00	\$9,381.00
	32	2564.602	INSTALL SIGN TYPE S	EA	3	\$95.00	\$285.00	\$16.00	\$48.00	\$15.75	\$47.25
	33	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$8,000.00	\$8,000.00	\$1,000.00	\$1,000.00	\$900.00	\$900.00
	34	2573.502	STORM DRAIN INLET PROTECTION	EA	81	\$155.00	\$12,555.00	\$120.00	\$9,720.00	\$110.00	\$8,910.00
	35	2574.507	SELECT TOPSOIL BORROW (LV)	CY	343	\$75.00	\$25,725.00	\$24.00	\$8,232.00	\$25.00	\$8,575.00
	36	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	6154	\$6.00	\$36,924.00	\$3.30	\$20,308.20	\$3.15	\$19,385.10
	37	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$70.00	\$7,000.00	\$22.00	\$2,200.00	\$21.00	\$2,100.00
	38	2582.503	24" STOP LINE SOLID WHITE-EPOXY GROUND IN (WR)	LF	381	\$25.00	\$9,525.00	\$30.00	\$11,430.00	\$28.35	\$10,801.35
	39	2582.503	4" BROKEN LINE YELLOW-EPOXY GROUND IN (WR)	LF	700	\$6.50	\$4,550.00	\$5.50	\$3,850.00	\$5.25	\$3,675.00
	40	2582.503	6" SOLID LINE WHITE - EPOXY GROUND IN (WR)	LF	1492	\$10.00	\$14,920.00	\$13.00	\$19,396.00	\$12.60	\$18,799.20
	41	2582.518	24" CROSSWALK MARKING-EPOXY GROUND IN (WR)	SF	1248	\$10.00	\$12,480.00	\$15.00	\$18,720.00	\$14.70	\$18,345.60
	42	SPEC PROJ	CRUSHED CONCRETE BASE (CV)	CY	300	\$65.00	\$19,500.00	\$42.00	\$12,600.00	\$51.00	\$15,300.00
	43	SPEC PROJ	MUD JACKING CURB & GUTTER	LF	276	\$21.00	\$5,796.00	\$21.00	\$5,796.00	\$21.00	\$5,796.00
	44	SPEC PROJ	MUD JACKING FLATWORK	SF	3590	\$5.50	\$19,745.00	\$5.50	\$19,745.00	\$5.25	\$18,847.50
SECTION I - TOTAL						\$2,590,959.75		\$2,227,583.50		\$2,143,327.60	
SECTION II - SANITARY SEWER											
	45	2503.503	8" PVC PIPE SEWER SDR-26	LF	432	\$85.00	\$36,720.00	\$95.00	\$41,040.00	\$89.00	\$38,448.00
	46	2503.602	4"x 8" PVC WYE	EA	6	\$1,000.00	\$6,000.00	\$300.00	\$1,800.00	\$1,315.00	\$7,890.00
	47	2503.602	4" CLEAN-OUT ASSEMBLY	EA	3	\$850.00	\$2,550.00	\$150.00	\$450.00	\$1,155.00	\$3,465.00
	48	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	552	\$8.00	\$4,416.00	\$3.00	\$1,656.00	\$9.00	\$4,968.00
	49	2503.603	4" PVC SANITARY SERVICE PIPE	LF	120	\$65.00	\$7,800.00	\$46.00	\$5,520.00	\$68.00	\$8,160.00
	50	2504.604	4" POLYSTYRENE INSULATION	SY	64	\$55.00	\$3,520.00	\$45.00	\$2,880.00	\$46.00	\$2,944.00
	51	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4007	EA	3	\$7,500.00	\$22,500.00	\$7,400.00	\$22,200.00	\$9,975.00	\$29,925.00
	52	2506.502	CONNECT INTO EXISTING MANHOLE	EA	1	\$5,000.00	\$5,000.00	\$1,700.00	\$1,700.00	\$2,850.00	\$2,850.00
	53	SPEC PROJ	FURNISH AND INSTALL NEW CASTING	EA	23	\$2,000.00	\$46,000.00	\$1,710.00	\$39,330.00	\$2,575.00	\$59,225.00
	54	SPEC PROJ	DIRECTIONAL BORE 8" PVC SANITARY PIPE SEWER	LF	47	\$400.00	\$18,800.00	\$140.00	\$6,580.00	\$210.00	\$9,870.00
	55	SPEC PROJ	RECONSTRUCT DRAINAGE STRUCTURE/BRICK MANHOLE	EA	8	\$4,000.00	\$32,000.00	\$1,700.00	\$13,600.00	\$2,940.00	\$23,520.00
SECTION II - TOTAL						\$185,306.00		\$136,756.00		\$191,265.00	

Bid Opening 3/28/2024

Bid Opening 3/28/2024						Engineer Estimate		Master Construction		Northern Improvement Company	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION III - WATERMAIN											
	56	2104.502	REMOVE HYDRANT	EA	1	\$1,700.00	\$1,700.00	\$1,000.00	\$1,000.00	\$1,835.00	\$1,835.00
	57	2504.602	ABANDON WATERMAIN	EA	2	\$2,000.00	\$4,000.00	\$500.00	\$1,000.00	\$1,575.00	\$3,150.00
	58	2503.602	DUCTILE IRON FITTINGS	EA	5	\$1,000.00	\$5,000.00	\$770.00	\$3,850.00	\$2,365.00	\$11,825.00
	59	2504.601	TEMPORARY WATER SERVICE	LS	1	\$50,000.00	\$50,000.00	\$15,000.00	\$15,000.00	\$51,575.00	\$51,575.00
	60	2504.602	HYDRANT	EA	1	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$7,875.00	\$7,875.00
	61	2504.602	6" GATE VALVE AND BOX	EA	4	\$3,400.00	\$13,600.00	\$1,925.00	\$7,700.00	\$3,415.00	\$13,660.00
	62	2504.602	8" x 6" GATE VALVE AND BOX (LIVE TAP)	EA	2	\$6,000.00	\$12,000.00	\$3,750.00	\$7,500.00	\$5,615.00	\$11,230.00
	63	2504.602	1" CURB STOP AND BOX	EA	13	\$1,400.00	\$18,200.00	\$1,000.00	\$13,000.00	\$1,155.00	\$15,015.00
	64	2504.602	ADJUST GATE VALVE AND BOX	EA	35	\$1,000.00	\$35,000.00	\$1,050.00	\$36,750.00	\$775.00	\$27,125.00
	65	2504.602	CONNECT TO EXISTING WATER SERVICE	EA	2	\$3,000.00	\$6,000.00	\$900.00	\$1,800.00	\$1,415.00	\$2,830.00
	66	2505.602	CONNECT NEW WATER SERVICE	EA	13	\$3,000.00	\$39,000.00	\$775.00	\$10,075.00	\$1,000.00	\$13,000.00
	67	2504.602	1" WATER SERVICE PIPE	LF	328	\$30.00	\$9,840.00	\$25.00	\$8,200.00	\$58.00	\$19,024.00
	68	2504.603	6" PVC C900 WATERMAIN	LF	1224	\$90.00	\$110,160.00	\$59.00	\$72,216.00	\$95.00	\$116,280.00
	69	2504.602	ABANDON WATER SERVICE	EA	2	\$5,000.00	\$10,000.00	\$1,200.00	\$2,400.00	\$1,315.00	\$2,630.00
	70	2504.603	WATER SERVICE PIPE INSULATION	LF	164	\$18.00	\$2,952.00	\$7.00	\$1,148.00	\$2.65	\$434.60
	71	2504.604	4" POLYSTYRENE INSULATION	SY	60	\$55.00	\$3,300.00	\$45.00	\$2,700.00	\$46.00	\$2,760.00
SECTION III - TOTAL						\$330,752.00		\$192,339.00		\$300,248.60	
SECTION IV - STORM SEWER											
	72	2104.502	REMOVE CATCH BASIN	EA	5	\$1,500.00	\$7,500.00	\$610.00	\$3,050.00	\$1,835.00	\$9,175.00
	73	2104.502	REMOVE MANHOLE	EA	1	\$3,000.00	\$3,000.00	\$700.00	\$700.00	\$3,415.00	\$3,415.00
	74	2104.503	REMOVE SEWER PIPE (STORM) 12" RCP	LF	169	\$30.00	\$5,070.00	\$9.00	\$1,521.00	\$26.00	\$4,394.00
	75	2502.503	4" PERF PVC PIPE DRAIN	LF	6682	\$15.00	\$100,230.00	\$12.00	\$80,184.00	\$11.75	\$78,513.50
	76	2503.503	12" RC PIPE SEWER DESIGN 3006 CL III	LF	262	\$90.00	\$23,580.00	\$87.00	\$22,794.00	\$100.00	\$26,200.00
	77	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	262	\$8.00	\$2,096.00	\$5.00	\$1,310.00	\$9.00	\$2,358.00
	78	2504.604	4" POLYSTYRENE INSULATION	SY	64	\$55.00	\$3,520.00	\$45.00	\$2,880.00	\$4.75	\$304.00
	79	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48"- 4020	EA	1	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$6,895.00	\$6,895.00
	80	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN G OR H	EA	5	\$3,300.00	\$16,500.00	\$2,800.00	\$14,000.00	\$2,365.00	\$11,825.00
	81	2506.602	CONNECT INTO EXISTING STORM SEWER	EA	2	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$2,625.00	\$5,250.00
	82	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	64	\$600.00	\$38,400.00	\$410.00	\$26,240.00	\$525.00	\$33,600.00
	83	SPEC PROV	4" DRAINTILE CLEANOUT	EA	2	\$2,000.00	\$4,000.00	\$645.00	\$1,290.00	\$615.00	\$1,230.00
	84	SPEC PROV	FURNISH AND INSTALL NEW CASTING	EA	89	\$2,000.00	\$178,000.00	\$1,605.00	\$142,845.00	\$1,825.00	\$162,425.00
SECTION IV - TOTAL						\$388,896.00		\$302,814.00		\$345,584.50	
Base Bid Total:						\$3,495,913.75		\$2,859,492.50		\$2,980,425.70	

Bid Tabulation For Eng. NO. 24-A2-04
Underground Utility and Street Improvements Project

Bid Opening 3/28/2024

Bid Opening 3/28/2024						Border States Paving, Inc.		Central Specialties Incorporated	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price
SECTION I - STREET IMPROVEMENTS									
	1	2021.501	MOBILIZATION	LS	1	\$91,300.00	\$91,300.00	\$183,330.00	\$183,330.00
	2	2104.502	REMOVE SIGN TYPE C	EA	113	\$10.50	\$1,186.50	\$10.00	\$1,130.00
	3	2104.502	REMOVE SIGN TYPE D	EA	92	\$15.80	\$1,453.60	\$15.00	\$1,380.00
	4	2104.502	SALVAGE SIGN TYPE S	EA	3	\$10.50	\$31.50	\$10.00	\$30.00
	5	2104.503	REMOVE CURB AND GUTTER	LF	8193	\$11.70	\$95,858.10	\$13.40	\$109,786.20
	6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	776	\$4.40	\$3,414.40	\$9.00	\$6,984.00
	7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1221	\$3.30	\$4,029.30	\$2.50	\$3,052.50
	8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	267	\$10.10	\$2,696.70	\$21.30	\$5,687.10
	9	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	80	\$10.10	\$808.00	\$15.00	\$1,200.00
	10	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	11900	\$4.45	\$52,955.00	\$8.00	\$95,200.00
	11	2104.504	REMOVE CONCRETE PAVEMENT	SY	311	\$6.15	\$1,912.65	\$20.25	\$6,297.75
	12	2104.518	REMOVE CONCRETE SIDEWALK	SF	22833	\$1.45	\$33,107.85	\$2.75	\$62,790.75
	13	2106.507	EXCAVATION - COMMON (EV) (P)	CY	3426	\$17.60	\$60,297.60	\$22.60	\$77,427.60
	14	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	18073	\$3.10	\$56,026.30	\$4.00	\$72,292.00
	15	2112.604	SUBGRADE PREPARATION	SY	14058	\$1.85	\$26,007.30	\$1.40	\$19,681.20
	16	2123.61	MACHINE TIME	HR	35	\$153.00	\$5,355.00	\$100.00	\$3,500.00
	17	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	2348	\$50.20	\$117,869.60	\$75.00	\$176,100.00
	18	2231.604	BITUMINOUS PATCH SPECIAL	SY	662	\$85.20	\$56,402.40	\$75.00	\$49,650.00
	19	2232.604	MILL BITUMINOUS PAVEMENT (SPECIAL) PROFILE MILL	SY	25962	\$1.80	\$46,731.60	\$2.75	\$71,395.50
	20	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	5231	\$76.00	\$397,556.00	\$78.00	\$408,018.00
	21	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	3514	\$76.00	\$267,064.00	\$70.00	\$245,980.00
	22	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,B) (LEVELING COURSE)	TON	262	\$76.00	\$19,912.00	\$78.00	\$20,436.00
	23	2521.618	4" CONCRETE COLORED WALK - STAMPED - BRICK RED	SF	400	\$51.50	\$20,600.00	\$21.30	\$8,520.00
	24	2521.518	4" CONCRETE WALK	SF	16273	\$7.60	\$123,674.80	\$12.45	\$202,598.85
	25	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	379	\$85.70	\$32,480.30	\$124.00	\$46,996.00
	26	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EA	106	\$1,930.00	\$204,580.00	\$2,300.00	\$243,800.00

Bid Opening 3/28/2024

Bid Opening 3/28/2024						Border States Paving, Inc.		Central Specialties Incorporated	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price
	27	2531.603	CONCRETE CURB AND GUTTER DESIGN B624	LF	8246	\$47.30	\$390,035.80	\$61.25	\$505,067.50
	28	2531.603	CONCRETE CURB AND GUTTER DESIGN V6	LF	70	\$66.20	\$4,634.00	\$46.00	\$3,220.00
	29	2563.601	TRAFFIC CONTROL	LS	1	\$12,400.00	\$12,400.00	\$12,000.00	\$12,000.00
	30	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	374	\$47.80	\$17,877.20	\$45.50	\$17,017.00
	31	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	177	\$53.10	\$9,398.70	\$50.50	\$8,938.50
	32	2564.602	INSTALL SIGN TYPE S	EA	3	\$15.80	\$47.40	\$15.00	\$45.00
	33	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$4,420.00	\$4,420.00	\$3,000.00	\$3,000.00
	34	2573.502	STORM DRAIN INLET PROTECTION	EA	81	\$194.00	\$15,714.00	\$105.00	\$8,505.00
	35	2574.507	SELECT TOPSOIL BORROW (LV)	CY	343	\$43.50	\$14,920.50	\$50.00	\$17,150.00
	36	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	6154	\$1.65	\$10,154.10	\$3.00	\$18,462.00
	37	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$63.10	\$6,310.00	\$20.00	\$2,000.00
	38	2582.503	24" STOP LINE SOLID WHITE-EPOXY GROUND IN (WR)	LF	381	\$28.40	\$10,820.40	\$27.00	\$10,287.00
	39	2582.503	4" BROKEN LINE YELLOW-EPOXY GROUND IN (WR)	LF	700	\$5.25	\$3,675.00	\$5.00	\$3,500.00
	40	2582.503	6" SOLID LINE WHITE - EPOXY GROUND IN (WR)	LF	1492	\$12.60	\$18,799.20	\$12.00	\$17,904.00
	41	2582.518	24" CROSSWALK MARKING-EPOXY GROUND IN (WR)	SF	1248	\$14.70	\$18,345.60	\$14.00	\$17,472.00
	42	SPEC PROJ	CRUSHED CONCRETE BASE (CV)	CY	300	\$64.80	\$19,440.00	\$45.00	\$13,500.00
	43	SPEC PROJ	MUD JACKING CURB & GUTTER	LF	276	\$21.00	\$5,796.00	\$20.00	\$5,520.00
	44	SPEC PROJ	MUD JACKING FLATWORK	SF	3590	\$5.25	\$18,847.50	\$5.00	\$17,950.00
SECTION I - TOTAL						\$2,304,945.90		\$2,804,801.45	
SECTION II - SANITARY SEWER									
	45	2503.503	8" PVC PIPE SEWER SDR-26	LF	432	\$78.40	\$33,868.80	\$85.00	\$36,720.00
	46	2503.602	4"x 8" PVC WYE	EA	6	\$563.00	\$3,378.00	\$1,250.00	\$7,500.00
	47	2503.602	4" CLEAN-OUT ASSEMBLY	EA	3	\$554.00	\$1,662.00	\$1,100.00	\$3,300.00
	48	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	552	\$2.65	\$1,462.80	\$8.50	\$4,692.00
	49	2503.603	4" PVC SANITARY SERVICE PIPE	LF	120	\$40.50	\$4,860.00	\$65.00	\$7,800.00
	50	2504.604	4" POLYSTYRENE INSULATION	SY	64	\$35.30	\$2,259.20	\$44.00	\$2,816.00
	51	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4007	EA	3	\$6,710.00	\$20,130.00	\$9,500.00	\$28,500.00
	52	2506.502	CONNECT INTO EXISTING MANHOLE	EA	1	\$3,050.00	\$3,050.00	\$2,750.00	\$2,750.00
	53	SPEC PROJ	FURNISH AND INSTALL NEW CASTING	EA	23	\$2,830.00	\$65,090.00	\$3,200.00	\$73,600.00
	54	SPEC PROJ	DIRECTIONAL BORE 8" PVC SANITARY PIPE SEWER	LF	47	\$182.00	\$8,554.00	\$200.00	\$9,400.00
	55	SPEC PROJ	RECONSTRUCT DRAINAGE STRUCTURE/BRICK MANHOLE	EA	8	\$2,940.00	\$23,520.00	\$2,800.00	\$22,400.00
SECTION II - TOTAL						\$167,834.80		\$199,478.00	

Bid Opening 3/28/2024

Bid Opening 3/28/2024						Border States Paving, Inc.		Central Specialties Incorporated	
	Line Item	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price
SECTION III - WATERMAIN									
	56	2104.502	REMOVE HYDRANT	EA	1	\$462.00	\$462.00	\$1,750.00	\$1,750.00
	57	2504.602	ABANDON WATERMAIN	EA	2	\$711.00	\$1,422.00	\$1,500.00	\$3,000.00
	58	2503.602	DUCTILE IRON FITTINGS	EA	5	\$823.00	\$4,115.00	\$2,250.00	\$11,250.00
	59	2504.601	TEMPORARY WATER SERVICE	LS	1	\$34,200.00	\$34,200.00	\$49,000.00	\$49,000.00
	60	2504.602	HYDRANT	EA	1	\$8,290.00	\$8,290.00	\$7,500.00	\$7,500.00
	61	2504.602	6" GATE VALVE AND BOX	EA	4	\$4,640.00	\$18,560.00	\$3,250.00	\$13,000.00
	62	2504.602	8" x 6" GATE VALVE AND BOX (LIVE TAP)	EA	2	\$6,620.00	\$13,240.00	\$5,350.00	\$10,700.00
	63	2504.602	1" CURB STOP AND BOX	EA	13	\$912.00	\$11,856.00	\$1,100.00	\$14,300.00
	64	2504.602	ADJUST GATE VALVE AND BOX	EA	35	\$1,300.00	\$45,500.00	\$1,200.00	\$42,000.00
	65	2504.602	CONNECT TO EXISTING WATER SERVICE	EA	2	\$1,040.00	\$2,080.00	\$1,350.00	\$2,700.00
	66	2505.602	CONNECT NEW WATER SERVICE	EA	13	\$705.00	\$9,165.00	\$950.00	\$12,350.00
	67	2504.602	1" WATER SERVICE PIPE	LF	328	\$37.80	\$12,398.40	\$55.00	\$18,040.00
	68	2504.603	6" PVC C900 WATERMAIN	LF	1224	\$64.60	\$79,070.40	\$90.00	\$110,160.00
	69	2504.602	ABANDON WATER SERVICE	EA	2	\$828.00	\$1,656.00	\$1,250.00	\$2,500.00
	70	2504.603	WATER SERVICE PIPE INSULATION	LF	164	\$9.80	\$1,607.20	\$2.50	\$410.00
	71	2504.604	4" POLYSTYRENE INSULATION	SY	60	\$49.40	\$2,964.00	\$44.00	\$2,640.00
SECTION III - TOTAL						\$246,586.00		\$301,300.00	
SECTION IV - STORM SEWER									
	72	2104.502	REMOVE CATCH BASIN	EA	5	\$472.00	\$2,360.00	\$1,750.00	\$8,750.00
	73	2104.502	REMOVE MANHOLE	EA	1	\$909.00	\$909.00	\$3,250.00	\$3,250.00
	74	2104.503	REMOVE SEWER PIPE (STORM) 12" RCP	LF	169	\$9.70	\$1,639.30	\$25.00	\$4,225.00
	75	2502.503	4" PERF PVC PIPE DRAIN	LF	6682	\$12.00	\$80,184.00	\$25.00	\$167,050.00
	76	2503.503	12" RC PIPE SEWER DESIGN 3006 CL III	LF	262	\$78.80	\$20,645.60	\$95.00	\$24,890.00
	77	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	262	\$3.70	\$969.40	\$8.50	\$2,227.00
	78	2504.604	4" POLYSTYRENE INSULATION	SY	64	\$49.40	\$3,161.60	\$4.50	\$288.00
	79	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48"- 4020	EA	1	\$4,170.00	\$4,170.00	\$6,500.00	\$6,500.00
	80	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN G OR H	EA	5	\$3,180.00	\$15,900.00	\$2,250.00	\$11,250.00
	81	2506.602	CONNECT INTO EXISTING STORM SEWER	EA	2	\$735.00	\$1,470.00	\$2,500.00	\$5,000.00
	82	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	64	\$172.00	\$11,008.00	\$750.00	\$48,000.00
	83	SPEC PROV	4" DRAINTILE CLEANOUT	EA	2	\$478.00	\$956.00	\$750.00	\$1,500.00
	84	SPEC PROV	FURNISH AND INSTALL NEW CASTING	EA	89	\$1,710.00	\$152,190.00	\$2,400.00	\$213,600.00
SECTION IV - TOTAL						\$295,562.90		\$496,530.00	
Base Bid Total:						\$3,014,929.60		\$3,802,109.45	

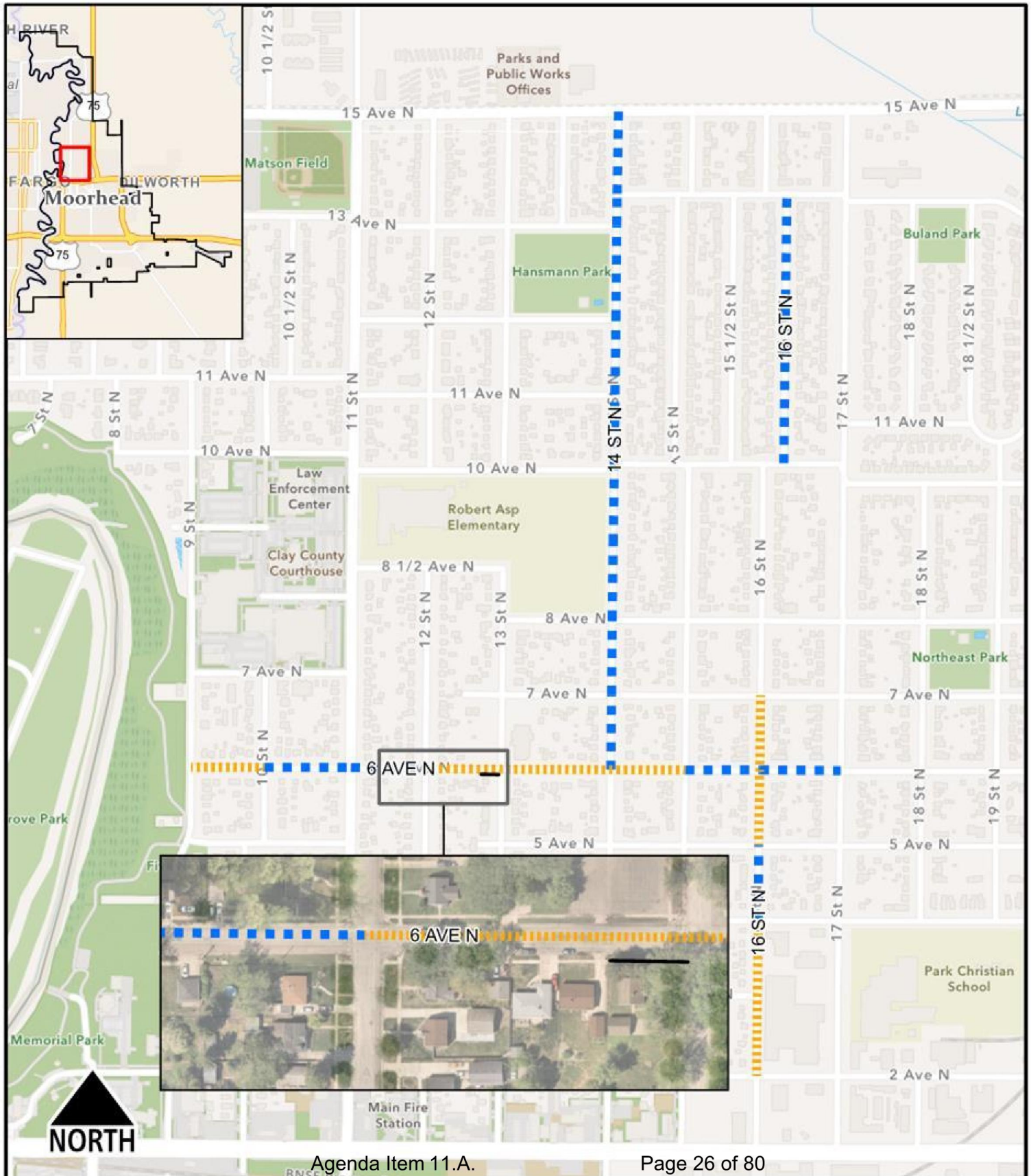


LEGEND

- MILL & OVERLAY
- ▨ REHABILITATION
- PROPOSED SIDEWALK INFILL

24-A2-04 Street Project

14TH ST N, 16TH ST N, AND 6TH AVE N
UNDERGROUND UTILITY AND STREET
IMPROVEMENTS
CITY OF MOORHEAD



RESOLUTION

Resolution to Award Bid for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

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

<u>Bidder</u>	<u>Bid</u>
Master Construction	\$2,859,492.50
Northern Improvement Company	\$2,980,425.70
Border States Paving, Inc.	\$3,014,929.60
Central Specialties Incorporated	\$3,802,109.45
Engineer's Estimate	\$3,495,913.75

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

1. It is found, determined and declared that the lowest responsive, responsible bid with respect to the proposed improvement was received from Master Construction of Fargo, North Dakota in the amount of \$ \$2,859,492.50. 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 Master Construction of Fargo, North Dakota, for Resolution to Award Bid for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) 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% (\$142,974.63) of the total contract amount.

PASSED: April 8, 2024, by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Authorize Actions Related to Reimagine Romkey Park and Pool Project and Approve Budget Adjustment #24-007

RECOMMENDATION:

The Mayor and City Council are asked to Approve the following actions for the Reimagine Romkey Park and Pool Project.

- A) Grant Agreement with the State of Minnesota, Commission of Natural Resources.
- B) Agreement with YHR Partners for Architectural/Engineering Services.
- C) Authorize Advertisement - Request for Proposals for Construction Managers at Risk.

BACKGROUND/KEY POINTS:

On December 12, 2022, the City Council approved a grant submission and letter of financial commitment to the United States Department of Interior's Land and Water Conservation Fund, Outdoor Recreation Legacy Partnership program for the Reimagine Romkey Project at a \$10M dollar level. The grant is a 50-50 match with the local share being identified as a combination of fund balance reserves, bonding, and potential private donations. Requirements and details for the grant are:

- Collect and summarize public input,
- Complete schematic design to 30% with a preliminary budget submittal,
- Review archaeological, environmental, and tribal approvals through the MN State Historic Preservation Office,
- Position the land deed for the pool at Romkey Park to be placed north of 9th Avenue to protect homeowners from noise,
- Changes to plans are only possible with a waiver request.
- Cost estimates for the project were capped at \$10M. Preliminary estimates in the 2022 grant did not allow for the inclusion of the splashpad, which is a highly requested and recommended element of public input. If a splashpad is included, costs are to be financed through the City share of matching funds.

FINANCIAL CONSIDERATIONS:

The total project cost is estimated to be \$11,300,000. The anticipated cost for the Construction Manager at Risk 4%. Design fees and contingencies are estimated at 8% of the total project cost. The estimate includes the Splashpad. Local funding for the project is anticipated to be \$4 million from general fund balance and \$2.3 million from tax-exempt financing.

The Reimagine Romkey Park project is included in the City's approved 2024 budget. Budget Adjustment #24-007 is included in the resolution due to the project cost and financing plan.



City Council Communication

April 8, 2024

Budget Adjustment #24-007

Fund Name	Account Description	2024 Original Budget	2024 Amended Budget
Capital Improv-Debt Financed	Federal Grant	\$5,000,000	\$5,000,000
Capital Improv-Debt Financed	Debt Proceeds	\$5,000,000	\$2,300,000
Capital Improv-Debt Financed	Transfer In	\$0	\$4,000,000
Capital Improv-Debt Financed	Improvements Other Than Buildings	\$10,000,000	\$11,300,000
General Fund	Transfer Out	\$0	\$4,000,000

Voting Requirements: 3/4 of Council (6)

Submitted By:

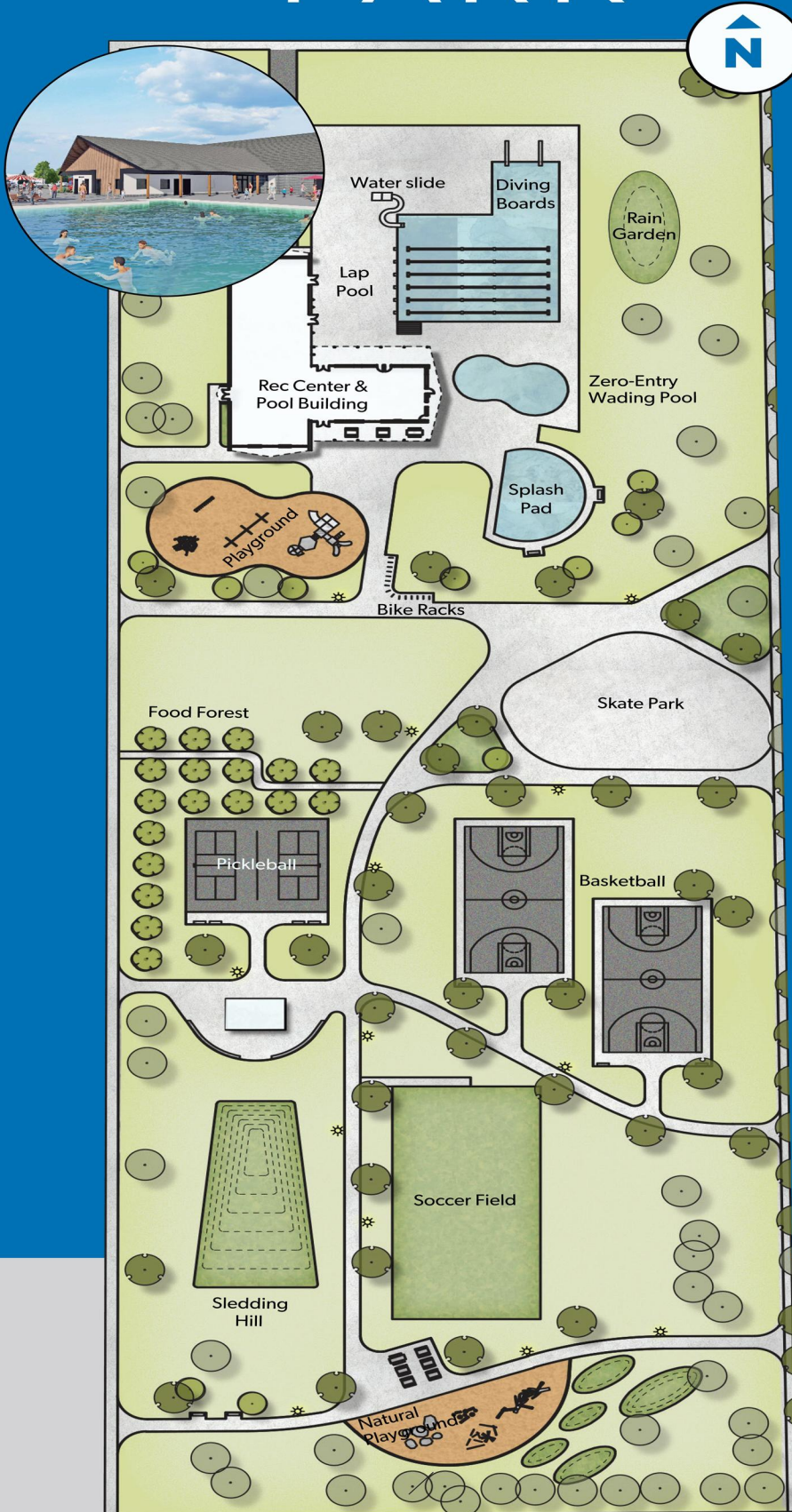
Dan Mahli, City Manager

Holly Heitkamp, Parks and Recreation Director

Victoria Baas, Office Specialist

Attachments: Project Concept Plan

ROMKEY PARK



RESOLUTION

Resolution to Authorize Actions Related to Using Tax-Exempt Financing and Other Actions Related to the Reimagine Romkey Park- Pool Replacement and Park Renovations Project and Approve Budget Adjustment #24-007

WHEREAS, on December 12, 2022 Council approved a Grant submission and Letter of Financial Commitment to the United States Department of Interior's Land and Water Conservation Fund - Outdoor Recreation Legacy Partnership program for the Reimagine Romkey Park – Pool Replacement and Park Renovation Project at Romkey Park; and

WHEREAS the grant was submitted with a total project cost of \$10 M with a 50 – 50 local match requirement; and

WHEREAS the local share was identified at that time as coming from a combination of fund balance reserves, bonding, and potential private donations; and

WHEREAS since the time the grant was submitted, costs have escalated to a total project cost of \$11.3 M; 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 \$2,300,000; and

WHEREAS, the City of Moorhead proposes to utilize a combination of the federal grant, general fund balance funds, and general obligation tax abatement bonds to fund the Project; and

WHEREAS, staff request budget adjustment #24-007 be approved to amend the 2024 budget for the Reimagine Romkey Park Project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, that budget adjustment #24-007 is approved and the Mayor and City Manager are authorized to execute an agreement with the State of Minnesota, Commission of Natural Resources for the Reimagine Romkey Park – Pool Replacement and Park Renovation Project.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Authorize Agreement with YHR Partners for Architectural / Engineering Services for the Reimagine Romkey Park – Pool Replacement and Park Renovation Project

WHEREAS, on December 12, 2022, Council approved a Grant submission and Letter of Financial Commitment to the United States Department of Interior's Land and Water Conservation Fund - Outdoor Recreation Legacy Partnership program for the Reimagine Romkey Park – Pool Replacement and Park Renovation at Romkey Park; and

WHEREAS, quotes were obtained from local architectural firms to assist with the grant application, public input, and to design a project to replace the 66 year old pool and pool house and to make outdoor improvements to Romkey Park; and

WHEREAS, YHR Partners Moorhead and SRF Consulting a Civil Engineering firm from Fargo / Minneapolis was selected as the design team for this project; and

WHEREAS, with 30 – 40% of the project already designed as required by the grant, staying with the same design team of YHR Partners of Moorhead taking the lead with SRF Consulting INC of Fargo / Minneapolis on the team is allowed per the grant agreement; and

WHEREAS, making this choice will save money, assures that the project remains what the public input responded to, and provides continuity to the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, that the Mayor and City Manager may execute an Agreement with YHR Partners as the lead for the above noted design services.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Authorize Advertisement for Construction Manager at Risk (CMAR) Services for the Reimagine Romkey Park – Pool Replacement and Park Renovation Project

WHEREAS, on February 7, 2024, the City received official notice that a grant was awarded to Moorhead from the United States Department of Interior's Land and Water Conservation Fund - Outdoor Recreation Legacy Partnership program for the Reimagine Romkey Park - Pool Replacement and Park Renovation Project.

WHEREAS, the City of Moorhead has hired a design firm for Architectural and Engineering services to prepare design, planning and construction cost estimation for the Reimagine Romkey Project as outlined in Resolution 2024-0408-2; and

WHEREAS, the City of Moorhead desires to hire a Construction Manager at Risk for pre-construction and construction services for the project; and

WHEREAS, a Request for Proposal will provide a transparent process resulting in the selection of a highly qualified Construction Management firm for the Reimagine Romkey Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, that the City Manager is hereby authorized and directed to advertise a Request for Proposals for Construction Manager at Risk services for the Reimage Romkey Project.

NOW, THEREFORE, BE IT FURTHERMORE RESOLVED by the City Council of the City of Moorhead that the City Manager and Review Team are authorized and directed to review, interview and further process submittals to the Request for Proposals for Construction Manager At Risk services and recommend to the City Council one firm for CMAR services for the Reimage Romkey Project.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Accept and Extension of Grant Funds from Age-Friendly Minnesota (AFMN) Community Grants for Pickleball Courts at Riverview Estates Park and Approve Budget Adjustment #24-010

RECOMMENDATION:

Resolution to accept grant funds from Age Friendly Minnesota Community Grants to convert two tennis courts into three pickleball courts at Riverview Estates Park.

BACKGROUND/KEY POINTS:

Pickleball is the fastest growing sport in America and by far the most requested amenity to the Park Department by Moorhead Citizens. This growth is mainly due to the wide age range of individuals who can participate. To meet this need, the Parks Advisory Board previously reviewed the recommendation to convert underutilized tennis courts in various neighborhood parks into pickleball courts.

To help fund this transition, staff submitted a grant request to Age-Friendly Minnesota (AFMN) Community Grants to convert two courts at Hansmann Park on the north end of town and Riverview Estates on the Southside. Staff were notified that the City received one half of the grant requested at \$27,977 to do one of the two parks submitted. Staff recommended Hansmann Park due to the availability of parking for what we anticipate being a very popular amenity.

City staff were recently notified that all the State funds set aside for the Age Friendly grant were not expended, therefore we could apply for an extension to our original grant for Riverview Estates Park. The City of Moorhead received notice that our request for an Extension was approved for an additional \$41,342.

Some of the terms of the grant agreement include:

- Project must be completed by June 30, 2025.
- Conversion of 2 tennis courts to three pickleball courts by resurfacing and painting lines on the courts and adding nets that are lower. Other approved amenities in the grant include 2 benches and divider nets between the courts.
- Grantees are required to attend approximately 6-8 events (such as webinars, conferences, meetings, etc.) led by the Age-Friendly Minnesota (AFMN) Team. Events will include both virtual and in-person formats, including a regional conference, and will focus on peer-to-peer learning among AFMN Grantees. Staff have determined that they will split up attending these events to meet the requirement.

The transition of these tennis courts to pickleball was unanimously recommended for approval by the Park Advisory Board. The City as part of its annual park amenities capital budget will also resurface the two existing tennis courts at Village Green Park. There are currently 32 tennis



City Council Communication

April 8, 2024

courts within the Moorhead School District, Concordia College and MSUM that are available to the public. This project will complete the conversion of tennis courts of what the City has available. There are requests from several citizens for indoor courts and an outdoor complex that can hold 6–8 courts for tournament play.

All grants accepted must be through City Council resolution as per Minnesota Statute.

FINANCIAL CONSIDERATIONS:

The \$41,342 grant extension award from Age-Friendly Minnesota will bring the total award to \$69,319 from Age Friendly MN for pickleball courts at Hansmann and Riverview Estates.

Budget Adjustment #24-010

Fund Name	Acct. Description	Expenditure	Funding Source
Park	State Grants		\$41,342.00
Park	Improvements other than Bldgs.	\$41,342.00	
	Total	\$41,342.00	\$41,342.00

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Holly Heitkamp, Parks and Recreation Director
Victoria Baas, Office Specialist

Attachments: Grant Contract available upon request.

RESOLUTION

Resolution to Accept and Extension of Grant Funds from Age-Friendly Minnesota (AFMN) Community Grants for Pickleball Courts at Riverview Estates Park

WHEREAS, Cities may accept grants to be used in accordance with the guidelines and stipulations set forth in the terms of the grant guidelines; and

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

WHEREAS, a city may not, however, accept or use grants for religious or sectarian purposes; and

WHEREAS, the Moorhead City Council finds a grant extension in the amount of \$41,342 has been offered by Age-Friendly Minnesota Community Grant to be used for the conversion of two tennis courts at Riverview Estates Park into three pickleball courts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Council does hereby accept the donation in accordance with the terms prescribed by the donor and authorizes the Mayor and City Manager to enter into a grant agreement with Age-Friendly Minnesota; and

NOW, THEREFORE, BE IT FURTHERMORE RESOLVED by the City Council of the City of Moorhead that the City Council does hereby express their sincere gratitude to Age-Friendly Minnesota Community Grants, for this grant.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Approve Grant Agreement with State of MN - Airport Taxiway Project

RECOMMENDATION:

The Mayor and City Council are asked to consider a Resolution to Approve a Grant Agreement with the State of MN – Airport Taxiway Project

BACKGROUND/KEY POINTS:

At the June 26, 2023 meeting, the City Council awarded the bid and approved contracts for construction of a taxiway at the Moorhead Airport. The taxiway was constructed in 2023. Grant funding limitations of the funding source (U.S. FAA Bipartisan Infrastructure Law – BIL) from the U.S. FAA and MnDOT Office of Aeronautics required the project funding to be requested in two rounds.

FINANCIAL CONSIDERATIONS:

The first grant award covered the construction for the taxiway. This second grant award covers the design, bid, engineering/construction management and close out administration. The City portion of the costs were approved in a previous capital improvement budget and related budget adjustment #23-029.

FAA: \$60,120
MnDOT: \$3,340
City: \$3,340

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Kristie Leshovsky, Community Development Director

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve Grant Agreement with State of MN - Airport Taxiway Project

WHEREAS, the City of Moorhead desires the financial assistance of the State of Minnesota for the Taxiway Project at the Moorhead Municipal Airport – Florence Klingensmith Field; and

WHEREAS, the State of Minnesota is willing and authorized to provide financial assistance to the City of Moorhead for improvements of the Moorhead Airport.

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

1. That the State of Minnesota Agreement No 1056632 “Grant Agreement for Airport Improvements Excluding Land Acquisition” for State Project No 1401-33 at the Moorhead Municipal Airport – Florence Klingensmith Field.
2. That the Mayor and City Manager are authorized to execute this Agreement and any related Amendments on behalf of the City of Moorhead.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Second Reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead

RECOMMENDATION:

The Mayor and City Council are asked to consider a second reading of Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead.

BACKGROUND/KEY POINTS:

On March 28, 2022, the Moorhead City Council approved Onward Moorhead! Moorhead's Comprehensive Plan update, which requires complimentary changes to the Zoning Code and Zoning Map as part of that implementation process. Code updates will be brought forward and considered based on various topic areas – this Ordinance relating to residential zoning districts.

The main purposes of the proposed changes to the residential district codes are to modernize the codes, provide more flexibility for homeowners and builders, and to address infill development of “missing middle housing.”

The Planning Commission held two public hearings on April 3, 2023 and June 5, 2023 with no public comment and reviewed the proposed text and map changes. On June 5, 2023, they voted unanimously to recommend approval of the following proposed changes:

1. Combine current RLD-0A & 0B to create new RLD-1 with reduced dimensional standards.
2. Combine current RLD-1 & 2 to create new RLD-2 with reduced dimensional standards.
3. Combine current RMD-1 & 2 to create new RMD-1 with maintained standards of RMD-1
4. RLD-1, 2, 3, RMD-1, RHD-1: Remove minimum lot widths for 'Other Principal Uses' to line up with no lot width minimums required in Commercial & Mixed Use districts. Other principal uses include residential districts: bed & breakfasts, campus organizations, child and adult daycare, licensed group homes & nursing care facilities, residential parking lots, public-semi-public recreation, public utility structures, parks/playgrounds/open space, religious institutions and schools (all but public utility structures and parks/playgrounds/open space require a conditional use permit or provisional use permit).
5. Remove all minimum lot depths, which are not necessary when projects already requires minimum frontage and square footage/dwelling unit.



City Council Communication

April 8, 2024

6. RHD-1: Reduce lot area per dwelling unit from 1,500 sf to 1,000 sf and limit this to only Multi-Family apartments by removing Single-Family Attached Townhouses from district.
7. Reduce all Front Yard Setbacks to a minimum 22 ft, except new RLD-1.
8. Reduce all Single-Family Rear Yard Setbacks to a minimum of 20 ft, except new RLD-1.
9. Increase all Street Side Setbacks from 12 to 15 ft to provide enough space for both viewshed/visibility at corners and to address issues with easements in relation to utility & window well placement.
10. RLD-3, RMD-1, RHD-1: Increase Multi-Family heights – current 35 ft cannot accommodate structured parking (above ground), which is needed in many areas of the city due to soil conditions/high water table – 45 ft needed for 2-3 stories / 55 ft needed for 3-4 stories - 55 ft is the threshold most builders stay under because over 55 ft requires full sprinkler requirements.
11. Increase some setbacks for Multi-Family and Other Principal Uses to provide greater separation from lower density residential uses.
12. Remove Building Coverage maximums – maximums for impervious surfaces already calculated so this is duplicative.
13. Remove Note 4 setback language that is dependent on lot width and substitute clearer requirement.
14. Update front and street side yard setbacks for Multi-Family & Other Principal Uses – either standard missing or former setbacks based on street type - this requirement is not based on anything/not equitable when Mixed-Use Multi-Family can build with a 5 ft setback on busy streets. This reduced setback area is not to be used for parking to help blend these uses into residential areas.
15. RHD-1: Increase Multi-Family building separation to meet building code separation standards – Building Code requires 20 ft or walls cannot have doors or windows and must be fire-rated.
16. RLD-2 & RHD-1: Remove Townhouse/Rowhouse
17. RLD-3 & RMD-1: Add Triplex (stacked)
18. Add standards that were missing from last code
19. Make related adjustments to Chapter 18, Use Regulations, including Provisional and Conditional use Requirements.



City Council Communication

April 8, 2024

20. Make related adjustments to Chapter 2, Definitions

21. Make related Zoning Map Amendments:

- a. Properties currently zoned RLD-0A and RLD-0B to be labeled RLD-1
- b. Properties currently zoned RLD-1 & RLD-2 to be labeled RLD-2
- c. Properties currently zoned RLD-3 to remain RLD-3
- d. Properties currently zoned RMD-2 to be labeled RMD-1
- e. Properties currently zoned RMD-1 to remain RMD-1
- f. Properties currently zoned RHD-1 to remain RHD-1

The complete Planning Commission packet is available at: www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

Since the Planning Commission public hearings, staff has further reviewed the proposed changes and made the following adjustments:

- 1. Reverted to original RHD-1 density of 1,500 sf per dwelling unit due to sewer capacity concerns and considerations.
- 2. Changed reduction for all Front Yard Setbacks from 22 ft back the former 25 ft for garages with doors facing street except new RLD-1. After vehicle analysis, 22 ft would accommodate most vehicles but extra space is still needed for an area to pass between vehicle and garage door. This will accommodate all vehicles without sidewalk encroachments.
- 3. Reverted to original street side setbacks of 12 ft from proposed 15 ft - to not further reduce buildable area of lot.
- 4. Added RLD-2 to Multi-Family Townhouse/Rowhouse or Triplex height increase.
- 5. Due to proposed height increases, added stacked triplex as an added housing type in RLD-2, RLD-3, RMD & RHD.
- 6. Reverted to original Townhouse/Rowhouse permitted in RLD-2 & RHD after reverting to original density in RHD-1 and increasing height allowances to permit housing type variety.
- 7. Clarified setbacks for garages with doors facing street. Added existing RLD-3 and RMD language to RLD-1 & 2 and clarified that 25 ft driveways also needed for detached garages on corner lots.
- 8. Clarified and made adjustments for siting new apartments and other principal uses next to existing single and two-families or other multi-family uses.



City Council Communication

April 8, 2024

9. Combined densities of RMD-1 (3,000 sf/ dwelling unit & RMD-2 (2,000 sf/dwelling unit) to create new 2,500 sf/dwelling unit density requirement for new RMD.

- Zoning analysis done for all vacant RHD-1, RMD-1 & RMD-2 vacant lots. There are only a handful of vacant RMD-2 lots that would be impacted. All are over the new minimum lot size and all still developable under new RMD.

In addition to the zoning text amendments, we are proposing zoning map amendments, as follows:

1. Properties currently zoned RLD-0A: Residential Low Density-0A and RLD-0B: Residential Low Density-0B to be rezoned as RLD-1: Residential Low Density-1

2. Properties currently zoned RLD-1: Residential Low Density-1 to be rezoned as RLD-2: Residential Low Density-2 except the 2006 Americana Estates annexation area will remain RLD-1: Residential Low Density-1.

3. Properties currently zoned RMD-1: Residential Moderate Density-1 and RMD-2: Residential Moderate Density-2 to be rezoned as RMD: Residential Medium Density.

4. Properties currently zoned RHD-1: Residential High Density-1 to be rezoned as RHD: Residential High Density.

The City Council approved a first reading of the Ordinance on March 25, 2024.

Since the first reading the following changes were made:

1. The missing interior side setback language was added for 'other principal uses' in RLD-2, RLD-3, RMD and RHD;
2. The 2006 Americana Estates annexation area will remain RLD-1: Residential Low Density-1. This was mentioned in the report but was not missing in ordinance text;
3. 'Cluster Development' definition was added;
4. Townhouse/Rowhouse or Triplex Cluster Development minimum lot width added to RLD-3, RMD and RHD.

Proposed text amendments were sent to the Building Industry Association (formerly called Home Builders Association) and the feedback was positive. BIA stated that the changes will be helpful with density and for that missing middle housing product that the regional housing study addressed.

In addition to these amendments, staff will be presenting other comprehensive plan implementation items this year including amendments for accessory buildings, structures and uses and mixed use districts.



City Council Communication

April 8, 2024

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

Attachments: Current and Proposed Residential Zoning Table
Draft Ordinance 2024-01 - Text Amendment
Draft Resolution - Title & Summary to Approve Ordinance 2024-01

NEW ZONING DISTRICTS	RLD-1	RLD-2	RLD-3	RMD	RHD
Permitted Housing Type	Single-Family	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex, Multi-Family Apartments	Single-Family, Two-Family Twinhome or Duplex, Multi-Family Townhouse/Rowhouse or Triplex, Multi-Family Apartments	Multi-Family Apartments, Townhouse/Rowhouse or Triplex
Lot Area Minimum					
Per Dwelling Unit (DU)	12,500	6,000	4,000	2,500	1,500
Other Principal Use	none	none	none	none	none
Lot Width Minimum					
Single-Family	85	45	40	40	
Two-Family		25 ²	25 ²	25 ²	
Multi-Family - Townhouse/Rowhouse/Triplex		25 ²	25 ² or 100 for cluster development	25 ² or 100 for cluster development	25 ² or 100 for cluster development
Multi-Family - Apartments			100	100	100
Other Principal Use	none	none	none	none	none
Maximum Height	35	35-45 ³	35-45-55 ₄	35-45-55 ₄	45-55 ₄
Maximum Impervious Coverage	35%	35%	60%	60%	70%
Residential Principal Use Setbacks					
Single-Family					
Front Yard	30	20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	
Rear Yard	30	20	20	20	
Interior Side Yard	10	5	5	5	
Street Side Yard	15 or 25 ¹	12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	
Two-Family Twinhome/Duplex (non-stacked & stacked)					
Front Yard		20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	
Rear Yard		20	20	20	
Interior Side Yard		5	5	5	
Street Side Yard		12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	
Common Wall		0	0	0	
Building Separation between end units on same lot		10	10	10	
Multi-Family Townhouse/Rowhouse or Triplex (3 or more)					
Front Yard		20 or 25 ¹	20 or 25 ¹	20 or 25 ¹	20 or 25 ¹
Rear Yard		20	20	20	20
Interior Side Yard		5	5	5	5
Street Side Yard		12 or 25 ¹	12 or 25 ¹	12 or 25 ¹	12 or 25 ¹
Common Wall		0	0	0	0
Building Separation between end units on same lot		10	10	10	10
Multi-Family Apartments					
Front Yard			25	25	25
Rear Yard			25	25	25
Interior Side Yard			25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses
Street Side Yard			25	25	25
Building Separation between end units on same lot			10	10	10
Other Principal Use Setbacks					
Bed & breakfasts, campus organizations, child and adult daycare, licensed care facilities, residential parking lots, public-semi public recreation, essential government utility structures, parks/playgrounds/open space, religious institutions and schools					
Front Yard	30	25	25	25	25
Rear Yard	30	25	25	25	25
Interior Side Yard	30 if adjacent to single-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses	25 if adjacent to single or two-family use/10 all other uses
Street Side Yard	30	25	25	25	25
¹ Attached or detached garages must have adequate driveway depth to accommodate most vehicles to prevent vehicles overhanging into sidewalk. If garage door faces street- 25 ft setback required					
² per DU					
³ RLD-2: Single-family dwelling = 35 ft / 2F & MF = 45 ft					
* 1F=35 ft; 2F & MF structures within 150 ft of single-family principal residential structure in low density residential zone, limited to 45 ft; 2F & MF structures more than 150 ft from single-family principal residential structure in low density residential zone, limited to 55 ft					
Agenda Item 13.B.				Page 44 of 80	

ORDINANCE 2024-01

AN ORDINANCE TO AMEND AND REENACT TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, TITLE 10, CHAPTER 2, DEFINITIONS, TITLE 10, CHAPTER 18, USE REGULATIONS AND TO AMEND AND REENACT THE OFFICIAL ZONING MAP OF THE CITY OF MOORHEAD

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

SECTION 1. Title 10, Chapter 2, Definitions of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of the definitions have been omitted from the text below:

NEW ~~DELETE~~

10-2-2: DEFINITIONS:

The following words and terms, wherever they occur in this title, shall be interpreted as herein defined:

ABUTTING: ~~Making contact with another property.~~ Directly beside a shared property line.

ACCESSORY BUILDING, STRUCTURE OR USE: A subordinate building, structure or use which is located on the same lot ~~on which~~ as the main principal building or use is situated and which is reasonably necessary and/or incidental to the conduct of the primary principal use of such building or main use.

ADJACENT: Directly beside, above, below or directly across the street or alley.

...
APARTMENT: ~~A portion of a building consisting of a room or suite of rooms which is designed for, intended for, or used as a residence by a single family or an individual, and is equipped with cooking facilities. Includes dwelling unit and efficiency unit.~~

...
BOARDER: ~~One who receives regular meals and/or regular meals and lodging for pay.~~

BOARDING (HOUSE) HOME, FOSTER CHILDREN: ~~A family dwelling where parental care is provided by a family for children not related by blood or legal ties.~~

BOARDING (LODGING) HOUSE: ~~A building other than a hotel where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided to three (3) or more persons, not of the principal family therein, pursuant to previous arrangements and not to anyone who may apply, but not including a building providing these services for more than ten (10) persons.~~

...
BUILDING OR STRUCTURE HEIGHT, ACCESSORY BUILDING OR STRUCTURE: The vertical distance measured from the grade plane to the highest point of the building or structure.

BUILDING HEIGHT, PRINCIPAL BUILDING OR STRUCTURE: The vertical distance measured from grade plane to the average height of the highest roof surface of the building or structure.

BUILDING FOOTPRINT: The outline of a building drawn along the foundation at grade level.

BUILDING LINE: ~~A line parallel to the street right of way at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right of way.~~ A line parallel to the adjacent property boundary line at any story level of a building and representing the minimum distance which all or any part of the building is set back from said boundary line.

...
CARPORT: ~~A canopy supported by posts either ornamental or solid and completely open on one or more sides.~~ A permanent roofed accessory structure designed for housing passenger vehicles open on at least one side anchored into pavement.

...
CLUSTER DEVELOPMENT: Residential development in which dwelling units are placed on one lot in closer proximity than usual (clustered) with the purpose of retaining a common open space area.

...
CONDOMINIUM: A development or a structure housing two (2) or more dwelling units which are individually owned and which have jointly owned and shared areas and facilities, which dwelling or development is subject to the provisions of the Minnesota condominium law, ~~Minnesota statutes 515A.1-101 to 515A.4-118.~~

...
DWELLING: A building or portion thereof, designated exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but not including hotels, motels or licensed nursing care facilities ~~boarding houses.~~

DWELLING, EFFICIENCY APARTMENT: A dwelling unit consisting of one principal room having bathing and cooking facilities used for combined living and sleeping purposes.

DWELLING, MULTI-FAMILY PLE (APARTMENT): A building designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other. Includes townhouse/rowhouse, triplex and apartment buildings. ~~A two-family dwelling (duplex) with a separate rooming unit(s) must be considered and classified as a multiple-family dwelling.~~

DWELLING, MULTI-FAMILY – APARTMENT BUILDING: A building located on one lot, designed with three (3) or more dwelling units exclusively for occupancy by three (3) or more families living independently of each other.

DWELLING, MULTI-FAMILY - STACKED TRIPLEX: A single structure on one (1) lot consisting of three (3) stacked dwelling units for occupancy by three (3) families living independently of each other.

DWELLING, MULTI-FAMILY - TOWNHOUSE/ROWHOUSE: A single structure on one (1) or more lots consisting of three (3) or more side-by-side dwelling units having one or more walls abutting with another dwelling unit for occupancy by three (3) or more families living independently of each other and designed to have all exits open directly to the outside. ~~A building of more than two (2) units, each unit extending from ground to sky and having at least two (2) exposed sides.~~

DWELLING, SINGLE-FAMILY: A dwelling unit designed exclusively for occupancy by one (1) family.

~~—A. Attached: A dwelling which is joined to another at one or more sides by the sharing of a common wall(s) and which occupies its own lot.~~

~~—B. Detached: A dwelling unit not attached to another dwelling or structure or entirely surrounded by open space.~~

DWELLING, TWO-FAMILY STACKED DUPLEX: A single structure on one (1) lot consisting of two (2) stacked dwelling units for two (2) separate families living independently of each other.

~~DWELLING, TWO-FAMILY:~~ A residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each. ~~A two-family dwelling (duplex) with a separate rooming unit(s) shall be considered and classified as a multi-family dwelling.~~

DWELLING, TWO-FAMILY TWIN HOME OR NON-STACKED DUPLEX: A single structure on one (1) or two (2) lots consisting of two (2) side by side dwelling units for two (2) families living independently of each other.

DWELLING UNIT, ACCESORY (ADU): A detached residential dwelling unit in a separate building located on the same lot as a principal dwelling.

DWELLING UNIT: A residential building or portion thereof intended for occupancy by one (1) or more persons with facilities for bathing, cooking, living and sleeping, ~~cooking and eating,~~ but not including hotels, motels or

~~licensed nursing care facilities, nursing homes, seasonal cabins, boarding or rooming houses, tourist homes or trailers.~~

...
~~EFFICIENCY APARTMENT (DWELLING UNIT): A one room dwelling unit consisting of one principal room having cooking facilities and used for combined living, dining and sleeping purposes.~~

...
~~GARAGE STRUCTURE, PARKING: A building or portion of a building, except any herein defined as a "private residential garage" or as an automotive repair garage, used for the storage of motor vehicles or where any such vehicles are kept and in which any sale of gasoline, oil and accessories is only incidental to the principal use.~~

~~GARAGE, PRIVATE RESIDENTIAL: An accessory building or accessory portion of the principal building which is intended for and used for customary residential storage and hobbies and to store the for private passenger vehicles, racing cars, recreational vehicles and equipment, and noncommercial trucks not exceeding twelve thousand (12,000) pounds' gross weight, of for the family or families residing on upon the premises.~~

...
~~GUESTROOM: A room occupied by one or more guests for compensation and in which no provision is made for cooking, but not including rooms in a dormitory for sleeping purposes primarily.~~

...
~~HOME OCCUPATION: Any permitted occupation or profession engaged in by the occupant of a residential dwelling unit, which is clearly incidental and secondary to the residential use of the premises and does not change the character of said premises.~~

...
~~LODGING ROOM: A room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodation shall be counted as one lodging room.~~

...
~~LOT, BASE: Lots meeting all specifications in the zoning district prior to being subdivided into a two-family dwelling.~~

...
~~LOT, UNIT: Lots created from the subdivisions of a two-family dwelling having different minimum lot size requirements than the conventional base lots within the zoning district.~~

...
~~MANUFACTURED HOME (or PREFABRICATED MOBILE HOME or TINY/MICRO HOME): A structure, transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) or more square feet, and which is may or may not be built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation that meets Minnesota Building Codes for Prefabricated Buildings or Industrialized/Modular Buildings or HUD Manufactured Homes. when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein, except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily filed a certification required by the secretary of the United States department of housing and urban development and complies with the standards established under this title.~~

~~MANUFACTURED HOME PARK: Any park, court, lot, parcel or tract of land, designed, improved, maintained or intended for the purpose of supplying a location for manufactured home dwelling units or upon which any manufactured homes are parked. It shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the manufactured home park or not.~~

...
~~PARTY WALL/COMMON WALL: A common wall which divides two (2) independent structures by a fire wall which can be placed along a zero-lot line (zero-foot interior side yard setback).~~

...
~~PREFABRICATED HOME: See definition of Manufactured Home (Mobile Home).~~

...

PROJECTING ELEMENTS: Any features of a building or structure that extend beyond exterior walls or roof. Examples include chimneys, sills, eaves, gutters, entryways, balconies, decks, porches, open fire balconies, open fire escapes, window wells, stairs, stoops and ramps. Ground-mounted projections may not encroach into easements.

...

~~ROOMER: One who rents a room and eats meals elsewhere.~~

~~ROOMING UNIT: A separate room providing minimum housing accommodations for a tenant with direct access to the outside or access through a hallway to an outside entrance, arranged primarily for sleeping and which may include a private bath but shall not include any kitchen equipment such as a sink or cooking device.~~

...

TINY OR MICRO HOME: See definition of Manufactured Home.

...

~~YARD, FRONT: The front A yard of a lot shall be considered to be the area extending along the full length of a front lot line between side lot lines and to the depth of the front building line of the principal building.~~

~~YARD, REAR: A space yard extending between the rear line of the main principal or accessory building and the rear lot line of the lot and extending the full width of the lot.~~

...

~~YARD, INTERIOR SIDE: A yard between the principal or accessory building and the side lot line of the lot extending from the front yard of the lot to the rear yard.~~

YARD, STREET SIDE: A corner lot yard adjacent to the street that is not the front yard between the principal or accessory building and the side lot line extending from the front yard to the rear yard.

~~ZERO-LOT LINE (ZERO-FOOT INTERIOR SIDE YARD SETBACK): The reduction of an interior side yard setback requirements to zero, permitting the placement of a structure near or adjacent to the interior side yard lot line. With zero-lot line, no portion of the structure or accessory appurtenance shall project over the lot line, unless easements are provided.~~

...

SECTION 2. Title 10, Chapter 12, Residential Districts of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

NEW ~~DELETE~~

A. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE A. RLD-1: RESIDENTIAL LOW DENSITY-1

Article A. RLD-0 Residential Low Density—0A and 0B

~~10-12A-1: PURPOSE:~~

~~The RLD-0 district is intended to provide a rural residential environment characterized by large lots with single-family detached housing units and limited outbuildings. The intent of this district is to allow for the hobby farm or small horticulturalist as opposed to active agriculture or intensive farming. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-2: PERMITTED USES:~~

~~See residential use table in section [10-18-1](#) of this title for permitted uses. (Ord. 2006-27, 9-5-2006)~~

~~10-12A-3: ACCESSORY USES:~~

~~The following are permitted accessory uses in an RLD-0 district:~~

~~Boarding or renting of rooms to not more than two (2) persons.~~

~~Noncommercial greenhouses and conservatories.~~

~~Private garages, parking spaces and carports. Private garages are to be used for storing the private passenger vehicles of the family or families resident upon the premises, and shall not be used to conduct commercial business, service or industry.~~

~~Private swimming pools, tennis courts and other recreational facilities that are operated for the enjoyment and convenience of the residents of the principal use and their guests.~~

~~Recreational vehicles and equipment.~~

~~Tool houses, sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.~~

~~Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title. (Ord. 2006-27, 9-5-2006)~~

10-12A-4: PROVISIONAL USES:

~~See residential use table in section [10-18-1](#) of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)~~

10-12A-5: CONDITIONAL USES:

~~See residential use table in section [10-18-1](#) of this title for conditional uses. Conditional uses are allowed subject to the criteria as outlined in chapter 4 and section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)~~

10-12A-6: LOT REQUIREMENTS AND SETBACKS:

~~The following minimum and maximum requirements shall be observed in an RLD-0 district subject to the additional requirements, exceptions and modifications set forth in this title:~~

~~—A. RLD-0A:~~

~~—1. Lot area:~~

~~— a. Single-family dwelling units: Minimum twenty one thousand seven hundred eighty (21,780) square feet.~~

~~— b. Other principal uses: No minimum.~~

~~—2. Lot width: Minimum one hundred forty five feet (145').~~

~~—3. Lot depth: One hundred feet (100').~~

~~—4. Setbacks:~~

~~— a. Front yard: Fifty feet (50').~~

~~— b. Side yard:~~

~~— (1) Principal building:~~

~~— (A) Interior lot: Thirty feet (30').~~

~~— (B) Corner lot: Fifty feet (50') on the street side.~~

~~— (2) Accessory buildings, structures, uses:~~

~~— (A) Interior lot: Three feet (3'). In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').~~

~~— (B) Corner lot: Fifty feet (50') on the street side.~~

~~— c. Rear yard:~~

~~— (1) Principal building: Fifty feet (50').~~

~~— (2) Accessory buildings, structures and uses: Three feet (3'), except a minimum of fifty feet (50') where abutting a public street.~~

~~—B. RLD-0B:~~

~~—1. Lot area:~~

~~— a. Single-family dwelling units: Minimum twelve thousand five hundred (12,500) square feet.~~

~~— b. Other principal uses: No minimum.~~

~~—2. Lot width: Ninety feet (90').~~

~~—3. Lot depth: One hundred feet (100').~~

~~—4. Setbacks:~~

~~— a. Front yard: Thirty feet (30').~~

~~— b. Side yard:~~

~~— (1) Principal building:~~

~~— (A) Interior lot: Ten feet (10').~~

~~— (B) Corner lot: Fifteen feet (15') on the street side.~~

~~— (2) Accessory buildings, structures, uses:~~

— (A) Interior lot: Three feet (3'). In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').

— (B) Corner lot: Fifteen feet (15') on the street side.

— c. Rear yard:

— (1) Principal building: Thirty feet (30').

— (2) Accessory buildings, structures and uses: Three feet (3'), except a minimum of fifteen feet (15') where abutting a public street. (Ord. 2014-15, 8-25-2014)

10-12A-7: MAXIMUM BUILDING HEIGHT:

— A. Dwelling units and other principal buildings: Thirty five feet (35').

— B. Accessory buildings: As governed by section [10-18-3](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12A-8: MAXIMUM BUILDING COVERAGE:

Building coverage shall not exceed twenty five percent (25%) of the total lot area. (Ord. 2006-27, 9-5-2006)

10-12A-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12A-1: PURPOSE:

The RLD-1 district is intended to provide for a low density residential environment characterized by large lots with single-family housing and outbuildings.

10-12A-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12A-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-1 district:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12A-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12A-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are allowed subject to the criteria as outlined in chapter 4 and section 10-18-2 of this title.

10-12A-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-1 district subject to the additional requirements, exceptions and modifications set forth in this title:

A. Lot area:

1. Dwelling: Twelve thousand five hundred (12,500) square feet per unit.
2. Other principal uses: No minimum.

B. Lot width:

- a. Dwelling: Eight-five feet (85').
- b. Other principal uses: No minimum.

C. Setbacks:

1. Dwelling:

- a. Front yard and Rear yard: Thirty feet (30')
- b. Interior side yard: Ten feet (10')
- c. Street side yard: Fifteen feet (15') except side walls with garage doors must be twenty-five feet (25').
2. Other principal uses
 1. Front yard, Street side yard, Rear yard: Thirty feet (30')
 - a. Front yard and Street side yard shall not be used for parking.
 2. Interior side yard:
 3. a. If adjacent to a single-family use: Thirty feet (30').
 - b. If adjacent to all other uses: Ten feet (10').

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
2. Other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12A-7: MAXIMUM BUILDING HEIGHT:

- A. Principal buildings: Thirty-five feet (35').

10-12A-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surface and detention ponds shall be limited to thirty-five percent (35%) of the lot area.

10-12A-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

B. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE B. RLD-2 RESIDENTIAL LOW DENSITY-
2

Article B. RLD-1 Residential Low Density — 1

10-12B-1: PURPOSE:

The RLD-1 district is established to encourage the preservation of residential neighborhoods characterized primarily by single-family dwellings and to preserve undeveloped lands for similar residential development. (Ord. 2006-27, 9-5-2006)

10-12B-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12B-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-1 district:

Boarding or renting of rooms to not more than two (2) persons.

Noncommercial greenhouses and conservatories.

Private garages, parking spaces and carports. Private garages are to be used for storing the private passenger vehicles of the family or families resident upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.

Recreational vehicles and equipment.

Tool houses, sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title. (Ord. 2006-27, 9-5-2006)

10-12B-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12B-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12B-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RLD-1 district subject to the additional requirements, exceptions and modifications set forth in this title:

A. Lot area:

- 1. Dwelling units: Eight thousand (8,000) square feet.
- 2. Other principal uses: No minimum.

B. Lot width:

- 1. Uses other than single-family attached: Sixty feet (60').
- 2. Single-family attached: Thirty feet (30').

C. Lot depth: One hundred feet (100').

D. Setbacks:

- 1. Front yard: Not less than twenty five feet (25').
- 2. Side yard:

a. Principal buildings:

- (1) Interior lots: Eight feet (8').
- (2) Corner lots: Twelve feet (12') on the street side. (Ord. 2006-27, 9-5-2006)

— b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

3. Rear yard:

- a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)

— b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

10-12B-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units or principal buildings: Thirty five feet (35').

- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12B-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than thirty three and one-third percent (33 $\frac{1}{3}$ %) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12B-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)

Article C. RLD-2 Residential Low Density — 2

10-12C-1: PURPOSE:

The RLD-2 district is intended to provide for a predominantly single-family detached housing pattern with a limited mixture of single-family attached units. (Ord. 2006-27, 9-5-2006)

10-12C-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12C-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-2 district:

All permitted accessory uses as allowed in an RLD-1 district. (Ord. 2006-27, 9-5-2006)

10-12C-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RLD-2 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot Area:

- 1. Dwelling units: Six thousand (6,000) square feet per unit.
- 2. Other principal buildings and uses: No minimum. (Ord. 2006-27, 9-5-2006)

—B. Lot Width:

- 1. Uses other than attached single-family dwellings: Forty five feet (45').
- 2. Attached single-family dwellings: Thirty feet (30'). (Ord. 2008-10, 4-7-2008)

—C. Lot Depth: One hundred feet (100').

—D. Setbacks:

- 1. Front yard: Not less than twenty five feet (25'). (Ord. 2006-27, 9-5-2006)
 - 2. Side yard:
 - a. Single-, two-family, and attached, not stacked dwellings:
 - (1) Interior: Five feet (5').
 - (2) Corner: Twelve feet (12') on the street side.
 - (3) Common wall on attached single-family dwelling: Zero feet (0'). (Ord. 2015-18, 8-24-2015)
 - b. Other principal structures:
 - (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.
 - (2) Corner lot: Twelve feet (12') on the street side. (Ord. 2006-27, 9-5-2006)
 - c. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from any lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement shall be increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
 - 3. Rear yard:
 - a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)
 - b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
- E. Landscaping And Buffer Yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units or principal buildings: Thirty five feet (35').
- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12C-8: MAXIMUM LOT COVERAGE:

No structure or combination of structures shall occupy more than thirty three and one-third percent (33¹/₃%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12C-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to thirty five percent (35%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12B-1: PURPOSE:

The RLD-2 district is intended to provide for a mix of low-density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse or triplex.

10-12B-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12B-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12B-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12B-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12B-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-2 district subject to the additional requirements, exceptions and modifications set forth in this title:

A. Lot area:

1. Dwelling: Eight thousand (6,000) square feet per dwelling unit.
2. Other principal uses: No minimum.

B. Lot width:

1. Single-family: Forty-five (45') per dwelling unit.
4. Two-family & Multi-family: Twenty-five (25') per dwelling unit.
5. Other principal uses: No minimum

C. Setbacks:

1. Dwelling:

- a. Front yard: Twenty feet (20') except that dwellings with attached accessory garages with doors facing street must be twenty-five feet (25').
- b. Rear yard: Twenty feet (20')
- c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
- d. Street side yard: Twelve feet (12') except walls with garage doors facing street must be twenty-five feet (25').

2. Building separation between end units on same lot: Ten feet (10')

3. Other principal uses

- a. Front yard, Street side yard, Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
- b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
2. Other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12B-7: MAXIMUM BUILDING HEIGHT:

- A. Single-family: Thirty-five feet (35').
- B. Two-family & Multi-family: Forty-five feet (45').

10-12B-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds shall be limited to thirty five percent (35%) of the lot area.

10-12B-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

C. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE C. RLD-3 RESIDENTIAL LOW DENSITY-3

Article D. RLD-3 Residential Low Density—3

10-12D-1: PURPOSE:

The RLD-3 district is intended to provide opportunities for a variety of lot sizes, single-family detached and attached dwellings, and limited multi-family dwellings (townhomes, condominiums and small apartment buildings). (Ord. 2006-27, 9-5-2006)

10-12D-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12D-3: ACCESSORY USES:

The following are permitted accessory uses in an RLD-3 district:

All permitted accessory uses as allowed in an RLD-2 district. (Ord. 2006-27, 9-5-2006)

10-12D-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RLD-3 district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

- 1. Dwelling units: Four thousand (4,000) square feet per unit.
- 2. Other principal uses: No minimum. (Ord. 2006-27, 9-5-2006)

B. Lot Width:

- 1. Detached single-family dwellings: Forty feet (40').
- 2. Attached single-family dwellings: Twenty five feet (25').
- 3. Multi-family and all other principal uses: One hundred feet (100'). (Ord. 2008-10, 4-7-2008)

C. Lot Depth:

- 1. Single- and two-family dwellings: One hundred feet (100').
- 2. Multiple-family dwellings and all other principal uses: One hundred thirty feet (130').

D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.

1. Front yard:

- a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').

b. Multi-family: Not less than twenty five feet (25'). (Ord. 2006-27, 9-5-2006)

2. Side yard:

- a. Single-, two-family, and attached, not stacked dwellings:

(1) Interior lots: Five feet (5').

(2) Corner lots: Twelve feet (12') on the street side.

- (3) Common wall of attached single-family dwelling: Zero feet (0'). (Ord. 2015-18, 8-24-2015)
- b. Multi-family buildings: Forty feet (40') along any principal or minor arterial, thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.
- c. Other principal structures:
- (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.
- (2) Corner lot: Twelve feet (12'). (Ord. 2006-27, 9-5-2006)
- d. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
- 3. Rear yard:
- a. Principal buildings: Twenty five feet (25'). (Ord. 2006-27, 9-5-2006)
- b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
- E. Landscaping And Buffer Yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units or principal buildings: Thirty five feet (35').
- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12D-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than forty percent (40%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12D-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12C-1: PURPOSE:

The RLD-3 district is intended to provide a mix of low density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse, triplex and apartments.

10-12C-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12C-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12C-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12C-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12C-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RLD-3 district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Dwelling: Four thousand (4,000) square feet per dwelling unit.
2. Other principal uses: No minimum.

B. Lot Width:

1. Single-family: Forty feet (40') per dwelling unit.
2. Two-family, Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit
3. Multi-family Apartments and Townhouse/Rowhouse or Triplex Cluster Development: One hundred feet (100').
6. Other principal uses: No minimum

C. Setbacks:

1. Single-family, Two-family, Multi-family Townhouse/Rowhouse, Triplex Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with attached accessory garages with doors facing street must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except walls with garage doors facing street must be twenty-five feet (25').
2. Building separation between end units on same lot: Ten feet (10')
3. Multi-family Apartments:
 - a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').
 - c. Building separation between end units on same lot: Ten feet (10')
4. Other principal uses
 - a. Front yard, Street side yard, Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
2. Multi-family Apartments and other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12C-7: MAXIMUM BUILDING HEIGHT:

- A. Single-family: Thirty-five feet (35').
- B. Two-family: Forty-five feet (45').
- C. Multi-family:
 - a. If structure is within 150 ft of a principal residential structure in residential low density zone: Forty-five feet (45').

- b. If structure is more than 150 ft of a principal residential structure in residential low density zone:
Fifty-five (55')

10-12C-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area.

10-12C-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

D. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE D. RMD RESIDENTIAL MEDIUM DENSITY

Article E. RMD-1 Residential Moderate Density -- 1

10-12E-1: PURPOSE: The RMD-1 district is intended to allow a greater variety of attached housing and single-family detached dwellings.

10-12E-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12E-3: ACCESSORY USES:

The following are permitted accessory uses in an RMD-1 district:

All permitted accessory uses as allowed in an RLD-3 district. (Ord. 2006-27, 9-5-2006)

10-12E-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RMD-1 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot area:

- 1. Dwellings units: Three thousand (3,000) square feet per unit.
- 2. Other principal uses: No minimum.

—B. Lot width:

- 1. All uses other than attached single-family dwellings and multi-family: Forty feet (40').
- 2. Attached single-family dwellings: Twenty five feet (25').
- 3. Multi-family buildings and other principal uses: One hundred feet (100').

—C. Lot depth:

- 1. Single- and two-family dwellings: One hundred feet (100').
- 2. Multiple-family buildings and other principal uses: One hundred thirty feet (130'). (Ord. 2006-27, 9-5-2006)

—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.

—1. Front yard:

- a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').
- b. Multi-family: Not less than twenty five feet (25').

—2. Side yard:

- a. Single- and two-family, and attached, not stacked dwellings:
 - (1) Interior lots: Five feet (5').
 - (2) Corner lots: Twelve feet (12') on the street side.
 - (3) Common wall of attached single-family dwelling: Zero feet (0').
- b. Multi-family buildings: Forty feet (40') along any principal or minor arterial, thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.
- c. Other principal structures:

—(1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.

—(2) Corner lot: Twelve feet (12').

—d. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').

—3. Rear yard:

—a. Principal buildings: Twenty five feet (25').

—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)

—E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-7: MAXIMUM BUILDING HEIGHT:

—A. Dwelling units and other principal buildings: Thirty five feet (35').

—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)

10-12E-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than fifty percent (50%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12E-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)

Article F. RMD-2 Residential Moderate Density - 2

10-12F-1: PURPOSE:

The RMD-2 district is intended to provide opportunities for attached townhomes, condominium and small apartments. (Ord. 2006-27, 9-5-2006)

10-12F-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses. (Ord. 2006-27, 9-5-2006)

10-12F-3: ACCESSORY USES:

The following are permitted accessory uses in an RMD-2 district:

All permitted accessory uses as allowed in an RMD-1 district. (Ord. 2006-27, 9-5-2006)

10-12F-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2006-27, 9-5-2006)

10-12F-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RMD-2 district subject to additional requirements, exceptions and modifications set forth in this title:

—A. Lot area:

—1. Dwelling units: Two thousand (2,000) square feet per unit.

—2. Other principal uses: No minimum.

—B. Lot width:

—1. All uses other than attached single-family dwellings and multi-family: Forty feet (40').

—2. Attached single-family dwellings: Twenty five feet (25').

—3. Multi-family: One hundred feet (100').

—C. Lot depth:

—1. Single and two-family dwellings: One hundred feet (100').

~~—2. Multiple-family buildings and other principal uses: One hundred thirty feet (130'). (Ord. 2006-27, 9-5-2006)~~

~~—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections 10-19-17 and 10-19-18 of this title.~~

~~—1. Front yard:~~

~~—a. Single-family, attached and detached: Not less than twenty feet (20'), except that garages with doors facing the street must be not less than twenty five feet (25').~~

~~—b. Multi-family: Not less than twenty five feet (25').~~

~~—2. Side yard:~~

~~—a. Single and two-family, and attached, not stacked dwellings:~~

~~—(1) Interior lots: Five feet (5').~~

~~—(2) Corner lots: Twelve feet (12') on the street side.~~

~~—(3) Common wall on attached single-family dwelling: Zero feet (0').~~

~~—b. Multi-family: Forty feet (40') along any principal or minor arterial. Thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.~~

~~—c. Other principal structures:~~

~~—(1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.~~

~~—(2) Corner lot: Twelve feet (12').~~

~~—d. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').~~

~~—3. Rear yard:~~

~~—a. Principal buildings: Twenty five feet (25').~~

~~—b. Accessory buildings, structures and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)~~

~~—E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12F-7: MAXIMUM BUILDING HEIGHT:

~~—A. Dwelling units or principal buildings: Maximum building height shall be forty five feet (45').~~

~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2006-27, 9-5-2006)~~

10-12F-8: MAXIMUM LOT COVERAGE:

~~No structure or combination of structures shall occupy more than sixty percent (60%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12F-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

~~Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area. (Ord. 2006-27, 9-5-2006)~~

10-12D-1: PURPOSE: The RMD district is intended to provide a mix of medium density housing types including single-family, two-family twin home or duplex and multi-family townhouse/rowhouse, triplex and apartments.

10-12D-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12D-3: ACCESSORY USES:

Noncommercial greenhouses and conservatories.

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.
Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.
Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12D-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12D-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12D-6: LOT REQUIREMENTS AND SETBACKS:

The following requirements shall be observed in an RMD district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Dwelling: Two thousand five hundred (2,500) square feet per dwelling unit.
2. Other principal uses: No minimum.

B. Lot Width:

1. Single-family: Forty feet (40') per dwelling unit.
2. Two-family, Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit.
3. Multi-family Apartments and Townhouse/Rowhouse or Triplex Cluster Development: One hundred feet (100').
4. Other principal uses: No minimum

C. Setbacks:

1. Single-family, Two-family, Multi-family Townhouse/Rowhouse, Triplex Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with attached accessory garages with doors facing street must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except walls with garage doors facing street must be twenty-five feet (25').
 2. Building separation between end units on same lot: Ten feet (10')
3. Multi-family Apartments:
 - a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').
 - c. Building separation between end units on same lot: Ten feet (10')
4. Other principal uses
 - a. Front yard, Street side yard, Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
2. Multi-family Apartments and other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.

- b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12D-7: MAXIMUM BUILDING HEIGHT:

- A. Single-family: Thirty-five feet (35').
B. Two-family: Forty-five feet (45').
C. Multi-family:
 c. If structure is within 150 ft of a principal residential structure in residential low density zone: Forty-five feet (45').
 d. If structure is more than 150 ft of a principal residential structure in residential low density zone: Fifty-five (55')

10-12D-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to sixty percent (60%) of the lot area.

10-12D-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

E. TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, ARTICLE E. RHD RESIDENTIAL HIGH DENSITY

Article G. RHD-1 Residential High Density -- 1

10-12G-1: PURPOSE:

~~The RHD-1 district is intended to provide opportunities for high density townhome or condominium development and stacked midrise apartment or condominium dwelling units. (Ord. 2006-27, 9-5-2006)~~

10-12G-2: PERMITTED USES:

~~See residential use table in section [10-18-1](#) of this title for permitted uses. (Ord. 2006-27, 9-5-2006)~~

10-12G-3: ACCESSORY USES:

~~The following are permitted accessory uses in an RHD-1 district:~~

~~All permitted accessory uses as allowed in an RMD-2 district. (Ord. 2006-27, 9-5-2006)~~

10-12G-4: PROVISIONAL USES:

~~See residential use table in section [10-18-1](#) of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)~~

10-12G-5: CONDITIONAL USES:

~~See residential use table in section [10-18-1](#) of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section [10-18-2](#) of this title. (Ord. 2006-27, 9-5-2006)~~

10-12G-6: LOT REQUIREMENTS AND SETBACKS:

~~The following minimum requirements shall be observed in an RHD-1 district subject to additional requirements, exceptions and modifications set forth in this title:~~

~~—A. Lot area:~~

~~—1. Dwelling units: One thousand five hundred (1,500) square feet per dwelling unit.~~

~~—2. Other principal uses: No minimum.~~

~~—B. Lot width:~~

~~—1. All uses other than multi-family stacked dwelling units: Twenty feet (20').~~

~~—2. Multi-family stacked dwellings: One hundred feet (100').~~

~~—C. Lot depth:~~

~~—1. Single-family, two-family and townhome dwellings: One hundred feet (100').~~

~~—2. Multiple-family stacked buildings and all other uses: One hundred thirty feet (130').~~

~~—D. Setbacks: Setbacks shall be of sufficient width to accommodate required buffering, screening and landscaping, required by sections [10-19-17](#) and [10-19-18](#) of this title.~~

~~—1. Front yard: Not less than twenty five feet (25').~~

~~—2. Side yard:~~

~~—a. Attached dwellings, not stacked:~~

- (1) Common walls: Zero feet (0').
- (2) Between end units on the same lot: A building separation of twelve feet (12').
- (3) Interior lots: Six feet (6').
- (4) Corner lots: Twelve feet (12') on the street side.
- b. Multi-family stacked units: Forty feet (40') along any principal or minor arterial. Thirty feet (30') along any other street. Twenty feet (20') for any other side yard setback.
- c. Other principal structures:
 - (1) Interior lots: For lots fifty feet (50') wide or less, each side yard must not be less than six feet (6') in width; for lots more than fifty feet (50') wide but less than one hundred feet (100') wide, each side yard must be not less than twelve percent (12%) of the width of the lot; and for lots one hundred feet (100') wide or more, each side yard must be not less than twelve feet (12') wide.
 - (2) Corner lot: Twelve feet (12'). (Ord. 2006-27, 9-5-2006)
- d. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10').
- 3. Rear yard:
 - a. Principal buildings: Twenty five feet (25').
 - b. Accessory buildings, structures, and uses, except fences: A minimum of three feet (3') from a lot line, except a minimum of twelve feet (12') from a lot line when abutting a street right of way. In addition, the minimum setback requirement is increased one foot (1') for every two feet (2') that the wall height exceeds ten feet (10'). (Ord. 2014-15, 8-25-2014)
- E. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2006-27, 9-5-2006)

10-12G-7: MAXIMUM BUILDING HEIGHT:

- A. Dwelling units or principal buildings: Forty five feet (45').
- B. Accessory buildings: As governed by section [10-18-3](#) of this title. (Ord. 2006-27, 9-5-2006)

10-12G-8: MAXIMUM BUILDING COVERAGE:

No structure or combination of structures shall occupy more than sixty five percent (65%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12G-9: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area. (Ord. 2006-27, 9-5-2006)

10-12E-1: PURPOSE:

The RHD district is intended to provide a mix of high density housing types including multi-family townhouse/rowhouse, triplex and apartments.

10-12E-2: PERMITTED USES:

See residential use table in section 10-18-1 of this title for permitted uses.

10-12E-3: ACCESSORY USES:

Private residential garages, parking spaces and carports. Private residential garages are to be used for storing the private passenger vehicles belonging to the family upon the premises, and shall not be used to conduct commercial business, service or industry.

Private swimming pools, tennis courts and other recreational facilities.

Sheds and similar buildings for storage of domestic supplies and noncommercial recreational equipment.

Towers supporting amateur radio antennas and which meet the requirements of chapter 17, article D of this title.

10-12E-4: PROVISIONAL USES:

See residential use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions as outlined in section 10-18-2 of this title.

10-12E-5: CONDITIONAL USES:

See residential use table in section 10-18-1 of this title for conditional uses. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title.

10-12E-6: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an RHD district subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area:

1. Dwelling: One thousand five hundred (1,500) square feet per dwelling unit.
2. Other principal uses: No minimum.

B. Lot Width:

1. Multi-family Townhouse/Rowhouse or Triplex: Twenty-five feet (25') per dwelling unit.
2. Multi-family Apartments and Townhouse/Rowhouse or Triplex Cluster Development: One hundred feet (100').
3. Other principal uses: No minimum

C. Setbacks:

1. Multi-family Townhouse/Rowhouse or Triplex Dwelling:
 - a. Front yard: Twenty feet (20') except that dwellings with attached accessory garages with doors facing street must be twenty-five feet (25').
 - b. Rear yard: Twenty feet (20')
 - c. Interior side yard: Five feet (5')
 - i. Common wall: Zero feet (0')
 - d. Street side yard: Twelve feet (12') except walls with garage doors facing street must be twenty-five feet (25').
 - e. Building separation between end units on same lot: Ten feet (10')
2. Multi-family Apartments:
 - a. Front yard, Street side yard and Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').
 - c. Building separation between end units on same lot: Ten feet (10')
3. Other principal uses
 - a. Front yard, Street side yard, Rear yard: Twenty-five feet (25')
 1. Front yard and Street side yard shall not be used for parking.
 - b. Interior side yard:
 1. If adjacent to a single or two-family use: Twenty-five feet (25').
 2. If adjacent to all other uses: Ten feet (10').

D. Design standards:

1. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title, as approved by the zoning administrator.
2. Multi-family Apartments and other principal uses:
 - a. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics, as approved by the zoning administrator.
 - b. Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consisting of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.

10-12E-7: MAXIMUM BUILDING HEIGHT:

D. Multi-family:

- a. If structure is within 150 ft of a principal residential structure in residential low density zone: Forty-five feet (45').
- b. If structure is more than 150 ft of a principal residential structure in residential low density zone: Fifty-five (55')

10-12E-8: MAXIMUM IMPERVIOUS SURFACE COVERAGE:

Impervious surface coverage, inclusive of all structures, impermeable surfaces and detention ponds, shall be limited to seventy percent (70%) of the lot area.

10-12E-9: ACCESSORY BUILDINGS, STRUCTURES AND USES: In addition to above, as governed by section 10-18-3 of this title.

SECTION 3. Title 10, Chapter 18, Use Regulations of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of the use table have been omitted from the text below):

NEW ~~DELETE~~

Title 10, Chapter 18, Section 1: Use Regulations

Use Category (General)		Residential Districts						
		RLD-0	RLD-1	RLD-2	RLD-3	RMD-1	RMD-2	RHD-1
Residential uses:								
	Accessory dwelling units							
	...							
	Dwellings, 2 attached, each on a separate lot		PU [E]	PU [E]	P	P	P	
	Dwellings, 2 attached on the same lot		PU [E]	PU [E]	P	P	P	
	Dwellings, 3 or more attached townhomes		PU [E]	PU [E]	P	P	P	P
	Dwellings in buildings of 3 to 8 units		PU [E]	PU [E]	P	P	P	P
	Dwellings in buildings of 9 to 16 units				PU [E]	P	P	P
	Dwellings in buildings of more than 16 units				PU [E]	P	P	P
	Dwellings, single-family detached	P	P	P	P	P	P	
	Temporary family healthcare dwellings ¹							
	...							

Use Category (General)		Residential Districts				
		<u>RLD-1</u>	<u>RLD-2</u>	<u>RLD-3</u>	<u>RMD</u>	<u>RHD</u>
Residential uses:						
	...					
	<u>Dwelling, Multi-family - apartments</u>			<u>P</u>	<u>P</u>	<u>P</u>
	<u>Dwelling, Multi-family - townhouse/rowhouse or triplex</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Dwelling, Single-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	<u>Dwelling, Two-family twin home or duplex</u>		<u>P</u>	<u>P</u>	<u>P</u>	

	<u>Dwelling, Temporary family healthcare¹</u>					
	<u>Dwelling Unit, Accessory</u>					
	...					

Note:

1. Pursuant to the authority granted by Minnesota Statutes section 462.3593, subdivision 9, the City of Moorhead opts out of the requirements of Minnesota Statutes section 462.3593.

...

SECTION 4. Title 10, Chapter 18, Use Regulations, Section 2, Provisional and Conditional Use Requirements of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

NEW ~~DELETE~~

Title 10, Chapter 18, Section 2, Provisional and Conditional Use Requirements.

E. Reserved ~~Single-family attached dwellings (including twin homes and townhomes) in the RLD-1 and RLD-2 districts:~~

- ~~— 1. Single-family attached dwellings in the RLD-1 and RLD-2 districts existing as of January 1, 2012, shall be permitted.~~
- ~~— 2. A minimum of twelve feet (12') of the principal building, inclusive of the main entrance, must be visible from and oriented toward a public street.~~
- ~~— 3. On plats approved by the city council from January 1, 2002, until January 3, 2005, single-family attached dwellings may be constructed in the RLD-2, residential low density-2 district without the requirements of subsection E2 of this section.~~

F. Reserved

G. Reserved ~~Multi-family dwellings in the RLD-3 district:~~

- ~~— 1. Number Of Units: No multi-family structure shall have more than twenty four (24) total units.~~
- ~~— 2. Street Frontage: Street frontage along major arterials, collectors or opposite existing single-family detached housing should be faced by the principal structure entrance (not garages).~~
- ~~— 3. Building Height:~~
 - ~~— a. Building height for development that is set back less than one hundred fifty feet (150') from a principal residential structure in an RLD-1, RLD-2 or RLD-3 zoning district shall be limited to a maximum of thirty five feet (35').~~
 - ~~— b. Building height for development that is set back one hundred fifty feet (150') or more from a principal residential structure in an RLD-1, RLD-2 or RLD-3 zoning district shall be limited to a maximum of forty five feet (45') if the following elements are met:~~
 - ~~— (1) All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics.~~
 - ~~— (2) Building elevations that face a public street shall have either fifteen percent (15%) of the wall facing the street consist of windows and/or entrance areas or include other design elements, as approved by the zoning administrator.~~
- ~~— 4. Surface Parking Areas: Surface parking areas shall be located in side, internal or rear yards.~~
- ~~— 5. Multi-Family Buildings With Eight Or More Units: Multi-family buildings with eight (8) or more units shall ensure access to a collector or arterial street or within three hundred feet (300') of such to minimize traffic through local residential neighborhoods.~~
- ~~— 6. Multi-Family Buildings With Sixteen Or More Units: Multi-family buildings with sixteen (16) or more units shall provide fifty percent (50%) of required parking either underground or attached (tuck under garages).~~

SECTION 5: The Official Zoning Map of the City of Moorhead, in accordance with Chapter 3 of Title 10 of the City of Moorhead, Minnesota is hereby amended to rezone the following as:

1. Properties currently zoned RLD-0A: Residential Low Density-0A and RLD-0B: Residential Low Density-0B to be rezoned as RLD-1: Residential Low Density-1
2. Properties currently zoned RLD-1: Residential Low Density-1 to be rezoned as RLD-2: Residential Low Density-2 except the 2006 Americana Estates annexation area will remain RLD-1: Residential Low Density.
3. Properties currently zoned RMD-1: Residential Moderate Density-1 and RMD-2: Residential Moderate Density-2 to be rezoned as RMD: Residential Medium Density.
4. Properties currently zoned RHD-1: Residential High Density-1 to be rezoned as RHD: Residential High Density.

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

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 03/25/2024

E-Post: 03/29/2024

Second Reading: 04/08/2024

Publication:

RESOLUTION

Resolution to Approve Title & Summary of Ordinance 2024-01

WHEREAS, the City Council of the City of Moorhead did pass Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead; and

WHEREAS, a title and summary for publication of the above Ordinance was submitted to the City Council for its review in accordance with Section 3.07 of the Moorhead City Charter; and

WHEREAS, the City Council has reviewed the Title and Summary for said Ordinance for approval and has determined that the Title and Summary informs the public of the intent and effect of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Title and Summary for Ordinance 2024-01: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead is hereby approved. A copy of said Title and Summary was before the City Council and is now of record and on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Clerk is hereby authorized and directed to publish said Title and Summary in accordance with Section 3.08 of the Moorhead City Charter.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

TITLE AND SUMMARY OF ORDINANCE 2024-01

The following Ordinance is hereby published by Title and Summary:

1. Title of Ordinance

An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead.

2. Summary of Ordinance

An Ordinance which Amends and Reenacts Title 10, Chapter 12, Residential Districts, Title 10, Chapter 2, Definitions, Title 10, Chapter 18, Use Regulations and to Amend and Reenact the Official Zoning Map of the City of Moorhead.

3. Availability of Ordinance

A complete, printed copy of this Ordinance is available for inspection by any person during regular business hours in the Office of the City Clerk, Third Floor, City Hall, 500 Center Avenue, Moorhead, MN.

The Ordinance was passed by the City Council of the City of Moorhead this 8th day of April, 2024.

First Reading: 03/25/2024

E-Post: 03/29/2024

Second Reading: 04/08/2024

Publication:



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Authorize Continued Participation in the Pathway to Policing (P2P) Grant through the State of Minnesota 2024-2025 and Approve Budget Adjustment #24-009

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution formally supporting and continuing the City of Moorhead Police Department's involvement in the Pathway to Policing Grant.

BACKGROUND/KEY POINTS:

The Pathways to Policing program is funded by the Minnesota Legislature to the Minnesota Office of Justice Programs (OJP). Reimbursement grants are awarded to departments to cover a portion of wages and salaries, training, equipment or tuition and books for candidates pursuing law enforcement degrees, among other costs. The grant requires a 50% match from the local department for any amount reimbursed to a candidate.

The Pathway to Policing grant prioritizes recruiting of nontraditional candidates. This will allow the department to focus on recruiting qualified individuals that will help the department be more reflective of the greater community.

The department integrates this grant into our Cadet program. We are intentional in focusing this grant money to assist candidates in meeting all eligibility requirement so they can be hired as a sworn officer through the Minnesota Peace Officer Standards and Training Board.

FINANCIAL CONSIDERATIONS:

The total amount awarded for the Pathway to Policing grant was \$74,085.79. This award covers eligible expenses to qualified applicants from May 1, 2024 – March 31, 2026. The grant requires a 50% match from the local department. Local match share of \$6,750 was included in the previously approved city budget. Budget Adjustment #24-009 is included within the resolution to amend the budget due to the grant awarded.

Budget Adjustment #24-009

Fund Name	Account Description	2024 Original Budget	2024 Amended Budget
General Fund	State Grant	\$6,750	\$74,086
General Fund	From Reserves	\$6,750	\$74,086
General Fund	Wages & Benefits		\$85,680
General Fund	Travel & Training	\$13,500	\$62,492



City Council Communication

April 8, 2024

The City of Moorhead would be the fiscal agent for the grant, as it is administered through the Office of Justice Programs

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Shannon Monroe, Chief of Police

Deric Swenson, Police Captain

Joseph Brannan, Police Sergeant

Attachments:

RESOLUTION

Resolution to Authorize Continued Participation in the Pathway to Policing (P2P) Grant through the State of Minnesota 2024-2025 and Approve Budget Adjustment #24-009

WHEREAS, the Moorhead Police Department strives to recruit officers from backgrounds that represent the diversity within our community; and

WHEREAS, the Pathway to Policing Program Grant would provide resources needed to expand recruitment efforts for nontraditional candidates; and

WHEREAS, the Pathway to Policing Program Grant will allow the City of Moorhead Police Department to intentionally recruit eligible candidates and assist them in becoming license eligible through the Minnesota Peace Officer Standards and Training Board that are more reflective of the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Mayor and City Manager are herein authorized and directed to approve the Pathway to Policing (P2P) Grant through the State of Minnesota 2024-2025 and approve budget adjustment #24-009.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Approve Budget Adjustment #2024-008 and Authorize Participation in the Intensive Comprehensive Peace Officer Education and Training (ICPOET) Grant

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution formally supporting the Moorhead Police Department's involvement in the Intensive Comprehensive Peace Officer Education and Training Grant.

BACKGROUND/KEY POINTS:

The Intensive Comprehensive Peace Officer Education and Training program was approved and funded by the Minnesota Legislature to the Minnesota Office of Justice Programs (OJP). The (ICPOET) Program is designed to benefit two-and-four-year college graduates or individuals who are looking to pursue a career transition into law enforcement, at a time when vacancies are high across the state.

OJP will reimburse law enforcement agencies for the costs of a candidate (\$50,000 maximum) who already holds a two or four-year degree from a regionally accredited college or university while they obtain the required Professional Peace Officer Education (PPOE) from Alexandria Technical College. This includes the candidate's salary while they are attending schooling in a cohort-style offering.

The grant requires each candidate to hold employment status with the organization while attending their training and education.

FINANCIAL CONSIDERATIONS:

The total amount awarded for the (ICPOET) grant was \$150,000 (3 candidates). This award covers education, travel, and salary for the candidate. There are no City of Moorhead match requirements for this grant.

Budget Adjustment #24-008

Fund Name	Acct. Description	Expenditure	Funding Source
General	State Grant		\$150,000
General	Wages & Benefits	\$58,905	
General	Travel, Training, Conferences	\$91,095	
	Total	\$150,000	\$150,000

The City of Moorhead would be the fiscal agent for the grant, as it is administered through the Office of Justice Programs.



City Council Communication

April 8, 2024

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager

Shannon Monroe, Chief of Police

Deric Swenson, Police Captain

Joseph Brannan, Police Sergeant

Attachments:

RESOLUTION

Resolution to Approve Budget Adjustment #24-008 and Authorize Participation in the Intensive Comprehensive Peace Officer Education and Training (ICPOET) Grant, through the State of Minnesota

WHEREAS, the Moorhead Police Department strives to recruit candidates that poses different life experience and other valuable attributes that show diverse and forward thinking; and

WHEREAS, the Intensive Comprehensive Peace Officer Education and Training grant would provide resources needed to hire, educate, pay, and train candidates; and

WHEREAS, the Intensive Comprehensive Peace Officer Education and Training Grant will allow the City of Moorhead Police Department to intentionally hire eligible candidates and assist them in becoming license eligible through the Minnesota Peace Officer Standards and Training Board.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the Mayor and City Manager are herein authorize Participation in the Intensive Comprehensive Peace Officer Education and Training (ICPOET) Grant, through the State of Minnesota; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Moorhead that the Mayor and City Manager are herein authorized and directed to approve a budget adjustment #24-008 for a ICPOET Grant.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Approve and Submit the 2024 Transit Title VI Civil Rights Program to the Federal Transit Administration

RECOMMENDATION:

The Mayor and City Council are asked to consider the following actions:

1. Approval in substantial form the Transit Title VI Civil Rights Program; and
2. Authorization to submit same to the Federal Transit Administration (FTA).

BACKGROUND/KEY POINTS:

All programs receiving financial assistance from the FTA are subject to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Department of Transportation's implementing regulations, Circular 4702.1B, which protects people from discrimination based on race, color and national origin.

As a recipient of federal funding, MATBUS for the City of Moorhead must:

- Ensure that the level and quality of public transportation service is provided in a nondiscriminatory manner;
- Promote full and fair participation in public transportation decision-making without regard to race, color or national origin;
- Ensure meaningful access to transit-related programs and activities by persons with limited English proficiency.

Every three years, MATBUS must report to FTA by submitting materials that show their programs, policies and activities comply with DOT's Title VI regulations. All recipients must also have their Title VI program approved by the appropriate governing official, i.e. the City Council for City-operated entities. Refer to the [Moorhead Title VI Program](#) for the full document.

Moorhead Transit's Title VI program includes the following:

- Any notices to the public of protections against discrimination afforded by Title VI, as well as a list of their locations;
- A Title VI discrimination complaint form and instructions to the public on how to complete it;
- A list of any public transportation-related Title VI investigations, complaints or lawsuits filed with the recipient since the time of the last submission;
- A public participation plan including outreach to minority and limited English proficient populations within the service area (may also include other traditionally underserved constituencies, such as people with disabilities and low-income populations);
- The recipient's plan for assisting persons with limited English proficiency;
- The recipient's service standards and service policies;
- Any additional relevant information that demonstrates adherence to Title VI regulations.



City Council Communication

April 8, 2024

The previous program submission received approval from the regional FTA Civil Rights Officer June 1, 2021 and will expire May 31, 2024. The draft program must be approved by the City and a certified resolution forwarded to FTA upon approval before May 31, 2024. FTA may require additional documentation during their review, which will be provided by Transit staff upon request.

The Metro Area Transit (MAT) Coordinating Board reviewed the draft Title VI Program at their regularly scheduled meeting of March 20, 2024, and unanimously recommended Council approval and submission to FTA.

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Lori Van Beek, Transit Manager

Attachments:

RESOLUTION

Resolution to Approve and Submit the 2024 Transit Title VI Civil Rights Program to the Federal Transit Administration

WHEREAS, every three years the City of Moorhead is required by the Federal Transit Administration (FTA), to update the Transit-related Title VI Civil Rights Program and related assurances; and

WHEREAS, the 2024 Title VI Program has been updated and will be submitted in draft form to the FTA for review;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, upon recommendation of the Metro Area Transit Coordinating Board, that they do hereby approve the City of Moorhead Transit-related Title VI Civil Rights Program and Assurances, a copy of which was before the City Council in substantial form and is of record and on file in the Office of the City Clerk; and hereby authorizes submission of said document to the Federal Transit Administration.

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

April 8, 2024

SUBJECT:

Resolution to Approve a Minnesota Lawful Gambling Premise Permit for VFW Post 1223

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve issuance of a Gambling Premises Permit to VFW Post 1223.

BACKGROUND/KEY POINTS:

The VFW Post 1223 is requesting authorization to conduct lawful gambling activities at The Clubhouse located at 805 30th Ave S, Moorhead. This will allow VFW Post 1223 to conduct raffles and other lawful gambling activities throughout the year without further permit approvals by the City of Moorhead. Before the Minnesota Gambling Control Board can issue the premises permit, the local unit of government where the premise is located must give prior approval of the application. The VFW Post 1223 assumes full responsibility for the fair and lawful operation of gambling activities to be conducted.

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 a Minnesota Lawful Gambling Premise Permit for VFW Post 1223

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 Premises Permit to the applicant listed below:

Applicant:

VFW Post 1223

Site:

The Clubhouse
805 30th Ave S
Moorhead, MN 56560

Gambling Manager:

Dan Hunt

PASSED: April 8, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk