



CITY COUNCIL
MEETING MINUTES APRIL 28, 2025 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: Nicole Mattson
Council Member: Heather Nesemeier
Council Member: Emily Moore
Council Member: Deb White
Council Member: Lisa Borgen
Council Member: Sebastian McDougall
Council Member: Chuck Hendrickson
Mayor: Shelly Carlson

Absent:

2. Pledge of Allegiance

3. Agenda Amendments

City Manager Dan Mahli requested the addition of Item 15E Resolution to Approve Guaranteed Maximum Price Amendment #2 to the Agreement with McGough Construction demolition of the Moorhead Center Mall. Mayor Carlson also moved Citizens Addressing the Council prior to Presentations on the agenda.

Motion to Approve made by Heather Nesemeier and seconded by Lisa Borgen

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

4. Consent Agenda

Motion to Approve made by Sebastian McDougall and seconded by Chuck Hendrickson

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

5. Recognitions - Presentations

A. Proclamation: Sheri Larson Day

Mayor Carlson presented the Sheri Larson Day proclamation and shared appreciation for Sheri Larson's leadership and accomplishments during her time with the Moorhead Business Association.

B. Proclamation: Fair Housing Month

Council Member McDougall presented the Fair Housing Month proclamation.

- C. Proclamation: Workers Memorial Day
Council Member Nesemeier presented the Workers Memorial Day proclamation.
 - D. Presentation: White Earth Nation
White Earth Nation Secretary/Treasurer Mike LaRoque, along with the Tribe's Director of Utilities Nate Matthews, presented information on a proposed casino, hotel, and convention center east of Moorhead on Highway 336.
6. Approve Minutes
- A. April 14, 2025 Meeting Minutes
Motion to Approve April 14, 2025 Meeting Minutes made by Lisa Borgen and seconded by Nicole Mattson
Motion Passed
For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson
Against: 0;
Abstain/Recuse: 0;
Absent: 0;
7. Citizens Addressing the Council (Time Reserved: 15 Minutes)
- One Moorhead resident and two Glyndon township residents spoke about the White Earth Nation's purchase of land on Highway 336 and proposed casino and convention center.
8. *Mayor and Council Appointments
- A. *Resolution for Appointments to Boards and Committees
9. Public Hearings (5:45 pm)
10. Engineering Department
- A. *Resolution to Approve Various Actions for 2025-2026 Petitioned Sewer & Water Services (Eng. No. 25-A6-1) and Petitioned Concrete Repairs (Eng. No. 25-A7-1)
 - B. *Resolution to Approve Amendment to Engineering Services Task Order 24-03 with Houston Engineering, Inc. for the Moorhead Center Mall Redevelopment Project (Eng. #24-A6-02)
11. Community Development Department
- A. *Second Reading of Ordinance 2025-03 to Amend and Reenact Title 3, Chapter 3, Public Nuisances Defined and Chapter 4 Solid Waste Regulations; Title 9, Chapter 1, Building Code and Chapter 2, Building Standards; Title 9, Chapter 7, Rental Unit Registration and Inspections; and Title 9, Chapter 8, Property Maintenance of the Moorhead City Code
 - B. *Resolution to Approve Title & Summary of Ordinance 2025-03
 - C. *Second Reading of Ordinance 2025-04: An Ordinance Amending the Official Zoning Map Rezoning Parcels within Community Commercial and Regional Commercial, and Parcels with a Commercial Future Land Use Designation
 - D. *Resolution to Approve Title & Summary of Ordinance 2025-04
 - E. *Resolution to Approve Agreements Relating to Community Garden Grants

12. Police Department
 - A. *Resolution to Authorize Towing Contract with Ed's Towing Service Co.
13. Moorhead Public Service
 - A. *Resolution to Approve the Resolution of Application for the Minnesota Public Facilities Authority Drinking Water Revolving Fund Application for Moorhead Public Service's 2025 Lead Service Line Replacement Project
14. Public Works
 - A. *Resolution to Approve the 2025 Vendor of Asphalt Emulsions for Street Maintenance
15. Administration
 - A. Second Reading of Ordinance 2025-05: An Ordinance to Create and Enact Title 2, Chapter 5, Article F, Cannabis and Lower-Potency Hemp Edible Retail Business Registration, to Amend and Reenact the Annual Fee Schedule Relating to Cannabis and Lower-Potency Hemp Edible Retail Business Registration Fees and Violation Fines and to Repeal Title 2, Chapter 5, Article E, Sales of Edible Cannabinoid Products

City Planner Robin Huston summarized a text amendment related to hours of operation in Ordinance 2025-05.

Motion to Approve Second Reading of Ordinance 2025-05 made by Heather Nesemeier and seconded by Nicole Mattson

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- B. Resolution to Approve Title & Summary of Ordinance 2025-05

Motion to Approve Second Reading of Ordinance 2025-05 made by Heather Nesemeier and seconded by Nicole Mattson

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- C. *Resolution to Award Bid for Bus Shelter Rehabilitation and Installations Project Eng. #9600408
- D. Resolution to Authorize Deposit of Appraised Values for FM Area Diversion in eminent domain case identified as City of Moorhead v. Nelson Family Limited Liability Partnership et. al., Civ. No. 84 CV-24-284

Ohnstad Twichell Attorney Chris McShane presented historical context about eminent domain cases in Wilkin County related to the FM Diversion.

Motion to Approve Resolution to Authorize Deposit of Appraised Values for FM Area Diversion in eminent domain case identified as City of Moorhead v. Nelson Family

Limited Liability Partnership et. al., Civ. No. 84 CV-24-284 made by Chuck Hendrickson and seconded by Lisa Borgen

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- E. Resolution to Approve Guaranteed Maximum Price Amendment #2 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Center Mall Demolition

Assistant City Manager Mike Rietz presented the Guaranteed Maximum Price for the final phase of demolition taking place at the Moorhead Center Mall. Demolition work is currently ahead of schedule and the cost is covered by a recently awarded \$1M Redevelopment Grant from the State of Minnesota Department of Employment and Economic Development (DEED).

Motion to Approve Resolution to Approve Guaranteed Maximum Price Amendment #2 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Center Mall Demolition made by Chuck Hendrickson and seconded by Sebastian McDougall

Motion Passed

For: 8; Nelson, Mattson, Nesemeier, Moore, White, Borgen, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

16. Mayor and Council Reports

Council Member Nesemeier thanked organizers of The New Roots Midwest Welcome Wellness & Unity celebration in Moorhead. CM Nesemeier shared information on the Reuse Room at the Clay County Resource Recovery Center and upcoming Clean Up Weeks. Council Member Nesemeier also expressed appreciation to staff for posting and sharing information about Earth Week.

Council Member White attended the Red River Recovery Initiative meeting on April 16, as well as the Lakes and Prairies Community Action Partnership's annual meeting. Council Members White and Mattson participated in the Faster Stronger Runner group's annual Earth Day run and park clean up. CM White also shared information about a Conversation with Council Members happening on Thursday, May 1.

Council Member Moore attended a West Central Initiative board meeting. CM Moore also attended the Moorhead Board of Appeals and Equalization meeting.

Council Member Borgen participated in a needs assessment in search of the next executive director at the Fargo Moorhead Convention and Visitors Bureau. Council Member Borgen served on a panel discussion with Clay County Social Services and State of MN representatives regarding proposed budget cuts. Council Member Borgen also attended meetings of the Moorhead Public Service Commission and Metro Flood Diversion Authority.

Mayor Carlson thanked City Assessor Nathan Aakre and the assessing team for its work on property valuations in Moorhead. Mayor Carlson attended multiple flood mitigation meetings, border cities legislation meetings, Red River Regional Dispatch Center governance board, YMCA strategic planning

session, as well as meetings about the community center library. Mayor Carlson and City Manager Mahli toured D&M Industries of Moorhead, presented to the Moorhead Rotary, and attended a leader luncheon at M-State.

17. City Manager Reports
18. Executive Session
19. New Business
20. Adjourned meeting at 6:56pm.

APPROVED BY:


Michelle (Shelly) A. Carlson

Mayor

ATTEST:


Christina Rust

City Clerk

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