



**CITY COUNCIL  
MEETING MINUTES  
JULY 10, 2023 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: Matthew Gilbertson  
Council Member: Heather Nesemeier  
Council Member: Laura Caroon  
Council Member: Deb White  
Council Member: Larry Seljevold  
Council Member: Steve Lindaas  
Council Member: Chuck Hendrickson  
Mayor: Shelly Carlson

Absent:

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

**Motion to Approve made by Steve Lindaas and seconded by Heather Nesemeier**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

5. Recognitions - Presentations

A. MoorHeart Recognition: FM Trailbuilders

Moorhead Director of Parks & Recreation Holly Heitkamp presented a MoorHeart recognition to the FM Trailbuilders. Members of the FM Trailbuilders thanked the community and expressed excitement for continuing to grow and maintain an excellent trail network in Moorhead.

B. Presentation: 2022 Annual Comprehensive Financial Report and Audit, Eide Bailly LLP

Finance Director Jenica Flanagan introduced Certified Public Accountant with Eide Bailly Jamie Fay to present Moorhead's 2022 Comprehensive Annual Financial Report and Audit.

C. Community Center/Regional Library Update - Rob Remark

Rob Remark with JLG Architects shared an update on the Community Center Regional Library. A community survey is available on the City of Moorhead website. The information gathered at community meetings and the survey will be shared at [www.yes56560.com](http://www.yes56560.com) in the coming months.

6. Approve Minutes

A. June 26, 2023 Meeting Minutes

**Motion to Approve June 26, 2023 Meeting Minutes made by Ryan Nelson and seconded by Steve Lindaas**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

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

8. \*Mayor and Council Appointments

A. \*Resolution for Appointment to Boards and Commissions

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.*

A. Public Hearing Regarding the Request of Kevin Bartram on behalf of Center Avenue LLC for a Renaissance Zone Property Tax Exemption for a Project located at 824 Center Ave (58.575.0730)

Downtown Moorhead Inc President/CEO Derrick LaPoint presented a property tax exemption request at 824 Center Ave. The project includes event space along with existing offices. No public comment was received.

**Motion to Open Public Hearing Public Hearing Regarding the Request of Kevin Bartram on behalf of Center Avenue LLC for a Renaissance Zone Property Tax Exemption for a Project located at 824 Center Ave (58.575.0730) made by Heather Nesemeier and seconded by Deb White**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

**Motion to Close Public Hearing Public Hearing Regarding the Request of Kevin Bartram on behalf of Center Avenue LLC for a Renaissance Zone Property Tax Exemption for a Project located at 824 Center Ave (58.575.0730) made by Deb White and seconded by Larry Seljevold**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- B. Resolution to Approve a Property Tax Exemption for Center Avenue LLC for the Redevelopment of a Commercial Building located at 824 Center Ave (58.575.0730)

**Motion to Approve Resolution to Approve a Property Tax Exemption for Center Avenue LLC for the Redevelopment of a Commercial Building located at 824 Center Ave (58.575.0730) made by Chuck Hendrickson and seconded by Heather Nesemeier**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- C. Public Hearing Regarding the Request of Joshua Abrahamson on behalf of Abrahamson Holdings LLC for a Property Tax Exemption for a Project located at 4117 32 Ave S (58.417.0070)

Downtown Moorhead Inc President/CEO Derrick LaPoint presented a property tax exemption request for a project at 4117 32 Ave S. The project will increase shop space with offices as well as overhead and walk-in doors. No public comment was received.

**Motion to Open Public Hearing Public Hearing Regarding the Request of Joshua Abrahamson on behalf of Abrahamson Holdings LLC for a Property Tax Exemption for a Project located at 4117 32 Ave S (58.417.0070). made by Deb White and seconded by Steve Lindaas**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

**Motion to Close Public Hearing Public Hearing Regarding the Request of Joshua Abrahamson on behalf of Abrahamson Holdings LLC for a Property Tax Exemption for a Project located at 4117 32 Ave S (58.417.0070) made by Larry Seljevold and seconded by Heather Nesemeier**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- D. Resolution to Approve a Property Tax Exemption for Abrahamson Holdings LLC for the expansion of their commercial building located at 4117 32 Ave S (58.417.0070)

**Motion to Approve Resolution to Approve a Property Tax Exemption for Abrahamson Holdings LLC for the expansion of their commercial building located at 4117 32 Ave S (58.417.0070) made by Deb White and seconded by Heather Nesemeier**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevold, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- E. Public Hearing Regarding the Request of Blake Sunde on behalf of Agassiz Builders LLC for a Property Tax Exemption for a Project located at 1301 & 1401 Main Ave SE (58.799.0100; 58.801.0010)

Downtown Moorhead Inc President/CEO Derrick LaPoint presented a property tax exemption request for a project at 1301 & 1401 Main Ave SE. Construction will take place in three phases and will include 8 multi-tenant commercial buildings to include new jobs and 35-40 units for sale or lease to qualified businesses. No public comment was received.

**Motion to Open Public Hearing Public Hearing Regarding the Request of Blake Sunde on behalf of Agassiz Builders LLC for a Property Tax Exemption for a Project located at 1301 & 1401 Main Ave SE (58.799.0100; 58.801.0010) made by Laura Caroon and seconded by Deb White**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevoll, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

**Motion to Close Public Hearing Public Hearing Regarding the Request of Blake Sunde on behalf of Agassiz Builders LLC for a Property Tax Exemption for a Project located at 1301 & 1401 Main Ave SE (58.799.0100; 58.801.0010) made by Larry Seljevoll and seconded by Steve Lindaas**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevoll, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

- F. Resolution to Approve a Property Tax Exemption for Agassiz Builders LLC for Construction of several Multi-Tenant Commercial Buildings located at 1301 & 1401 Main Ave SE (58.799.0100; 58.801.0010)

**Motion to Approve Resolution to Approve a Property Tax Exemption for Agassiz Builders LLC for Construction of several Multi-Tenant Commercial Buildings located at 1301 & 1401 Main Ave SE (58.799.0100; 58.801.0010) made by Chuck Hendrickson and seconded by Heather Nesemeier**

Motion Passed

For: 8; Nelson, Gilbertson, Nesemeier, Caroon, White, Seljevoll, Lindaas, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 0;

10. Community Development Department

- A. \*Resolution to Approve Corrected Plat for Johnson Farms Seventh Addition
- B. \*Resolution to Approve Minor Subdivision – 3300 Hwy 10 E – Parcel 58.207.0024

11. Administration

- A. \*Resolution to Approve New Liquor License to Twenty Below Coffee Co. Moorhead, LLC DBA

Twenty Below Coffee

- B. \*Resolution to Accept Quarterly Donations
- C. City Manager Evaluation Summary

Mayor Carlson stated the Moorhead City Council met on June 26, 2023 in executive session to conduct a regular performance review of City Manager Dan Mahli. During the annual performance evaluation, the Moorhead City Council evaluated City Manager Mahli in Elected Body Relationships, Organization, Community Relations, Fiscal Performance, Intergovernmental/Agency/Association Relationships, Communication, Personal, and Goals/Target Achievement. The City Council determined that Dan Mahli's performance in each of the areas ranged from "exceeds expectations" to "exceptional." The City Council then reviewed Mr. Mahli's overall performance as City Manager and determined that he is exceeding expectations for the position of City Manager. Dan Mahli provided input and feedback regarding his position and discussed goals and targets for achievement for the upcoming year.

- D. Ward 4 Vacancy

City Manager Dan Mahli shared a proposed schedule to fill the Ward 4 City Council seat vacancy starting September 1, 2023. Council member White asked about the timeline for applications to be received. An amendment was made to extend the application submittal deadline to Friday July 21 at 4:30 p.m. Applications will be forwarded to City Council members as they are received.

## 12. Mayor and Council Reports

Council Member Deb White stated a Conversation with Ward 3 Council Members event is scheduled at Gooseberry Park on July 11 from 6:00-8:00 p.m. Council Member White talked about a Police Community Picnic at Queens Park on Monday, July 17 from 5:30-7:30 p.m. Council Member White expressed condolences to the family and friends of Mark Knutson.

Council Member Matt Gilbertson shared a report from the Moorhead Public Service Commission in which water quality in the service area meets all requirements. He stated the MPS wind turbines in Moorhead are also in the process of being decommissioned.

Mayor Shelly Carlson reported on a Moorhead Clay County Joint Powers Authority meeting and gave an update on the FM Diversion project. Mayor Carlson talked about a presentation with area realtors. She added the City is listening and providing realtors with information on programs and incentives to encourage homeownership in Moorhead. Mayor Carlson talked about hosting Lt. Governor Peggy Flanagan during a site visit at the Moorhead Fire Department headquarters to discuss the 11 Street underpass. Mayor Carlson recognized First International Bank & Trust that held a ribbon cutting at its new bank location in south Moorhead. Mayor Carlson also spoke about a tour of the Pactiv facility in south Moorhead and shared information about a recent Moorhead Police Department swearing-in and recognition ceremony.

## 13. City Manager Reports

City Manager Dan Mahli thanked community leaders for normalizing mental health in organizations. Mr. Mahli spoke of a staff meeting in which representatives from the League of Minnesota Cities' Insurance Trust recognized success among Moorhead's efforts, specifically in public safety functions, and shared information about addressing mental health challenges and opportunities in the workplace.

14. Executive Session

15. New Business

16. Adjourn

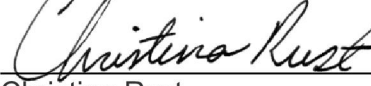
Meeting adjourned at 6:58pm

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.