



**City of Moorhead
City Council Meeting
Meeting Minutes
November 12, 2019 at 5:30 PM
City Hall Council Chambers**

Pursuant to due call and notice thereof, a regular meeting of the City Council Meeting was held in the City Hall Council Chambers, on November 12, 2019, at 5:30 PM.

Roll call of the members was made as follows:

1st Ward Council Member:	Shelly Dahlquist	Present
1st Ward Council Member:	Sara Watson Curry	Present
2nd Ward Council Member:	Shelly Carlson	Absent
2nd Ward Council Member:	Heidi Durand	Absent
Mayor:	Johnathan Judd	Present
3rd Ward Council Member:	Deb White	Present
3rd Ward Council Member:	Larry Seljevold	Present
4th Ward Council Member:	Chuck Hendrickson	Present
4th Ward Council Member:	Steve Lindaas	Present

City Council Meeting

1. [Call to Order and Roll Call](#)

2. [Pledge of Allegiance](#)

Minutes: Welcome Larry Seljevold and Steve Lindaas to the Council

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.

Motion to Approve Consent Agenda

Motion to Approve made by Deb White and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

5. Recognitions - Presentations

A. [Presentation – League of Minnesota Cities](#)

Minutes: Dan Greensweig and Laura Kushner presented information from the League of Minnesota Cities. The League would like to thank the City of Moorhead for being members of the League of Minnesota Cities. The Leagues focus is on member engagement and desire to help cities from an insurance and policy side. Laura Kushner presented the Race Equity Plan including the Government Alliance for Race Equity (GARE) looking for strategies that fit any size city. Stay tuned for more information on that in the future. Elected Leadership Conferences on January 24th and 25 in Plymouth, MN and the Advanced Leadership Conferences February 28th and 29th in Baxter, MN.

B. [West Central Initiative Update – Rebecca Petersen, Director](#)

Minutes: Rebecca Lynn Peterson, Director of Development, West Central Initiative discussed the Initiators Fellowship and announced that Rachel Stone (school board member) from Clay County has been selected as recipient of the Initiator Fellowship program. Thank you for your ongoing support and looking forward to the work ahead. Mayor Judd thanked West Central for their partnership. City Manager Volkens reported they were able to increase funding slightly for West Central.

6. Approve Minutes

A. [October 28, 2019 Minutes](#)

Motion to Approve October 28, 2019 Minutes

Motion to Approve made by Shelly Dahlquist and seconded by Sara Watson Curry

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

7. [Citizens Addressing the Council \(Time Reserved: 15 Minutes\)](#)

8. Mayor and Council Appointments

Public Hearings (5:45 p.m.)

9. [Public Hearing and Confirming Issuance of Senior Housing Revenue Bonds by the City of Dilworth on behalf of Eventide Moorhead Senior Living LLC located in Moorhead \(Linden Tree\)](#)

Motion to Open Public Hearing made by Steve Lindaas and seconded by Deb White

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand
Recused: 0 - (None)

Minutes: City Attorney Shockley reviewed the public hearing regarding the inter-governmental agreement between the City of Moorhead and the City of Dilworth. Eventide wanted to take advantage of tax code provisions to issue tax exempt bonds. Bank Qualified Issue, the city has to issue less than \$10 million bond which allows them a lower interest rate on the bonds. When jurisdictions are different and agreement and a public hearing is held.

Motion to Close Public Hearing made by Sara Watson Curry and seconded by Shelly Dahlquist.

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

Motion to Approve the Issuance of Senior Housing Revenue Bonds by the City of Dilworth on behalf of Eventide Moorhead Senior Living LLC located in Moorhead (Linden Tree)

Motion to Approve made by Sara Watson Curry and seconded by Shelly Dahlquist

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

Economic Development

10. [Resolution to Approve a Land Sales Price Update for City-owned Land in the MCCARA Industrial Park](#)

Minutes: Derrick LaPoint, DMI/Economic Development discussed the lots that are available in the MCCARA Industrial Park which have been vacant for some time. Some of the land pricing needed to be reviewed, with 2016 being the last review. City of Moorhead Assessing department and commercial land brokers worked together to verify the special assessment costs and consider the land price per square foot. The proposal includes an increase in property including 194 frontage lots - \$0.50/sq. ft increase; rail lots - no change, \$.75 increase on the other properties. Recommendation is to increase these amounts. City Manager clarified that 75% of sale proceeds will go to fund red rated (capital improvements) instead of bonding for these projects. 25% of the proceeds goes into Economic Development needs and planning.

Motion to Approve Resolution to Approve a Land Sales Price Update for City-owned Land in the MCCARA Industrial Park

Motion to Approve made by Steve Lindaas and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)
Abstain: 0 - (None)
Absent: 2 - Shelly Carlson, Heidi Durand
Recused: 0 - (None)

11. [Resolution to Approve the Sale of Land to ISR Homes Inc. for Property Located at 4218 29 Ave S \(58.418.0030\)](#)

Minutes: Resolutions 11, 12,13 will be presented together. We have had several inquiries and three official offers from Moorhead grown businesses. ISR Homes, Inc. will have corporate offices on the new lots, Pifers is considering 4126 29th Ave. S (clarification) for corporate offices with groundbreaking to begin in Summer 2020. RDO Vice President, Steve Connley was present to answer questions if any. The short-term plan is to store equipment, however, covenants require that they have a project within 2 years which they are developing. MCCARA review board will review their upcoming projects. Executing the final purchase agreements will take place at a future date. Council member Dahlquist thanked Derrick LaPoint and the City Manager for getting these purchases together. Council member White expressed her appreciation for three different businesses expanding in our community.

Motion to Approve Resolution to Approve the Sale of Land to ISR Homes Inc. for Property Located at 4218 29 Ave S (58.418.0030)

Motion to Approve made by Larry Seljevold and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)
Abstain: 0 - (None)
Absent: 2 - Shelly Carlson, Heidi Durand
Recused: 0 - (None)

12. [Resolution to Approve the Sale of Land to Pifer Group Inc. for Property Located at 4126 29 Ave S \(58.417.0310\)](#)

Motion to Approve Resolution to Approve the Sale of Land to Pifer Group Inc. for Property Located at 4126 29 Ave S (58.417.0310)

Motion to Approve made by Sara Watson Curry and seconded by Larry Seljevold

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)
Abstain: 0 - (None)
Absent: 2 - Shelly Carlson, Heidi Durand
Recused: 0 - (None)

13. [Resolution to Approve the Sale of Land to PROffutt Limited Partnership for Property Located at 4110 29 Ave S \(58.417.0290\) and 4118 29 Ave\(58.417.0300\)](#)

Motion to Approve Resolution to Approve the Sale of Land to PROffutt Limited Partnership for Property Located at 4110 29 Ave S (58.417.0290) and 4118 29 Ave(58.417.0300)

Motion to Approve made by Deb White and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

14. [Economic Development Update](#)

Minutes: Derrick LaPoint reported on the highlights on his Economic Development Report. Public events coming in January. Storefront rehab program has been launched with several applicants meeting the Oct. 1st deadline for this quarter. Junkyard, 1st Ave. Promo, and SOL Ave. work is being completed now. Moorhead Loan Fund meeting will meet to get more information on other projects and make a decision on outstanding applications. Mr. LaPoint attended the International Downtown Conference and was excited that the City of Moorhead is making a name for themselves.

Engineering Department

15. [*Resolution to Approve Change Orders for 6th St S Improvements, 34th St S Repairs and Miscellaneous Concrete Improvements \(Eng. Nos. 18-A2-4 & 18-A7-01\)](#)

Community Development Department

16. [*Consider First Reading for Ordinance 2019-10: An Ordinance to Rezone 1705 10th Street N from INS: Institutional to RLD-2: Residential Low Density 2](#)

17. [*Resolution to Approve a Conditional Use Permit to Exceed Maximum Building Height - 1530 1st Ave N](#)

18. [*Resolution to Approve a Conditional Use Permit to Allow Excavation within the Floodway Overlay District - Multiple Locations](#)

Administration

19. [*Resolution to Move Cultural Diversity Day](#)

20. [Consider First Reading of Ordinance 2019-11: An Ordinance to Amend Liquor Control Definitions and Conditions of License](#)

Minutes: Currently there is a 300 foot buffer around the colleges where liquor cannot be sold. The revision of city code would allow 3.2 beer, malt liquor and wine to restaurants within the buffer. Council member White has spoken with many residents in the area and there has been a lot of support, however, the process was questioned because they have not heard anything about this change until now. Council member Hendrickson reminded the council that is the reason that we have several readings of ordinances. The colleges did express their concern with having hard liquor and did not support that, however, supported the beer/wine license. Looking at the history of the license, state code used to be 1000 feet. Citizen engagement is something that is and will continue to be worked on. Council member Seljevold addressed the parking issues, and was notified that the

Certificate of Occupancy will address the parking issues that arise.

Motion to Approve Consider First Reading of Ordinance 2019-11: An Ordinance to Amend Liquor Control Definitions and Conditions of License

Motion to Approve made by Steve Lindaas and seconded by Deb White

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

21. [*Resolution to Approve Agreement with AE2S for a Cost of Living and Economic Climate Assessment and Related Budget Adjustment](#)
22. [*Resolution Approving a Joint Powers Agreement with the City of Dilworth and the Fargo Park District for Operation of Metro Senior Ride for 2020-2021](#)
23. [*Resolution Approving a Contract with the City of Dilworth for Provision of Transit Service for 2020-2021](#)
24. [Motion to Refer the Proposed Charter Amendment for Chamber of Commerce membership back to the Charter Commission for Further Consideration](#)

Motion to Approve Motion to Refer the Proposed Charter Amendment for Chamber of Commerce membership back to the Charter Commission for Further Consideration

Motion to Approve made by Sara Watson Curry and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

25. [Possible Discontinuation or Modification of LinkFM](#)

Minutes: Lori VanBeek, Transit Manager presented information regarding the possible discontinuation or modification of LinkFM. The City of Fargo will have a public hearing on November 18, 2019, therefore it is suggested that Moorhead have a public hearing at the December 9, 2019 council meeting. Clarification that the 20% grant column in the presentation is what the City of Moorhead pays. Routes 1, 2 and 4 run through Moorhead and will continue running. Recommendation was to keep event routes going, along with a Thursday-Saturday route as another great option. There are charter regulations and state regulations for the bus use. City Manager Chris Volkers reminded the council that the 2020 budget has been approved and if there is money spent on this that it will have to be taken from somewhere else. Consensus by the Council is to set the public hearing on December 9th with a preference for continuing service on weekends or for Moorhead events. Derrick LaPoint, Executive Director of Downtown Moorhead Inc. wanted to remind the council that our existing landscape will hopefully be changing and to consider the future changes when making these decisions.

Motion to set the Public Hearing regarding the Possible Discontinuation or Modification of LinkFM for December 9, 2019

Motion to Approve made by Larry Seljevold and seconded by Chuck Hendrickson

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

26. [Canvassing the Results of the November 5, 2019 Special Election in Ward 3 and Ward 4](#)

Motion to Approve Canvassing the Results of the November 5, 2019 Special Election in Ward 3 and Ward 4

Motion to Approve made by Deb White and seconded by Sara Watson Curry

Motion None

For: 8 - Shelly Dahlquist, Sara Watson Curry, Shelly Carlson, Heidi Durand, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 0 - (None)

Recused: 0 - (None)

27. [*Resolution to Approve Annual Agreement with Moorhead Community Access Media \(MCAM\)](#)

28. [Pre-Sale Summary for 2019 Bond issuance presented by Paul Steinman of Baker Tilly, Municipal Advisors](#)

Minutes: Paul Steinman, Baker Tilly Municipal Advisors presented the presale summary of bonds. Pricing committee to include the Mayor, City Manager and Finance Manager. Pricing committee will meet on December 4th or 5th and review the bids, compare to parameters, and verbally accept to award bonds to the best bidder. It is estimated at \$515,000 approximate savings over 12 years by refinancing. MPS intends to also issue bonds but chose to do their own bond issue which will add to costs for rate payers as this is not efficient. The MPS bonds will need to be approved by the City Council. Council member White would like information on what the costs would have been if MPS would have chosen to issue their bonds with the City as requested.

Motion to Approve Pre-Sale Summary for 2019 Bond issuance presented by Paul Steinman of Baker Tilly, Municipal Advisors

Motion to Approve made by Steve Lindaas and seconded by Larry Seljevold

Motion Passed

For: 6 - Shelly Dahlquist, Sara Watson Curry, Deb White, Larry Seljevold, Chuck Hendrickson, Steve Lindaas

Against: 0 - (None)

Abstain: 0 - (None)

Absent: 2 - Shelly Carlson, Heidi Durand

Recused: 0 - (None)

- A. [Parameters Resolution for General Obligation Improvement Bonds, Series 2019A](#)
- B. [Parameters Resolution for General Obligation Refunding Bonds, Series 2019B](#)

Other

29. [Mayor and Council Reports](#)

Minutes: Council member White reminded the public that Pangea is this weekend and is a celebration of all of the cultures in our community. The Human Rights Commission will be hosting a hospitality room and all are invited to join us.

Council member Watson Curry notified the council that there is a tentative discussion on turkeys on January 8, 2020 with a DNR representative in attendance. More details to follow to discuss a new wild life management plan. Cass Clay Food Commission is looking for direction with actions to help connect communities to healthier food. Blue prints will be sent out to councilmembers and further discussion will be added to the next agenda update to follow.

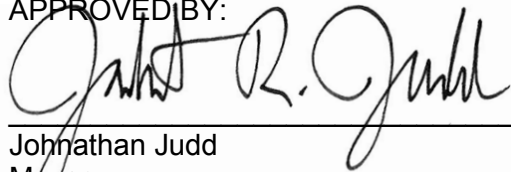
30. [City Manager Reports - Updates](#)

Minutes: Good News - City Staff and City Manager attended an awards dinner - MN Brownsfield ReScape Programs Awards. The City of Moorhead was one of the three finalists in the three categories (environmental impacts) for the Grove Apartments. Although we did not win the award, there were approximately 1,000 submissions and we did receive a recognition for our involvement.

Attorney Shockley referenced the article for polling locations. A reminder that polling locations must be approved by the end of 2019. The census will take place in 2020, which will prompt redistricting process in 2021.

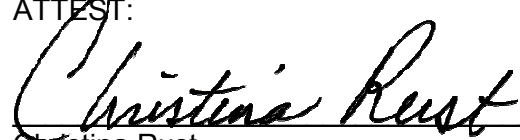
- 31. Executive Session (If needed)
- 32. New Business
- 33. Citizens Addressing the Council (continued, if necessary)

APPROVED BY:



Johnathan Judd
Mayor

ATTEST:



Christina Rust
City Clerk

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

Respectfully submitted by:
Christina Rust, City Clerk