



**City of Moorhead  
City Council Meeting  
Meeting Minutes  
September 27, 2021 at 5:30 PM  
Hjemkomst Center**

*Pursuant to due call and notice thereof, a regular meeting of the City Council was held in the Hjemkomst Center on September 27, 2021 at 5:30 PM.*

Roll call of the members was made as follows:

1st Ward Council Member:	Shelly Dahlquist	Present
1st Ward Council Member:	Matthew Gilbertson	Present – Left at 6:30pm
2nd Ward Council Member:	Heather Nesemeier	Present
2nd Ward Council Member:	Laura Caroon	Present
Mayor:	Shelly Carlson	Present
3rd Ward Council Member:	Deb White	Present
3rd Ward Council Member:	Larry Seljevoid	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
3. Agenda Amendments

Minutes: Items #21 was requested to be removed from the agenda.

4. Consent Agenda

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

Motion Passed

For: 8

5. Recognitions & Presentations

- A. Presentation: Minnesota Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) 2021 Conrad Rettmer Commissioner Award -- Moorhead Public Housing Agency Chair Greg Lemke

Minutes: Dawn Bacon, Executive Director Moorhead Public Housing Agency, shared the award that Greg Lemke received at the National Association of Housing and Redevelopment Officials meeting.

- B. Proclamation: Truth and Remembrance Day

Minutes: Council member White presented the Truth and Remembrance Day proclamation on behalf of Mayor Carlson and shared the events scheduled for this week. Brandi King acknowledged her appreciation for the support.

C. Presentation: Onward Moorhead, City of Moorhead Comprehensive Plan Update

Minutes: Robin Huston, City Planner shared an update on the Comprehensive Plan update. Consultants from Stantec shared information on Phase 3 of the plan.

D. Presentation: 2022 Preliminary Budget and Tax Levy

Minutes: Wanda Wagner, Budget Finance Administrator, presented the 2022 Preliminary Budget and Tax Levy. The public will have an opportunity to provide input on the Preliminary 2022 Tax Levy at the regularly scheduled City Council meetings in October and November 2021. Final adoption of the 2022 Tax Levy will take place at the regularly scheduled Council meeting on December 13, 2021 at 5:30 pm at the Hjemkomst Center. Citizens may contact the City Finance Director at 218-299-5317 or by mail at P.O. Box 779 Moorhead, MN 56561 with questions on the Preliminary 2022 Tax Levy.

6. Approve Minutes

A. September 13, 2021 Meeting Minutes

**Motion to Approve September 13, 2021 Meeting Minutes made by Deb White and seconded by Heather Nesemeier**

Motion Passed

For: 8

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

8. \*Mayor and Council Appointments

A. \*Resolution for Appointments to Boards and Committees

**Public Hearings (5:45 p.m.)**

9. Continued from September 13, 2021: Public Hearing for the Request of Southwind Asset Management LLC, leasing to RKB Investments Inc., for Property Tax Exemption for the Substantial Rehabilitation of 2223 Hwy 10 E (58.900.0860)

Minutes: Derrick LaPoint, President/CEO Downtown Moorhead Inc., presented the continuation of the public hearing from September 13, 2021 meeting. Midtown Tavern (former Duane's Pizza) is requesting a tax exemption for substantial rehabilitation of their location.

**Motion to Close Public Hearing made by Steve Lindaas and seconded by Heather Nesemeier**

Motion Passed

For: 8

A. Resolution to Approve Property Tax Exemption for Southwind Asset Management LLC, leasing to RKB Investments LLC, dba Midtown Tavern, located at 2223 Hwy 10 E (58.900.0860)

**Motion to Approve Resolution to Approve Property Tax Exemption for Southwind Asset Management LLC, leasing to RKB Investments LLC, dba Midtown Tavern, located at 2223 Hwy 10 E (58.900.0860) made by Heather Nesemeier and seconded by Steve Lindaas**

Motion Passed

For: 8

10. Public Hearing Regarding the Request of American Crystal Sugar Corporation for a Property Tax Exemption for Project Located at 2500 11 St N

**Motion to Open Public Hearing made by Steve Lindaas and seconded by Larry Seljevoid**

Motion Passed

For: 8

Minutes: Derrick LaPoint, President/CEO presented the request of American Crystal Sugar Corporation for a property tax exemption for a project located at 2500 11 St. N. for a new office building.

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

Motion Passed

For: 8

- A. Resolution to Approve Property Tax Exemption for American Crystal Sugar Company for a Commercial Office Building located at 2500 11 St N

**Motion to Approve Property Tax Exemption for American Crystal Sugar Company for a Commercial Office Building located at 2500 11 St N made by Deb White and seconded by Heather Nesemeier**

Motion Passed

For: 8

11. Public Hearing Regarding the Request of GBKLC Real Estate Investments LLC, leasing to Custom Express Car Wash LLC, for a Property Tax Exemption for Commercial Project located at 3115 8 St S

**Motion to Open Public Hearing made by Steve Lindaas and seconded by Larry Seljevoid**

Motion Passed

For: 8

Minutes: Derrick LaPoint, President/CEO Downtown Moorhead Inc., presented the request of GBKLC Real Estate Investments LLC, leasing to Custom Express Car Wash LLC, for a Property Tax Exemption for Commercial Project located at 3115 8 St S. The new construction will consist of a 5,385sf automatic car wash. This project will create 7 full time positions.

**Motion to Close Public Hearing made by Steve Lindaas and seconded by Heather Nesemeier**

Motion Passed

For: 8

- A. Resolution to Approve Property Tax Exemption for GBKLC Real Estate Investments LLC, dba Custom Express Car Wash, located at 3115 8 St S (58.102.2130)

**Motion to Approve Property Tax Exemption for GBKLC Real Estate Investments LLC, dba Custom Express Car Wash, located at 3115 8 St S (58.102.2130) made by Larry Seljevoid and seconded by Steve Lindaas**

Motion Passed

For: 8

## Engineering Department

12. \*Various Actions for Village Green 7th Addition (Eng. No. 21-A6-04)
  - A. \*Resolution to Order Improvements and Declare Intent to Assess
  - B. \*Resolution to Award Bid
13. \*Resolution to Approve Purchase of Tax Forfeited Lot (Parcel 58.799.0090 - Stormwater Pond)
14. \*Resolution to Award Bid for the 40th Ave N Property Demolitions (Eng. No. 18-13-8A Ph.2)
15. \*Various Actions for Prairie Meadows 7th Addition (Eng. No. 21-A6-03)
  - A. \*Resolution to Order Improvements and Declare Intent to Assess
  - B. \*Resolution to Award Bid
16. \*Resolution to Approve Engineering Services Task Order with Moore Engineering - 34th St Rehabilitation from 3rd to 4th Ave N

## Community Development Department

17. Consider First Reading of Ordinance 2021-13: An Ordinance to Amend and Enact Section 10 of Chapter 7 of Title 3 of the Moorhead Municipal Code Relating to a Sheep Grazing Pilot Program

Minutes: Kristie Leshovsky, Director of Community Development, presented the Sheep Grazing Pilot Program. Harvest Hope Farm and Audubon Dakota representatives were available to answer any questions. Ms. Leshovsky outlined the changes that were made between the Planning Commission meeting and Council consideration based on public comments which were outlined in the report and ordinance. Juli Bosmoe, Audubon Dakota, and Jason Kotrba, Harvest Hope Farm, shared information on their partnership with North Dakota State University. The Council discussed the Ordinance and various aspects of the proposed project on the Buffalo Red River Watershed site.

**Motion to Approve First Reading of Ordinance 2021-13: An Ordinance to Amend and Enact Section 10 of Chapter 7 of Title 3 of the Moorhead Municipal Code Relating to a Sheep Grazing Pilot Program made by Deb White and seconded by Steve Lindaas**

Motion Passed

For: 7

Absent: 1 - Gilbertson

18. Consider First Reading of Ordinance 2021-08: An Ordinance Rezoning 815 Main Ave from CC: Community Commercial to MU-1: Downtown Mixed Use (This item was tabled at the 9/13/2021 Council meeting)

Minutes: Robin Huston, City Planner updated the public on the history of the proposed rezoning ordinance. Representatives from Epic Companies and representative for the ownership group for Block E, along with Ms. Carol Tepley were available for questions. Steve Gehrtz shared information on the

history of the site. Property owner Ms. Tepley shared information on the current lease. Discussion by the Council took place regarding creating a viable option for the two parties. Ms. Tepley and parties agreed to work through it for a peaceful solution and a request to withdraw from Ms. Tepley was made. No action required.

19. \*Consider Actions Relating to Ordinance 2021-14: An Ordinance Rezoning 801 2nd Ave N from RMD-2: Residential Moderate Density-2 to MU-1: Downtown Mixed Use
  - A. Second Reading
  - B. Title and Summary
20. \*Resolution to Approve Minor Subdivision - Parcels 58.797.0280, 58.797.0290 & 58.797.0300

### **Police Department**

21. Consider First Reading of Ordinance 2021-16: An Ordinance to Amend and Reenact Title 5, Chapter 4, Section 5-4-2 of the Moorhead City Code Relating to All-Terrain and Recreational Vehicles

Minutes: Lieutenant Brad Penas, Moorhead Police Department, was available to answer questions regarding the proposed changes to the Ordinance. Council member Dahlquist shared concern with the permit fee. Discussion took place regarding what the fee/permit would cover.

#### **Motion to Table made by Shelly Dahlquist and seconded by Heather Nesemeier**

Motion Passed

For: 7

Absent: 1 - Gilbertson

### **Moorhead Public Service**

22. \*Resolution to Award Bids for 2022 Electrical Materials

### **Administration**

23. Approve Licenses - Permits
  - A. \*Resolution to Approve New Liquor License to RBK Investments, Inc. dba Midtown Tavern
24. \*Resolution to Approve Lien Agreement with MCM Development, LLC
25. \*Resolution Authorizing Submission of Transit Capital Grant Applications for 2022-2026 and Resulting Contract for 2022 Capital Grant Funds to the State of Minnesota
26. 2022 Preliminary Budget and Tax Levy

Minutes: Mr. Mahli thanked the council and staff for all their hard work during the workshops on the budget with a goal to serve Moorhead in the best way possible.

**Motion to Approve the Preliminary 2022 City Tax Levy and 2022 EDA Tax Levy made by Steve Lindaas and seconded by Deb White**

Motion Passed

For: 7

Absent: 1 - Gilbertson

- A. Resolution to Approve the Preliminary 2022 City Tax Levy
- B. Resolution to Approve the Preliminary 2022 EDA Tax Levy

**Other**

27. Mayor and Council Reports

Minutes: Council member White reminded the public that Indigenous Peoples Day is October 11th. The public is encouraged to enjoy the upcoming celebrations taking place.

Council member Dahlquist thanked organizers of the Pollinator Walk. Ms. Dahlquist also attended Climate March which was a great event and well attended.

Council member Lindaas shared information on the upcoming Heart-n-Soul Community Cafe Food Truck at River View Heights. Some of the food served will come from local Community Gardens.

Council member Hendrickson attended a Solid Waste Advisory Committee and was updated on the project. Mr. Hendrickson updated the council that the request to Clay County allow commercial development on a parcel that is above the community's aquifer was denied by the Clay County Board. Thank you to Travis Schmidt and Marc Pritchard from Moorhead Public Service for their hard work.

Council member Nesemeier reminded Moorhead residents of the boulevard garden program.

28. City Manager Report

Minutes: Dan Mahli, City Manager, Fall/Winter Program Guide is now available online. Please check the City website for more information.

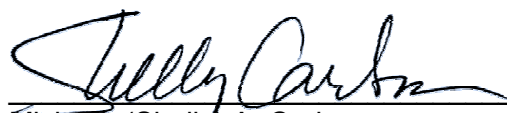
29. Executive Session (If needed)

30. New Business

31. Citizens Addressing the Council (continued, if necessary)

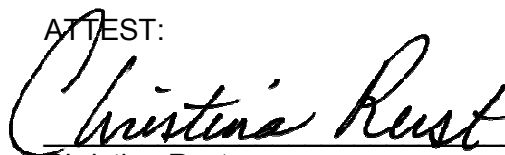
Council meeting adjourned at 8:00pm

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.