



**CITY COUNCIL
MEETING AGENDA
MARCH 10, 2025 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 Recognition: Roger Erickson
 - B. Presentation: Gate City Bank/City of Moorhead Neighborhood Impact Home Improvement Program
 - C. Proclamation: Kurdish Heritage Month
6. Approve Minutes
 - A. February 24, 2025 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
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 for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)
 - B. Resolution to Order Improvement and Declare Official Intent for 14th Ave S, 13th St S, and 18th

St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)

- C. Resolution to Award Bid for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)
 - D. Public Hearing for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)
 - E. Resolution to Order Improvement and Declare Official Intent for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)
 - F. Resolution to Award Bid for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)
10. Economic Development
- A. *Resolution to Approve Transfer of City-Owned Property to the Moorhead Economic Development Authority
11. Engineering Department
- A. *Resolution to Authorize Temporary Easement Agreements for the 34th Street (4th Ave S to 3rd Ave N) Rehabilitation Project (Eng. No. 23-02-01)
12. Community Development Department
- A. *First Reading of Ordinance 2025-02: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential, Chapter 13, Commercial, Chapter 14, Industrial, Chapter 15, Mixed Use, Chapter 17E, Gateway Overlay, Chapter 18, Use Regulations, Chapter 19, Site Development Standards of the Moorhead City Code and related Zoning Map Amendments
13. Administration
- A. Resolution to Approve the Appointment of the Police Chief
 - B. *Resolution to Approve the Consumption of Beer on the Premises of the Moorhead Youth Hockey Arena on April 18 & 19, 2025
 - C. *Consider Actions Relating to Demolition in and around City Hall
 - D. *Resolution to Approve an Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Center Mall Demolition
 - E. *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 Center Mall Demolition
 - F. *Resolution to Approve Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the City Hall Renovation Project
14. Mayor and Council Reports
15. City Manager Reports
16. Executive Session

17. New Business

18. Adjourn



City Council Communication

March 10, 2025

SUBJECT:

MoorHeart Recognition: Roger Erickson

RECOMMENDATION:

The Mayor and City Council are asked to recognize and honor Roger Erickson 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 chose to recognize Roger Erickson for his work with supporting our local law enforcement.

Roger is a lifelong Moorhead resident. He graduated from the Moorhead High School and Minnesota State University-Moorhead and has over forty years of business experience—building custom homes in Moorhead and creating several private businesses, most recently, Farmstead Senior Living in south Moorhead, providing healthcare services and retirement living. In all his business ventures, he's shown his dedication to the Moorhead community. His MoorHeart recognition is based on something a little different and very special.

Chief Shannon Monroe wrote in the MoorHeart nomination: Roger Erickson has been a gracious and unsolicited supporter of the local law enforcement K9 programs. His love for dogs and his community has driven him to support local law enforcement by providing funding for purchasing four dogs for local law enforcement departments, including two for the Moorhead Police Department. Without his support, local government funds would be required to purchase the animals, at a cost of \$10,000 to \$15,000 each. With his generosity and commitment to our community, Roger Erickson is the perfect nominee for the City of Moorhead MoorHeart Award. Roger first supported the Moorhead Police Department K9 program by providing funds to purchase K9 Zeke. Unfortunately, while off-duty at home, K9 Zeke suffered a medical emergency and was transported to the emergency veterinarian hospital, where, even after excellent care, Zeke died. Saddened by the news, Roger contacted the Moorhead Police Department to give him condolences, continue his commitment to the program, and pledge his financial support to purchase another K9. With Roger's support, Moorhead Police Department provided Officer Brett Musich with his new partner, K9 Dex. Officer Musich and K9 Dex graduated from training and are now actively providing services to the Moorhead Community. Chief Shannon Monroe stated, "Police canines bring amazing skills to law enforcement and are critical to our work. They are also costly to obtain, train, and equip. The generous support provided by Roger Erickson has assisted the City of Moorhead in keeping our canine program running. Roger loves dogs, having his own nearby all the time, and we appreciate his giving back to our community through supporting the canine program.

The City of Moorhead extends heartfelt gratitude to Roger Erickson for his contributions to our local law enforcement. Thank you, Roger, for your dedication to enriching Moorhead community through your service.



City Council Communication

March 10, 2025

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

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 Kurdish community has been an integral part of Moorhead, contributing significantly to the city's social, cultural, and economic growth; and*

WHEREAS, *the Kurdish people have enriched Moorhead through their dedication to business, labor, education and advocacy, playing a vital role in the city's workforce, entrepreneurship, and community engagement; and*

WHEREAS, *Moorhead is home to one of the largest Kurdish populations in the region and their contributions continue to strengthen the city's diversity, economy and inclusivity; and*

WHEREAS, *Kurdish Americans in Moorhead actively promote social justice, human rights, and cultural awareness, enhancing the fabric of the community through civic engagement and leadership; and*

WHEREAS, *Newroz, the Kurdish New Year, is celebrated on March 21st and symbolizes renewal, unity, and hope for the future, and is widely observed by the Kurdish community in Moorhead; and*

WHEREAS, *the City of Moorhead recognizes and honors the contributions of Kurdish residents, their cultural heritage, and their ongoing efforts to foster a more inclusive and prosperous community for all;*

NOW, THEREFORE, BE IT RESOLVED, *That I, Shelly Carlson, Mayor of City of Moorhead, do hereby proclaim the month of March 2025 as:*

KURDISH HERITAGE MONTH

And encourage all residents to celebrate the rich history, culture, and contributions of the Kurdish people.

IN WITNESS WHEREOF, *I have set my hand and caused the Official Seal of the City of Moorhead to be affixed this 3rd day of March, 2025.*





Shelly Carlson, Mayor
City of Moorhead



**CITY COUNCIL
MEETING MINUTES
FEBRUARY 24, 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

Absent: Mayor: Shelly Carlson

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

Motion to Approve made by Heather Nesemeier and seconded by Sebastian McDougall

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

5. Recognitions - Presentations

A. Recognition: Chad Stangeland – Deputy Chief, Community Risk Reduction

Moorhead Fire Chief Jeff Wallin recognized and thanked Deputy Chief Chad Stangeland who was awarded the Gary Peterson Award for Mentorship at the 2025 State of Minnesota Homeland Security & Emergency Management Conference.

B. Presentation: Legislative Update – Lisa Bode, Governmental Affairs Director

Moorhead Governmental Affairs Director Lisa Bode provided an update on Minnesota's 2025 Legislative Session.

6. Approve Minutes

A. February 10, 2025 Meeting Minutes

Motion to Approve February 10, 2025 Meeting Minutes made by Ryan Nelson and seconded by Lisa Borgen

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

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

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

A. Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program

Motion to Open Public Hearing Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program made by Heather Nesemeier and seconded by Sebastian McDougall

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

Governmental Affairs Director Lisa Bode shared information on the Make Moorhead Home property tax rebate program. The program has been approved for two years for all newly constructed homes in the City.

Motion to Close Public Hearing Public Hearing on the Abatement of Property Taxes in the Make Moorhead Home Property Tax Rebate Program made by Heather Nesemeier and seconded by Emily Moore

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

B. Resolution to Abate Property Taxes for the Make Moorhead Home Property Tax Rebate Program

Motion to Approve Resolution to Abate Property Taxes for the Make Moorhead Home Property Tax Rebate Program 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: 1; Carlson

- C. Public Hearing for Street & Utility Improvements on 10-1/2 Street North (Eng. No. 24-A2-09)

Motion to Open Public Hearing Public Hearing for Street & Utility Improvements on 10-1/2 Street North (Eng. No. 24-A2-09) made by Deb White and seconded by Ryan Nelson

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

City Engineer Tom Trowbridge shared information on proposed street & utility improvements for the 10-1/2 Street North project.

Motion to Close Public Hearing Public Hearing for Street & Utility Improvements on 10-1/2 Street North (Eng. No. 24-A2-09) made by Nicole Mattson and seconded by Heather Nesemeier

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

- D. Resolution to Order Improvements and Declare Intent to Assess (Eng. No. 24-A2-09)

Motion to Approve Resolution to Order Improvements and Declare Intent to Assess (Eng. No. 24-A2-09) made by Ryan Nelson and seconded by Lisa Borgen

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

- E. Resolution to Award Bid (Eng. No. 24-A2-09)

Motion to Approve Resolution to Order Improvements and Declare Intent to Assess (Eng. No. 24-A2-09) made by Ryan Nelson and seconded by Lisa Borgen

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Carlson

10. Economic Development

- A. *Resolution to Approve Amendment to the Tax Incentive Agreement for WK Properties LLC to transfer the benefit of their tax incentive to Corwin Brothers Properties LLC for a project located at 2911 11 Street South (58.163.0040)
- B. *Resolution to Approve Amendment to the Tax Incentive Agreement for Muscatell Properties LLC to transfer the benefit of their tax incentive to Corwin Brothers Properties LLC for a project located at 1120 29th Avenue South (58.163.0030)

- C. *Resolution to Approve Amendment to the Tax Incentive Agreement for Vanne' Moorhead LLC to transfer the benefit of their tax incentive to Lincoln Crossing LLP for a project located at 1530 1st Ave N (58.721.0060)
- D. *Resolution to Approve Amendment to the Tax Incentive Agreement for Macpine Stravage LLC to transfer the benefit of their tax incentive to Tolton Real Estate LLC for a project located at 3380 43 St S (58.424.0070)
- E. *Resolution to Approve Amendment to Tax Incentive Agreement for Fun & Games LLC to transfer the benefit of their tax incentive to FG Properties LLC for a project located at 1625 Main Ave SE (58.752.0020)

11. Engineering Department

- A. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for 9th Ave S, 10th Ave S and 16th St S Area Street Improvements (Eng. No. 25-A2-01)
- B. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Prairie Parkway 2nd Addition Underground Utility Improvements (Eng. No. 25-A6-02)
- C. *Resolution to Approve Plans & Specifications and Authorize Advertisement for Bids for Moorhead Center Mall Redevelopment – Phase 2 Street & Utility Improvements (Eng. No. 24-A6-02)
- D. *Resolution to Award Bid for the 2025 Sanitary Sewer Lining Improvements Project (Eng. No. 25-06-02)

12. Community Development Department

- A. *Second Reading of Ordinance 2025-01: An Ordinance to Amend and Reenact Moorhead City Code, Title 10, Chapter 15, Mixed Use Districts, Title 10, Chapter 13, Commercial Districts, Title 10, Chapter 22, Signs and Repeal Title 10, Chapter 13, Article B, RC: Regional Commercial
- B. *Resolution to Approve Title & Summary of Ordinance 2025-01

13. Police Department

- A. *Resolution to Authorize Participation in MN Department of Public Safety Law Enforcement Therapy Dog Program

14. Moorhead Public Service

- A. *Resolution to Award Bids for 2025 Water Treatment and Wastewater Treatment Chemicals

15. Administration

- A. *Resolution to Approve Amendment to the Employment Agreement between the City of Moorhead and City Manager

16. Mayor and Council Reports

Council Member Moore attended the Library Board meeting and reported on a successful fundraising effort during Giving Hearts Day. Council member Moore also participated in an orientation with the

Historical Cultural Society of Clay County and attended the Moorhead Police swearing-in and recognition ceremony.

Council Member White updated the Council on a recent MATBUS Coordinating Committee meeting. Council member White stated there is discussion about eliminating the LINK FM service and stated the Board is watching funding for public transportation in the ND legislature. Council member White attended the Red River Recovery Initiative meeting. Council member White extended thanks to Swing Barrel for putting together its third annual Women's Brew event and fundraiser for the YWCA. Council member White also highlighted success of the Global Market at the Hjemkomst Center on February 11.

Council Member Nelson attended the Coalition of Greater Minnesota Cities Day on Hill in St. Paul with Mayor Carlson, Council member Borgen, Lisa Bode, and Dan Mahli. Council member Nelson also attended the recognition and swearing-in ceremony at the Law Enforcement Center and attended a meet and greet with finalists for the position of Police Chief in Moorhead.

Council member Hendrickson shared a summary of a performance evaluation with City Manager Dan Mahli and the City Council. Council member Hendrickson stated City Manager Mahli is exceeding expectations in his position as City Manager.

17. City Manager Reports

City Manager Mahli stated a conditional offer for the position of Police Chief has been extended to Chris Helmick. Final approval is anticipated to be considered by the City Council on March 10. Mr. Mahli shared that Deputy Police Chief Tory Jacobson is retiring after 34 years of service with the City. A retirement celebration is taking place on Friday, February 28 at the TAK event center. Mr. Mahli shared details about the Citizens Government Academy starting in March and encouraged residents to apply.

18. Executive Session

19. New Business

20. Adjourn

Meeting adjourned at 6:15pm.

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.



City Council Communication

March 10, 2025

SUBJECT:

Public Hearing for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing to consider 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02) and, following the Public Hearing, to consider the following resolutions:

- A. Resolution to Order Improvements and Declare Intent to Assess
- B. Resolution to Award Bid

BACKGROUND/KEY POINTS:

The proposed project area includes the streets of 14th Ave S, 13th St S and 18th St S (map attached). These streets are included in the City's 2025-2029 Capital Improvement Plan and are scheduled for construction of improvements in 2025.

On December 9, 2024, the City Council ordered the preparation of the Engineer's Report. The report was completed by City staff under the direction of the City Engineer and presented to Council on January 27, 2025. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The following street and utility improvements were recommended:

- 14th Ave S – Rehabilitation from 11th to 14th St S
- 13th St S – Mill & Overlay from 12th to 20th Ave S
- 18th St S – Rehabilitation and watermain replacement from 12th to 18th Ave S

A mill & overlay involves removing the upper 2" (approximately) of pavement surface by milling it off, and placement of a new layer of bituminous surface. This extends the life of the pavement, typically by another 20 to 30 years. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base. In both of these types of projects, most of the existing curb and gutter and sidewalks will remain in place, and only spot repairs will be made.

Other recommended improvements include making minor sidewalk repairs and replacing the existing pedestrian ramps in order to comply with current Americans with Disabilities Act (ADA) standards, replacing sanitary and storm manhole castings and reconstructing several brick manholes, and that Moorhead Public Service (MPS) replace cast iron pipe (CIP) water mains (as part of the City contract). The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project or in connection with some other improvement. A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates in accordance with the current fee schedule (\$90.00 per foot for rehabilitation projects and \$42.50 per foot for



City Council Communication

March 10, 2025

urban section mill & overlay projects).

On February 14, 2025, a virtual public informational presentation on the proposed improvements was made available on the City website. The public informational presentation was intended to solicit resident/owner feedback prior to receiving bids. A letter was mailed to the abutting property owners notifying them of the presentation and how to contact staff to ask questions or submit comments regarding the proposed design.

Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition of the benefiting property owners, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 119 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this communication was prepared, staff had not received any comments on the proposed improvements in response to the mailed notice. Staff will provide an update on comments received through Monday, March 10 at the Public Hearing. Staff recommends that, at the close of the Public Hearing, the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action instead of by petition of at least 35% of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Bids for the project were received on February 26, 2025, and are summarized in the Financial Considerations section of this communication. After ordering the improvements, 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 9, 2024
Receive Engineer's Report, Order Plans & Specs, and Call for a Public Hearing	January 27, 2025
Approve Plans & Specs and Authorize Ad for Bids	January 27, 2025
Receive Bids	February 26, 2025
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 10, 2025
Anticipated Construction Schedule	May/Sept. 2025
Hold Assessment Hearing	Fall 2025



City Council Communication

March 10, 2025

FINANCIAL CONSIDERATIONS:

Three bids for the project were received on February 26, 2025. The bids are detailed in the attached bid tabulation and summarized below:

Bidder	Bid
Northern Improvement Company	\$2,468,472.65
Sellin Brothers, Inc.	\$2,957,397.50
Dakota Underground Company	\$3,396,718.67
Engineer's Estimate	\$2,291,367.80

The low bid received is approximately 7%, or \$173,000 over the Engineer's Estimate. The full amount of this difference can be attributed to two items related directly to the MPS watermain replacement portion of the contract – temporary water service, and connections to the existing water services. Both of these items can be difficult to estimate as the working conditions can be highly variable from one project to another. However, the low bidder for the total project was substantially lower than either of the other bidders, so it is unlikely that re-bidding the project would result in more favorable bids. Based on a review of the bids, and discussion with MPS, it is recommended that the bid be awarded to the low bidder.

Based on the low bid, the total cost of the improvements, including contingencies and fees, is estimated to be approximately \$2,765,200. The project will be financed through the PIR fund. The MPS cost-share for the water main work is approximately \$682,700. Approximately \$514,200 will be special assessed to the benefiting properties in accordance with the City's Special Assessment Policy, and the 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: Majority of Quorum

Submitted By:


Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Location Map, Public Notice Mailing, Bid Tabulation

LEGEND

STREET IMPROVEMENTS

 MILL & OVERLAY

 REHABILITATION

ADDITIONAL WORK

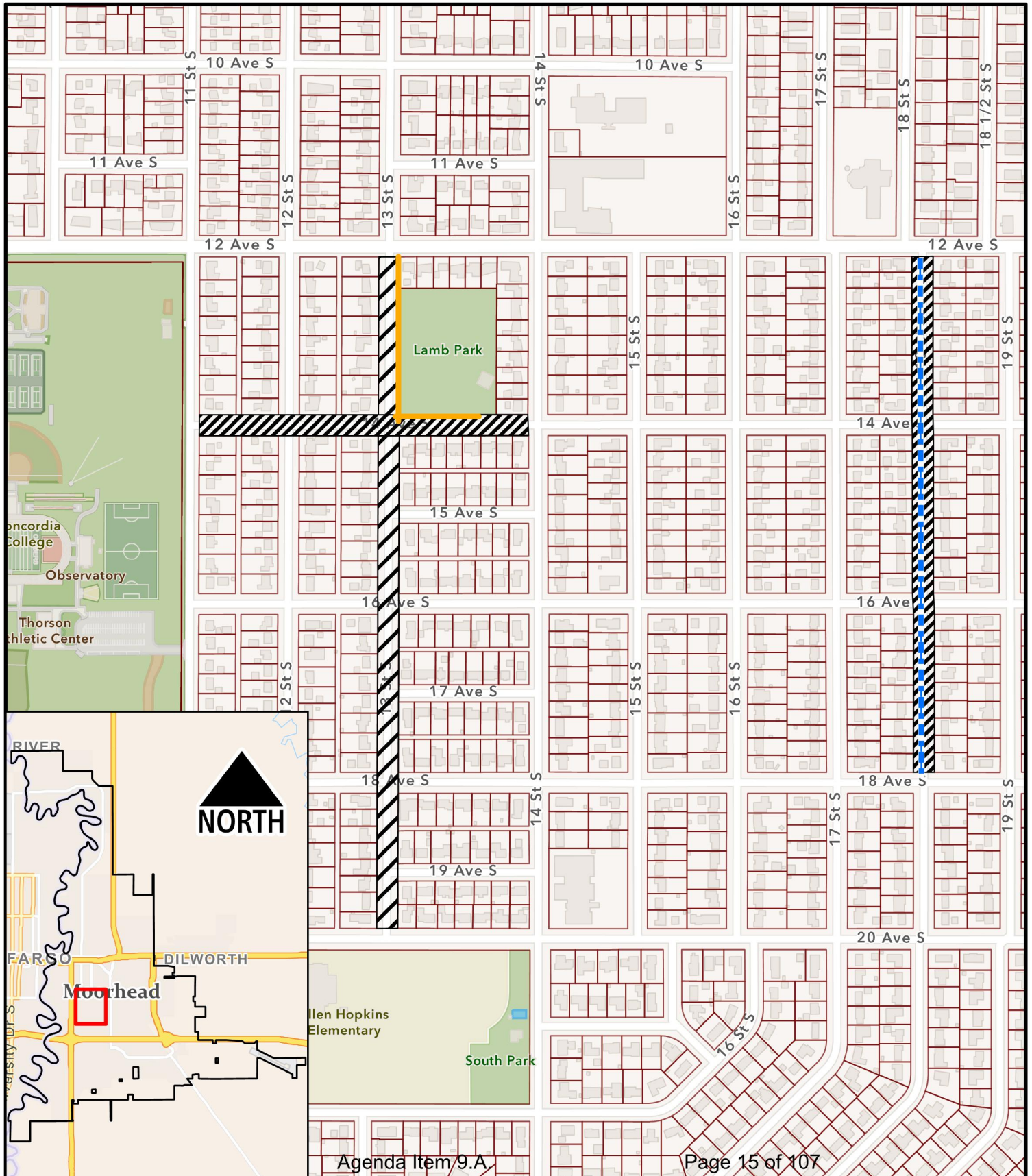
 PROPOSED SIDEWALK

 WATERMAIN REPLACEMENT

Project 25-A2-2

Street Improvements on 13 ST S between 12 Ave and 20 Ave S, 18 ST S between 12 Ave & 18 Ave S, and 14 Ave S between 11 ST and 14 ST S.

Including Watermain Replacement on 18 ST S, and Proposed New Sidewalk to access Lamb Park.





CITY OF MOORHEAD
ENGINEERING DEPT.
PO BOX 779
MOORHEAD, MN 56561-0779

THIS IS NOT A BILL

This is a notification of the proposed improvement hearing and estimated special assessment. A final assessment hearing will be held at a later date.

February 27, 2025



Project No. 811966

Eng#. 25-A2-2

Project Description & Location: 25-A2-2-MO 13 ST S BT 12 AND 20 AV S REHAB 14 AV AND 18 ST S

Assessment/Benefiting Area

Those properties abutting 13th St S between 12th and 20th Ave S; 14th Ave S between 11th and 14th St S and 18th St S between 12th and 18th Ave S

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at **5:45 pm on Monday, March 10, 2025** to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$5,940.00 and would be assessed over a 20 year period at an estimated interest rate of 5.37 %.

Below is an example of your estimated special assessment cost.

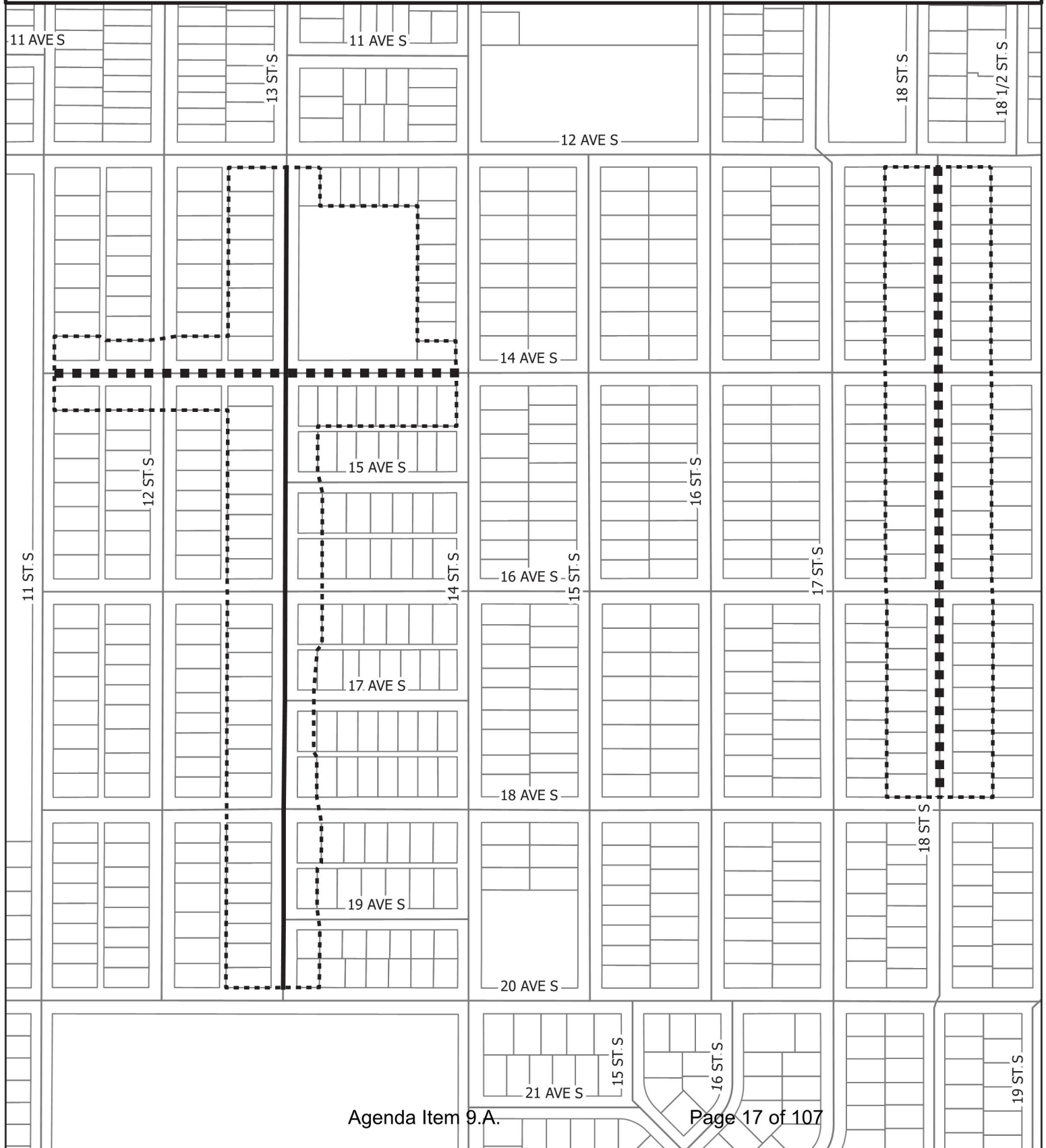
Principal Amount = \$5,940.00 / 20 years =	First year principal	\$297.00
	Plus 5.37% interest	\$319.10
	First Year payment	\$616.10
NOTE: Interest is charged each year on the unpaid balance		

Written or oral objections will be heard and considered at said hearing . If you wish to respond yet cannot attend, please respond in writing to the Engineering Office . Responses must be received prior to the hearing on **March 10, 2025**.

Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.

Project 25-A2-2 Mill & Overlay on 13 St S between 12 & 20 Ave S
 Road Rehabilitation on 14 Ave S between 11 & 14 St S
 and 18 St S between 12 & 18 Ave S

- Mill & Overlay \$42.50/FF ▤ Assessment Area
- Road Rehab \$90/FF



PROJECT/ASSESSMENT INFORMATION - ENGINEERING NO. 25-A2-02 (811966)

PROPOSED WORK: Rehabilitation –18th St S between 12th and 18th Ave S and 14th Ave S between 11th and 14th St S
Mill & Overlay – 13th St S between 12th and 20th Ave S

PROJECT ENGINEER: Mike Aamodt, Civil Engineer **Phone:** 218-299-5389 **Email:** michael.aamodt@moorheadmn.gov

STREET CLASSIFICATION: All streets in this project area are classified as “Local” streets.

Local streets are the street network within a subdivision that is intended to provide access to the directly abutting properties and primarily serves local traffic. Typically, about 1/3 of the cost for local streets is assessed to the directly abutting lots within the subdivision. The city pays the rest of the cost through the general property tax levy.

PROJECT DETAILS: On December 9, 2024, the City Council ordered the preparation of the Engineer’s Report, which was completed by City staff under direction of the City Engineer. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The report recommended for the following street and utility improvements be made.

Rehabilitation - 14th Ave S from 11th to 14th St S

Mill & Overlay - 13th St S from 12th to 20th Ave S

Rehabilitation and Watermain Replacement - 18th St S from 12th to 18th Ave S

A mill & overlay involves removing about the top 2” of pavement surface by milling it off, and placement of a new layer of asphalt surface. This typically extends the life of the pavement another 20 to 30 years. A rehabilitation involves the full pavement depth being removed and replaced, typically including the gravel base, but preserves most of the existing curb and gutter.

As part of the City contract, 2,000 feet of cast iron pipe (CIP) water mains (on 18th St S between 12th and 18th Ave S) will be replaced. Other water mains in the project area are all polyvinyl chloride (PVC) pipe and in good condition. The sanitary sewer mains are vitrified clay pipe (VCP) and are in good condition.

Two sidewalk gaps will be filled on 13th St S and 14th Ave S adjacent to Lamb Park and pedestrian ramp improvements will be made to comply with ADA requirements.

A map showing the proposed improvements and assessment boundaries is included on the back of your notice.

A virtual informational presentation can be viewed by using the QR Code to the right or:

1. Go to City’s website at www.cityofmoorhead.com
2. Click on the **Departments** tab
3. Under City Departments, click on **Engineering**
4. On the left-hand side of the screen, click on the heading **Current & Future Projects**
5. On the left-hand side of the screen, click on **25-A2-02 – 14 Ave S, 13 St S, and 18 St S Underground Utility and Street Improvements**.

It will bring you to the project page and you can view the view presentation.

QR Code

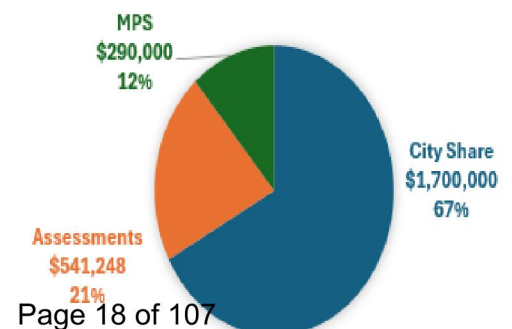


PUBLIC HEARING: Monday, March 10, 2025, 5:45pm at the Heritage Hjemkomst Center, 202 1st Av N., Moorhead, MN.

FINANCIAL: Bids for the project were received Feb. 26. The lowest qualified bid received was from Northern Improvement for \$2,468,472.65.

ASSESSMENT INFO/CALCULATIONS: City assessment policy establishes a flat rate for street repair projects to keep things equitable among all properties in Moorhead. This policy has been in place since 2005. To account for variability in construction costs from year to year, and for the amount of front footage an assessment is based on (side lot footage is not assessed), the City established flat assessment rates per front foot for the various types of projects. Rates are set by the Council in its fee schedule, and is intended, on average, to generate between 30% and 40% of the total project cost. The remaining cost is paid by the City through general tax levy proceeds. The policy provides certainty to residents that their assessment won’t go higher, regardless of the final project cost. If the project

ESTIMATED COST INCLUDING CONTINGENCIES & FEES \$2,500,000



cost goes up, the City pays the additional cost, if it goes down, City share is reduced. The current rates are as follows: Mill & Overlay is \$42.50/Front Foot and Rehabilitation rate is \$90/Front Foot

ASSESSMENT EXAMPLES: A property with 60' of frontage abutting the street to be improved would be assessed \$2,550 for mill & overlay (60 x \$42.50) or \$5,400 for rehabilitation (60' x \$90). **Alternate assessment calculation methods are used to determine front footage for irregular shaped, cul-de-sacs and lots on curves, and first 150 feet of side lot footage is exempted from corner lots to keep special assessments equitable.*

ASSESSMENT SCHEDULE: Final assessment notices are sent out in Sept/Oct and are then certified to the County on November 15. If you choose to do so, after final assessment has been adopted by council, you will have an opportunity to pay off, or buy down, the assessment, without interest, before it's certified to County and added to your 2026 property taxes.

This project would be spread over 20-years at an *estimated* interest rate of 5.37%. Actual interest rate will be determined after the City has bonded for the project. Below are two examples of projected amortization of the assessment, if paid over the 20-year duration. **Note: Assessments can be paid off and paid down at any time without penalty.**

EXAMPLE 1							EXAMPLE 2						
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE							SPECIAL ASSESSMENT AMORTIZATION SCHEDULE						
Special Assmt							Special Assmt						
Principal \$ 5,400							Principal \$ 3,188						
Rate 5.37%							Rate 5.37%						
Principal \$ 270							Principal \$ 159						
Total Interest \$ 3,045							Total Interest \$ 1,797						
Years 20							Years 20						
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget	Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2026	1	5,400.00	270.00	289.98	559.98	46.67	2026	1	3,187.50	159.38	171.17	330.55	27.55
2027	2	5,130.00	270.00	275.48	545.48	45.46	2027	2	3,028.12	159.38	162.61	321.99	26.83
2028	3	4,860.00	270.00	260.98	530.98	44.25	2028	3	2,868.74	159.38	154.05	313.43	26.12
2029	4	4,590.00	270.00	246.48	516.48	43.04	2029	4	2,709.36	159.38	145.49	304.87	25.41
2030	5	4,320.00	270.00	231.98	501.98	41.83	2030	5	2,549.98	159.38	136.93	296.31	24.69
2031	6	4,050.00	270.00	217.49	487.49	40.62	2031	6	2,390.60	159.38	128.38	287.76	23.98
2032	7	3,780.00	270.00	202.99	472.99	39.42	2032	7	2,231.22	159.38	119.82	279.20	23.27
2033	8	3,510.00	270.00	188.49	458.49	38.21	2033	8	2,071.84	159.38	111.26	270.64	22.55
2034	9	3,240.00	270.00	173.99	443.99	37.00	2034	9	1,912.46	159.38	102.70	262.08	21.84
2035	10	2,970.00	270.00	159.49	429.49	35.79	2035	10	1,753.08	159.38	94.14	253.52	21.13
2036	11	2,700.00	270.00	144.99	414.99	34.58	2036	11	1,593.70	159.38	85.58	244.96	20.41
2037	12	2,430.00	270.00	130.49	400.49	33.37	2037	12	1,434.32	159.38	77.02	236.40	19.70
2038	13	2,160.00	270.00	115.99	385.99	32.17	2038	13	1,274.94	159.38	68.46	227.84	18.99
2039	14	1,890.00	270.00	101.49	371.49	30.96	2039	14	1,115.56	159.38	59.91	219.29	18.27
2040	15	1,620.00	270.00	86.99	356.99	29.75	2040	15	956.18	159.38	51.35	210.73	17.56
2041	16	1,350.00	270.00	72.50	342.50	28.54	2041	16	796.80	159.38	42.79	202.17	16.85
2042	17	1,080.00	270.00	58.00	328.00	27.33	2042	17	637.42	159.38	34.23	193.61	16.13
2043	18	810.00	270.00	43.50	313.50	26.13	2043	18	478.04	159.38	25.67	185.05	15.42
2044	19	540.00	270.00	29.00	299.00	24.92	2044	19	318.66	159.38	17.11	176.49	14.71
2045	20	270.00	270.00	14.50	284.50	23.71	2045	20	159.28	159.38	8.55	167.93	13.99
			5,400.00	3,044.80	8,444.80				3,187.50	1,797.22	4,984.82		

CONSTRUCTION SCHEDULE: Anticipated work schedule is between May–Oct. 2025. During construction, City will maintain project info on its website through an interactive map, which you can find by doing the following.

1. Go to www.cityofmoorhead.com and click on  button.

2. Below the map, click on “[click here to enlarge the map](#)”

3. Click on the project on the map you are interested in, and an information box will pop up.

Note: On the left-hand side of the screen, you can also click on the link to your project 25-A2-2 for additional project information.

E-Notifications: You can sign up for electronic notifications to receive periodic updates regarding this specific project.

1. Go to www.cityofmoorhead.com
2. Click on the **e-Notifications** at the top of the page then fill in the required information
3. Scroll to the News section of the page and check the project **25-A2-02 – 14 Ave S, 13 St S, and 18 St S Underground**
4. Enter the verification code in the Code box and hit submit.



Door Hangers: Occasionally we may distribute printed door hangers to communicate important project information to you such as temporary parking restrictions or driveway access limitations. Please check your front doors periodically once construction begins.



Mobility Concerns: If mobility is a concern within your home, an individual is disabled, etc., please contact us ASAP so we can work to accommodate your needs during construction. The road and/or sidewalk will be removed in some areas. Please reach out if this is a concern.



To request this information in a different language, please contact: 218.299.5427

Para solicitar esta información en otro idioma, comuníquese con: 218.299.5427

Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin: 218.299.5427

218.299.5427: لطفاً هذه المعلومات بلغات مختلفة، يرجى الاتصال بـ

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriir: 218.299.5427

BID TABULATION FOR ENG. NO. 25-A2-02

14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (#9531390)

Bid Opening 02/26/2025 10:00 AM CST

					Engineer Estimate		Northern Improvement Co.		Sellin Brothers, Inc.		Dakota Underground Co.	
No.	Item Code	Item Description	Units	Qty	Unit Price	Total Price	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
SECTION I - STREET IMPROVEMENTS												
1	2021.501	MOBILIZATION	LS	1	\$55,000.00	\$55,000.00	\$74,000.00	\$74,000.00	\$165,000.00	\$165,000.00	\$63,300.00	\$63,300.00
2	2101.502	CLEARING	EA	1	\$1,500.00	\$1,500.00	\$550.00	\$550.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
3	2101.502	GRUBBING	EA	1	\$1,500.00	\$1,500.00	\$550.00	\$550.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
4	2104.502	REMOVE SIGN TYPE C	EA	126	\$15.60	\$1,965.60	\$15.75	\$1,984.50	\$16.00	\$2,016.00	\$17.00	\$2,142.00
5	2104.502	REMOVE SIGN TYPE D	EA	56	\$26.00	\$1,456.00	\$10.50	\$588.00	\$10.50	\$588.00	\$11.00	\$616.00
6	2104.503	REMOVE CURB AND GUTTER	LF	4502	\$8.50	\$38,267.00	\$4.50	\$20,259.00	\$10.00	\$45,020.00	\$30.00	\$135,060.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	95	\$15.00	\$1,425.00	\$4.35	\$413.25	\$5.75	\$546.25	\$20.00	\$1,900.00
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	663	\$3.00	\$1,989.00	\$3.15	\$2,088.45	\$2.00	\$1,326.00	\$20.00	\$13,260.00
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	159	\$10.00	\$1,590.00	\$10.00	\$1,590.00	\$32.00	\$5,088.00	\$30.00	\$4,770.00
10	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13500	\$5.50	\$74,250.00	\$3.25	\$43,875.00	\$6.00	\$81,000.00	\$8.25	\$111,375.00
11	2104.518	REMOVE CONCRETE SIDEWALK	SF	13247	\$1.00	\$13,247.00	\$1.00	\$13,247.00	\$3.50	\$46,364.50	\$3.50	\$46,364.50
12	2106.507	EXCAVATION - COMMON (EV) (P)	CY	2569	\$20.00	\$51,380.00	\$16.00	\$41,104.00	\$15.00	\$38,535.00	\$20.00	\$51,380.00
13	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	19311	\$3.20	\$61,795.20	\$3.15	\$60,829.65	\$3.75	\$72,416.25	\$5.00	\$96,555.00
14	2112.604	SUBGRADE PREPARATION	SY	13500	\$2.50	\$33,750.00	\$2.15	\$29,025.00	\$3.00	\$40,500.00	\$10.00	\$135,000.00
15	2123.61	MACHINE TIME	HR	25	\$200.00	\$5,000.00	\$285.00	\$7,125.00	\$705.00	\$17,625.00	\$500.00	\$12,500.00
16	2211.507	CRUSHED CONCRETE BASE (CV)	CY	2250	\$55.00	\$123,750.00	\$48.00	\$108,000.00	\$97.00	\$218,250.00	\$80.00	\$180,000.00
17	2231.604	BITUMINOUS PATCH SPECIAL	SY	1488	\$50.00	\$74,400.00	\$55.00	\$81,840.00	\$82.50	\$122,760.00	\$84.70	\$126,033.60
18	2232.604	MILL BITUMINOUS PAVEMENT (SPECIAL) PROFILE MILL	SY	8569	\$3.00	\$25,707.00	\$2.50	\$21,422.50	\$2.50	\$21,422.50	\$2.64	\$22,622.16
19	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	3366	\$75.00	\$252,450.00	\$75.00	\$252,450.00	\$75.00	\$252,450.00	\$81.95	\$275,843.70
20	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	2953	\$75.00	\$221,475.00	\$75.00	\$221,475.00	\$75.00	\$221,475.00	\$81.95	\$241,998.35
21	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (3,B) (LEVELING COURSE)	TON	316	\$80.00	\$25,280.00	\$76.50	\$24,174.00	\$80.00	\$25,280.00	\$86.90	\$27,460.40
22	2521.618	4" CONCRETE COLORED WALK - STAMPED - BRICK RED	SF	200	\$20.00	\$4,000.00	\$14.85	\$2,970.00	\$30.00	\$6,000.00	\$20.00	\$4,000.00
23	2521.518	4" CONCRETE WALK	SF	12482	\$8.00	\$99,856.00	\$8.50	\$106,097.00	\$10.00	\$124,820.00	\$10.00	\$124,820.00
24	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	511	\$80.00	\$40,880.00	\$86.00	\$43,946.00	\$118.00	\$60,298.00	\$104.00	\$53,144.00
25	2531.602	PEDESTRIAN CURB RAMP - 5' WIDE	EA	68	\$2,000.00	\$136,000.00	\$1,715.00	\$116,620.00	\$1,905.00	\$129,540.00	\$1,400.00	\$95,200.00
26	2531.603	CONCRETE CURB AND GUTTER DESIGN B624	LF	4502	\$38.00	\$171,076.00	\$35.00	\$157,570.00	\$42.00	\$189,084.00	\$50.00	\$225,100.00

27	2531.603	CONCRETE CURB AND GUTTER DESIGN V6	LF	70	\$80.00	\$5,600.00	\$55.00	\$3,850.00	\$105.00	\$7,350.00	\$64.00	\$4,480.00
28	2563.601	TRAFFIC CONTROL	LS	1	\$8,000.00	\$8,000.00	\$10,500.00	\$10,500.00	\$25,000.00	\$25,000.00	\$11,000.00	\$11,000.00
29	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	271.5	\$45.00	\$12,217.50	\$52.50	\$14,253.75	\$54.00	\$14,661.00	\$55.00	\$14,932.50
30	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	105	\$50.00	\$5,250.00	\$37.80	\$3,969.00	\$58.00	\$6,090.00	\$40.00	\$4,200.00
31	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$2,200.00	\$2,200.00	\$900.00	\$900.00	\$1.00	\$1.00	\$6,000.00	\$6,000.00
32	2573.502	STORM DRAIN INLET PROTECTION	EA	46	\$175.00	\$8,050.00	\$205.00	\$9,430.00	\$205.00	\$9,430.00	\$250.00	\$11,500.00
33	2574.507	SELECT TOPSOIL BORROW (LV)	CY	188	\$24.00	\$4,512.00	\$25.00	\$4,700.00	\$95.00	\$17,860.00	\$228.00	\$42,864.00
34	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	3392	\$2.50	\$8,480.00	\$3.50	\$11,872.00	\$3.50	\$11,872.00	\$3.58	\$12,143.36
35	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$50.00	\$5,000.00	\$26.25	\$2,625.00	\$26.50	\$2,650.00	\$28.00	\$2,800.00
36	2582.503	6" SOLID WHITE-EPOXY GROUND IN (WR)	LF	404	\$5.50	\$2,222.00	\$10.50	\$4,242.00	\$13.00	\$5,252.00	\$11.00	\$4,444.00
37	2582.503	24" STOP LINE SOLID WHITE-EPOXY GROUND IN (WR)	LF	84.5	\$30.00	\$2,535.00	\$13.20	\$1,115.40	\$29.00	\$2,450.50	\$14.00	\$1,183.00
38	2582.518	24" CROSSWALK MARKING-EPOXY GROUND IN (WR)	SF	480	\$15.00	\$7,200.00	\$13.15	\$6,312.00	\$17.00	\$8,160.00	\$14.00	\$6,720.00
39	SPEC PROV	CRUSHED CONCRETE BASE FOR SUBGRADE REPAIR (CV)	CY	300	\$55.00	\$16,500.00	\$50.00	\$15,000.00	\$77.00	\$23,100.00	\$90.00	\$27,000.00
40	SPEC PROV	MUD JACKING CURB & GUTTER	LF	335	\$21.00	\$7,035.00	\$21.00	\$7,035.00	\$21.00	\$7,035.00	\$22.00	\$7,370.00
41	SPEC PROV	MUD JACKING FLATWORK	SF	3794	\$5.00	\$18,970.00	\$6.85	\$25,988.90	\$7.00	\$26,558.00	\$7.15	\$27,127.10
SECTION I - TOTAL						\$1,632,760.30		\$1,555,586.40		\$2,061,874.00		\$2,244,208.67
SECTION II - SANITARY SEWER												
42	SPEC PROV	FURNISH AND INSTALL NEW CASTING - TYPE "A"	EA	10	\$2,200.00	\$22,000.00	\$1,260.00	\$12,600.00	\$2,000.00	\$20,000.00	\$2,525.00	\$25,250.00
43	SPEC PROV	REPAIR SANITARY SEWER SERVICE - SPOT REPAIR	EA	27	\$500.00	\$13,500.00	\$1,050.00	\$28,350.00	\$900.00	\$24,300.00	\$4,900.00	\$132,300.00
44	SPEC PROV	RECONSTRUCT DRAINAGE STRUCTURE/BRICK MANHOLE	EA	6	\$1,600.00	\$9,600.00	\$3,360.00	\$20,160.00	\$2,910.00	\$17,460.00	\$5,825.00	\$34,950.00
SECTION II - TOTAL						\$45,100.00		\$61,110.00		\$61,760.00		\$192,500.00
SECTION III - WATER MAIN												
45	2104.502	REMOVE HYDRANT	EA	7	\$1,200.00	\$8,400.00	\$2,625.00	\$18,375.00	\$600.00	\$4,200.00	\$2,000.00	\$14,000.00
46	2104.603	ABANDON WATERMAIN	LS	1	\$1,000.00	\$1,000.00	\$1,595.00	\$1,595.00	\$1.00	\$1.00	\$33,400.00	\$33,400.00
47	2503.602	DUCTILE IRON FITTINGS	EA	26	\$1,400.00	\$36,400.00	\$1,315.00	\$34,190.00	\$1,105.00	\$28,730.00	\$975.00	\$25,350.00
48	2504.601	TEMPORARY WATER SERVICE	LS	1	\$35,000.00	\$35,000.00	\$136,075.00	\$136,075.00	\$75,000.00	\$75,000.00	\$52,000.00	\$52,000.00
49	2504.602	HYDRANT	EA	7	\$8,000.00	\$56,000.00	\$8,135.00	\$56,945.00	\$9,950.00	\$69,650.00	\$8,625.00	\$60,375.00
50	2504.602	ADJUST GATE VALVE AND BOX	EA	16	\$1,100.00	\$17,600.00	\$1,315.00	\$21,040.00	\$685.00	\$10,960.00	\$1,300.00	\$20,800.00
51	2504.602	CONNECT TO EXISTING WATER SERVICE	EA	55	\$900.00	\$49,500.00	\$2,365.00	\$130,075.00	\$2,400.00	\$132,000.00	\$2,425.00	\$133,375.00
52	2504.602	6" GATE VALVE AND BOX	EA	4	\$2,600.00	\$10,400.00	\$3,675.00	\$14,700.00	\$3,425.00	\$13,700.00	\$3,150.00	\$12,600.00
53	2504.602	8" GATE VALVE AND BOX	EA	6	\$3,400.00	\$20,400.00	\$4,410.00	\$26,460.00	\$4,115.00	\$24,690.00	\$4,375.00	\$26,250.00

54	2504.602	3/4" CURB STOP AND BOX	EA	10	\$1,000.00	\$10,000.00	\$1,315.00	\$13,150.00	\$3,245.00	\$32,450.00	\$2,350.00	\$23,500.00
55	2504.602	CONNECT NEW 1" WATER SERVICE	EA	3	\$1,000.00	\$3,000.00	\$1,365.00	\$4,095.00	\$2,750.00	\$8,250.00	\$2,725.00	\$8,175.00
56	2504.602	1" WATER SERVICE PIPE	LF	100	\$40.00	\$4,000.00	\$63.00	\$6,300.00	\$140.00	\$14,000.00	\$125.00	\$12,500.00
57	2504.602	6" PVC C900 WATERMAIN	LF	60	\$100.00	\$6,000.00	\$78.75	\$4,725.00	\$120.00	\$7,200.00	\$65.00	\$3,900.00
58	2504.602	8" PVC C900 WATERMAIN	LF	2030	\$65.00	\$131,950.00	\$78.75	\$159,862.50	\$92.00	\$186,760.00	\$115.00	\$233,450.00
59	2504.603	WATER SERVICE PIPE INSULATION	LF	275	\$6.50	\$1,787.50	\$36.75	\$10,106.25	\$28.00	\$7,700.00	\$19.00	\$5,225.00
60	2504.604	4" POLYSTYRENE INSULATION	SY	70	\$45.00	\$3,150.00	\$47.25	\$3,307.50	\$57.00	\$3,990.00	\$52.00	\$3,640.00
SECTION III - TOTAL						\$394,587.50		\$641,001.25		\$619,281.00		\$668,540.00
SECTION IV - STORM SEWER												
61	2104.502	REMOVE CATCH BASIN	EA	4	\$750.00	\$3,000.00	\$1,575.00	\$6,300.00	\$755.00	\$3,020.00	\$1,500.00	\$6,000.00
62	2104.503	REMOVE SEWER PIPE (STORM) 12" RCP	LF	40	\$40.00	\$1,600.00	\$31.50	\$1,260.00	\$37.00	\$1,480.00	\$24.00	\$960.00
63	2105.503	REMOVE SEWER PIPE (STORM) 15" RCP	LF	40	\$50.00	\$2,000.00	\$31.50	\$1,260.00	\$37.00	\$1,480.00	\$30.00	\$1,200.00
64	2502.503	4" PERF PVC PIPE DRAIN	LF	6310	\$12.00	\$75,720.00	\$10.50	\$66,255.00	\$11.75	\$74,142.50	\$12.00	\$75,720.00
65	2503.503	12" RC PIPE SEWER DESIGN 3006 CL III	LF	40	\$100.00	\$4,000.00	\$110.00	\$4,400.00	\$117.00	\$4,680.00	\$291.00	\$11,640.00
66	2504.503	15" RC PIPE SEWER DESIGN 3006 CL III	LF	40	\$120.00	\$4,800.00	\$121.00	\$4,840.00	\$125.00	\$5,000.00	\$298.00	\$11,920.00
67	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER	LF	40	\$30.00	\$1,200.00	\$5.25	\$210.00	\$10.00	\$400.00	\$22.00	\$880.00
68	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN G OR H	EA	4	\$2,800.00	\$11,200.00	\$3,935.00	\$15,740.00	\$3,695.00	\$14,780.00	\$2,700.00	\$10,800.00
69	2506.602	CONNECT INTO EXISTING STORM SEWER	EA	4	\$1,500.00	\$6,000.00	\$2,365.00	\$9,460.00	\$2,375.00	\$9,500.00	\$1,900.00	\$7,600.00
70	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	26	\$375.00	\$9,750.00	\$500.00	\$13,000.00	\$550.00	\$14,300.00	\$900.00	\$23,400.00
71	SPEC PROV	FURNISH AND INSTALL MANHOLE EXTENSION RING	EA	6	\$475.00	\$2,850.00	\$305.00	\$1,830.00	\$435.00	\$2,610.00	\$800.00	\$4,800.00
72	SPEC PROV	FURNISH AND INSTALL NEW CASTING - TYPE "D"	EA	22	\$1,800.00	\$39,600.00	\$1,100.00	\$24,200.00	\$2,440.00	\$53,680.00	\$2,800.00	\$61,600.00
73	SPEC PROV	FURNISH AND INSTALL NEW CASTING - TYPE "A" (LOW PROFILE)	EA	17	\$1,800.00	\$30,600.00	\$1,085.00	\$18,445.00	\$685.00	\$11,645.00	\$2,350.00	\$39,950.00
74	SPEC PROV	FURNISH AND INSTALL NEW CASTING - TYPE "A"	EA	13	\$1,800.00	\$23,400.00	\$2,835.00	\$36,855.00	\$695.00	\$9,035.00	\$2,400.00	\$31,200.00
75	SPEC PROV	RECONSTRUCT DRAINAGE STRUCTURE/BRICK MANHOLE	EA	2	\$1,600.00	\$3,200.00	\$3,360.00	\$6,720.00	\$4,365.00	\$8,730.00	\$1,900.00	\$3,800.00
SECTION IV - TOTAL						\$218,920.00		\$210,775.00		\$214,482.50		\$291,470.00
BID TOTAL						\$2,291,367.80		\$2,468,472.65		\$2,957,397.50		\$3,396,718.67

RESOLUTION

Resolution to Order Improvement and Declare Official Intent for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)

WHEREAS, pursuant to a resolution of the City Council adopted on December 9th, 2024, a Preliminary Engineering Report has been prepared by City staff under the direction of the City Engineer with reference to 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02); and

WHEREAS, pursuant to a resolution of the City Council adopted January 27, 2025, the City Council received the report from the City Engineer and fixed a date of March 10, 2025 for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement on December 2nd, 2024, and found it to be in compliance with the City's Comprehensive Plan; and

WHEREAS, ten days' mailed notice and ten days' published notice of the hearing was given, and the hearing was held thereon on the 10th day of March, 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be combined into a single project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City's Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted January 27, 2025.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Award Bid for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02)

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

<u>Bidder</u>	<u>Bid</u>
Northern Improvement Company	\$2,468,472.65
Sellin Brothers, Inc.	\$2,957,397.50
Dakota Underground Company	\$3,396,718.67
Engineer's Estimate	\$2,291,367.80

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 Northern Improvement Company, of Fargo, North Dakota in the amount of \$2,468,472.65. 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. MPS will pay a share of infrastructure costs, and the remaining 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 Northern Improvement Company, of Fargo, North Dakota, for 14th Ave S, 13th St S, and 18th St S Underground Utility and Street Improvements (Eng. No. 25-A2-02), 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% (\$123,423.63) of the total contract amount.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 10, 2025

SUBJECT:

Public Hearing for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)

RECOMMENDATION:

The Mayor and City Council are asked to conduct a Public Hearing to consider proposed improvements for Country Heritage Area Street Improvements (Eng. No. 24-A2-03) and, following the Hearing, to consider the following resolutions:

- A. Resolution to Order Improvements and Declare Intent to Assess
- B. Resolution to Award Bid

BACKGROUND/KEY POINTS:

The proposed project area includes the streets of 65th Ave N, 66th Ave N, 67th Ave N, 3rd St N, and 4th St N (see attached map). These streets are included in the City's 2025-2029 Capital Improvement Plan and are scheduled for construction of improvements in 2025.

On December 9, 2023, the City Council ordered the preparation of the Engineer's Report. The report was completed by City staff under the direction of the City Engineer, and presented to Council on Dec 11, 2024. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The following street improvements were recommended:

65th Ave N, 66th Ave N, 67th Ave N, 3rd St N, and 4th St N – Reconstruction

A reconstruction includes the replacement of the entire pavement and gravel section. There is no curb & gutter or sidewalk in this project area and it not proposed to install either of those items.

This area was originally developed in the 1960's as a rural subdivision in Oakport Township. In 1990, due to failing wells and septic systems, the area requested water and sewer service be provided by the City, and an Orderly Annexation Agreement was executed. In accordance with that agreement, this area was annexed into the City in 2015. Since then, the City has received several complaints regarding poor drainage in the project area. The poor drainage is largely due to the lack of any underground storm sewer infrastructure and to the very flat nature of the ditches. City staff developed three drainage alternatives and two pavement design alternatives for the proposed project (described below). In September 2024, the City surveyed the residents regarding the alternatives. Residents were informed that any improvements beyond the base alternatives would result in additional assessments.

The drainage alternatives consisted of the base option of maintaining the existing rural drainage system (ditches and culverts) with only minor ditch re-grading, plus two alternative versions of underground storm sewer pipe with manholes and inlets. The pavement options consisted of the base alternative of the City's typical residential section of bituminous pavement, with an alternative to use concrete pavement. The City received a total of 20 responses from the 43 property owners. Of the responses received, 80% favored the base alternative for drainage



City Council Communication

March 10, 2025

improvements (minor ditch re-grading), and 100% favored bituminous pavement instead of concrete pavement. Based on this feedback, staff completed the plans for the base alternatives.

The report finds that the proposed improvements are necessary, cost-effective and feasible. The report further finds that the project is of a sufficient size to achieve a desirable economy of scale and may be constructed as a stand-alone project or in connection with some other improvement. A portion of the project cost will be financed using special assessments applied on an adjusted front foot basis at the standard rates in accordance with the current fee schedule: \$65.00 per foot for rural reconstruction,

On January 21, 2025, a virtual public informational presentation on the proposed improvements was made available on the City website. The public informational presentation was intended to inform the residents/owners of the final design and solicit feedback prior to receiving bids. A letter was mailed to the abutting property owners notifying them of the presentation, and how to contact staff to ask questions or submit comments regarding the proposed design. Staff fielded several questions regarding drainage, assessments, and construction schedule.

Since special assessments will be used to finance a portion of the project cost, and the project has been initiated by Council action rather than by petition of the benefiting property owners, it is necessary to hold a Public Hearing prior to ordering the improvements. In accordance with Minnesota Statutes, Chapter 429, 10 days published notice and 10 days mailed notice of tonight's hearing was provided to the 43 parcels that will be assessed for the proposed improvements. An example of the mailed notice is attached to this communication. At the time this communication was prepared, staff had not received any comments on the proposed improvements in response to the mailed notice. Staff will provide an update on comments received through Monday, March 10 at the Public Hearing. Staff recommends that, at the close of the Public Hearing, the Council order the improvements and declare the intent to assess. Since the project was initiated by Council action instead of by petition of at least 35% of the benefiting property owners, the improvements may only be ordered by a 4/5 supermajority of the full Council (7 affirmative votes).

Bids for the project were received on February 19, 2025, and are summarized in the Financial Considerations section of this communication. After ordering the improvements, 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	December 9, 2024
Approve Plans & Specs and Authorize Ad for Bids	January 27, 2025
Receive Bids	February 19, 2025
Hold Public Hearing, Order Improvements, Declare Intent to Assess & Award Bid	March 10, 2024
Anticipated Construction Schedule	May – Sept., 2025
Hold Assessment Hearing	Fall 2025



City Council Communication

March 10, 2025

FINANCIAL CONSIDERATIONS:

Four bids for the project were received on February 19, 2025. The bids are detailed in the attached bid tabulation and summarized below:

Bidder	Bid
Border States Paving	\$945,500.13
Norther Improvement Company	\$973,164.75
Park Construction Company	\$1,020,420.90
Central Specialties	\$1,118,793.90
Engineer's Estimate	\$1,244,748.25

Based on the low bid, the total cost of the improvements, including contingencies and fees is estimated to be approximately \$1,131,300. The project will be financed through the PIR fund. Approximately \$491,000 will be special 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.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager
Tom Trowbridge, City Engineer

Attachments: Location Map, Public Hearing Notice Mailing, Bid Tabulation



24-A2-03 Project Area



CITY OF MOORHEAD
ENGINEERING DEPT.
PO BOX 779
MOORHEAD, MN 56561-0779

THIS IS NOT A BILL

This is a notification of the proposed improvement hearing and estimated special assessment. A final assessment hearing will be held at a later date.

February 27, 2025



Project No. 811965

Eng#. 24-A2-3

Project Description & Location: 24-A2-3-MILL AND OVERLAY COUNTRY HERITAGE ADDITION

Assessment/Benefiting Area

All properties abutting 65th, 66th and 67th Ave N between 2nd and 4th St N and all properties abutting 3rd St N between 65th and 67th Ave N and all properties on 4th St N and cul-de-sac

Notice is hereby given that the City Council of Moorhead, Minnesota will meet at the Hjemkomst Center, 202 1st Ave. N., Moorhead, MN at **5:45 pm on Monday, March 10, 2025** to consider the making of improvements on the above referenced project.

The estimated total cost that would be assessed against your property for this project is \$ 11,440.00 and would be assessed over a 20 year period at an estimated interest rate of 5.37 %.

Below is an example of your estimated special assessment cost.

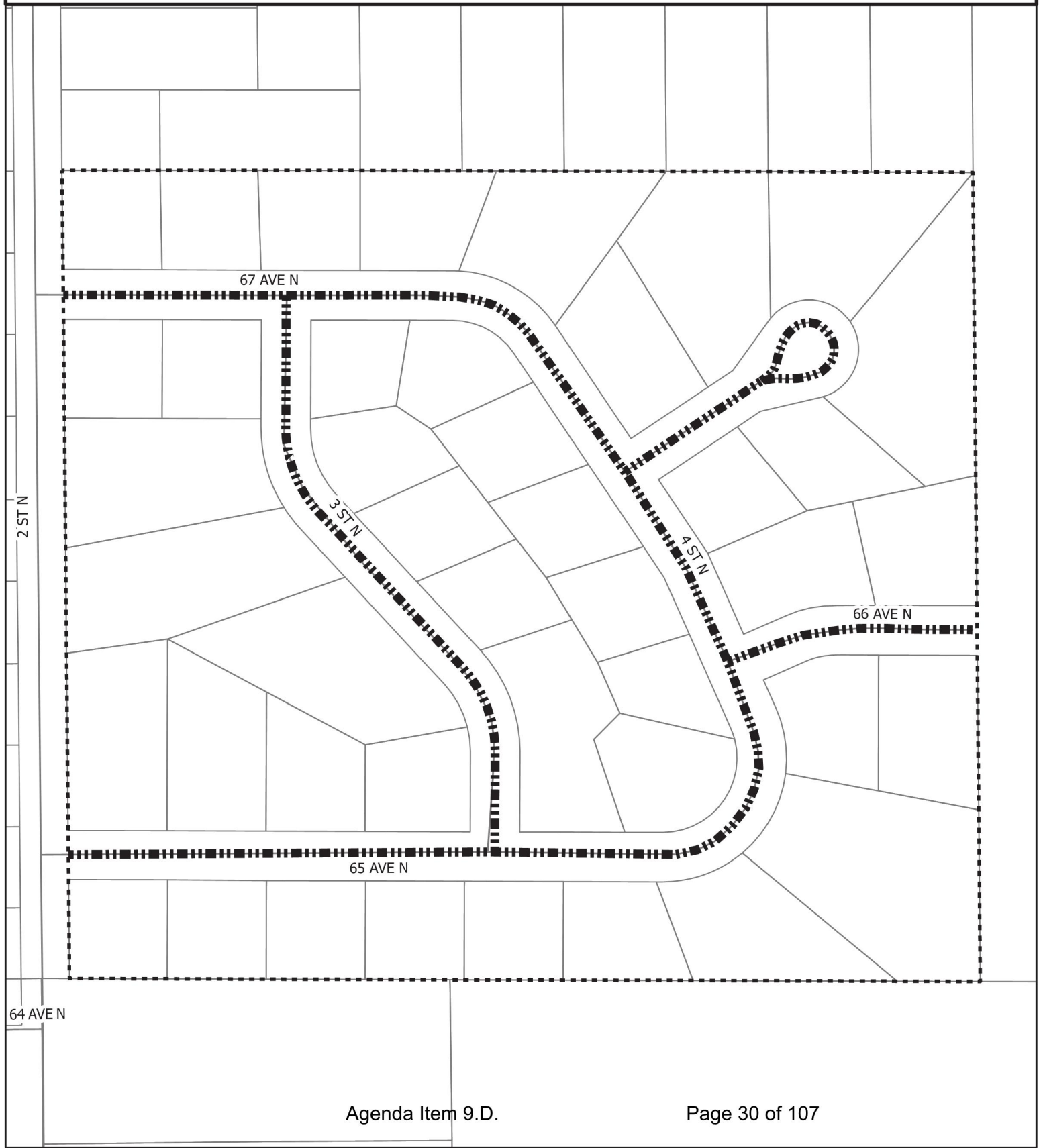
Principal Amount = \$11,440.00 / 20 years =	First year principal	\$572.00
	Plus 5.37% interest	\$614.33
	First Year payment	\$1,186.33
NOTE: Interest is charged each year on the unpaid balance		

Written or oral objections will be heard and considered at said hearing . If you wish to respond yet cannot attend, please respond in writing to the Engineering Office . Responses must be received prior to the hearing on **March 10, 2025**.

Please contact the City Clerk's Office 218-299-5166 if auxiliary aids or services are required (ten hours notice is required). TDD/TTY (for hearing and speech impaired only) dial 711.



- ■ ■ ■ Rural Rehab \$65/FF
- □ □ □ Assessment Area



PROJECT/ASSESSMENT INFORMATION - ENGINEERING NO. 24-A2-3 (811965)

PROPOSED WORK: Rural Street Reconstruction – Country Heritage Addition, 65th, 66th and 67th Aves N between 2nd and 4th St N 3rd and 4th St N between 65th & 67th Ave N and Summerset Ave

PROJECT ENGINEER: Clay Lexen, Asst. City Engineer **Phone:** 218-299-5494 **Email:** clay.lexen@moorheadmn.gov

STREET CLASSIFICATION: All streets in this project are “Local” streets.

Local streets are the street network within a subdivision that is intended to provide access to the directly abutting properties and primarily serves local traffic. Typically, about 1/3 of the cost for local streets is assessed to the directly abutting lots within the subdivision. The city pays the rest of the cost through the general property tax levy.

PROJECT DETAILS: On Dec. 11, 2023, the City Council ordered the preparation of the Engineer’s Report, which was completed by City staff under direction of the City Engineer. The report evaluated the existing street and utility systems, considering how they were constructed and maintained, their age and current condition, and information obtained from soil borings and sewer televising. The report recommended for the following street and utility improvements:

- Reconstruction of 65th Ave North, 66th Ave North, 67th Ave North, 3rd Street North, and 4th Street North

A reconstruction involves the full pavement depth being removed and replaced, typically including the gravel base. Because this area is a rural section road, there is no curb and gutter to replace. No curb and gutter will be installed. This project area does not have sidewalk and no sidewalk will be installed.

All sanitary sewer mains are PVC and in good condition. All water mains are polyvinyl chloride (PVC) and are in good condition. There is no storm sewer in the subdivision and no new storm sewer will be installed.

A map showing the proposed improvements and assessment boundaries is included on the back of your notice.

A virtual informational presentation can be viewed by using the QR Code to the right or:

1. Go to City’s website at www.cityofmoorhead.com
 2. Click on the **Departments** tab
 3. Under City Departments, click on **Engineering**
 4. On the left-hand side of the screen, click on the heading **Current & Future Projects**
 5. On the left-hand side of the screen, click on **24-A2-03 – 65th Ave N & 3rd St N**.
- It will bring you to the project page and you can view the view presentation.

QR Code



PUBLIC HEARING: Monday, March 10, 2025, 5:45pm at the Heritage Hjemkomst Center, 202 1st Av N., Moorhead, MN.

FINANCIAL: Bids for the project were received Feb. 19. The lowest qualified bid received was from Border States Paving for \$945,500.13.

ASSESSMENT INFO/CALCULATIONS: City assessment policy establishes a flat rate for street repair projects to keep things equitable among all properties in Moorhead. This policy has been in place since 2005. To account for variability in construction costs from year to year, and for the amount of front footage an assessment is based on (side lot footage is not assessed), the City established flat assessment rates per front foot for the various types of projects. Rates are set by the Council in its fee schedule, and is intended, on average, to generate between 30% and 40% of the total project cost. The remaining cost is paid by the City through general tax levy proceeds. The policy provides certainty to residents that their assessment won’t go higher, regardless of the final project cost. If the project cost goes up, the City pays the additional cost, if it goes down, City share is reduced. The current rate for rural reconstruction is \$65/Front Foot

Estimated Project Cost including contingencies and fees \$1,131,000




ASSESSMENT EXAMPLE: A property with 160' of frontage abutting the street to be improved would be assessed \$10,400. (160' x \$65). **Alternate assessment calculation methods are used to determine front footage for irregular shaped, cul-de-sacs and lots on curves, and first 150 feet of side lot footage is exempted from corner lots to keep special assessments equitable.*

ASSESSMENT SCHEDULE: Final assessment notices are sent out in Sept/Oct and are then certified to the County on November 15. If you choose to do so, after final assessment has been adopted by council, you will have an opportunity to pay off, or buy down, the assessment, without interest, before it's certified to County and added to your 2026 property taxes.

This project would be spread over 20 years at an *estimated* interest rate of 5.37%. Actual interest rate will be determined after the City has bonded for the project. Below are two examples of projected amortization of the assessment, if paid over the 20-year duration. **Note: Assessments can be paid off and paid down at any time without penalty.**

EXAMPLE 1							EXAMPLE 2						
SPECIAL ASSESSMENT AMORTIZATION SCHEDULE							SPECIAL ASSESSMENT AMORTIZATION SCHEDULE						
Special Assmt							Special Assmt						
Principal \$ 10,400							Principal \$ 13,500						
Rate 5.37%							Rate 5.37%						
Principal \$ 520							Principal \$ 675						
Total Interest \$ 5,864							Total Interest \$ 7,612						
Years 20							Years 20						
Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget	Year	Pymt #	Balance	Principal	Interest	Yearly Total	Monthly Budget
2026	1	10,400.00	520.00	558.48	1,078.48	89.87	2026	1	13,500.00	675.00	724.95	1,399.95	116.66
2027	2	9,880.00	520.00	530.56	1,050.56	87.55	2027	2	12,825.00	675.00	688.70	1,363.70	113.64
2028	3	9,360.00	520.00	502.63	1,022.63	85.22	2028	3	12,150.00	675.00	652.46	1,327.46	110.62
2029	4	8,840.00	520.00	474.71	994.71	82.89	2029	4	11,475.00	675.00	616.21	1,291.21	107.60
2030	5	8,320.00	520.00	446.78	966.78	80.57	2030	5	10,800.00	675.00	579.96	1,254.96	104.58
2031	6	7,800.00	520.00	418.86	938.86	78.24	2031	6	10,125.00	675.00	543.71	1,218.71	101.56
2032	7	7,280.00	520.00	390.94	910.94	75.91	2032	7	9,450.00	675.00	507.47	1,182.47	98.54
2033	8	6,760.00	520.00	363.01	883.01	73.58	2033	8	8,775.00	675.00	471.22	1,146.22	95.52
2034	9	6,240.00	520.00	335.09	855.09	71.26	2034	9	8,100.00	675.00	434.97	1,109.97	92.50
2035	10	5,720.00	520.00	307.16	827.16	68.93	2035	10	7,425.00	675.00	398.72	1,073.72	89.48
2036	11	5,200.00	520.00	279.24	799.24	66.60	2036	11	6,750.00	675.00	362.48	1,037.48	86.46
2037	12	4,680.00	520.00	251.32	771.32	64.28	2037	12	6,075.00	675.00	326.23	1,001.23	83.44
2038	13	4,160.00	520.00	223.39	743.39	61.95	2038	13	5,400.00	675.00	289.98	964.98	80.42
2039	14	3,640.00	520.00	195.47	715.47	59.62	2039	14	4,725.00	675.00	253.73	928.73	77.39
2040	15	3,120.00	520.00	167.54	687.54	57.30	2040	15	4,050.00	675.00	217.49	892.49	74.37
2041	16	2,600.00	520.00	139.62	659.62	54.97	2041	16	3,375.00	675.00	181.24	856.24	71.35
2042	17	2,080.00	520.00	111.70	631.70	52.64	2042	17	2,700.00	675.00	144.99	819.99	68.33
2043	18	1,560.00	520.00	83.77	603.77	50.31	2043	18	2,025.00	675.00	108.74	783.74	65.31
2044	19	1,040.00	520.00	55.85	575.85	47.99	2044	19	1,350.00	675.00	72.50	747.50	62.29
2045	20	520.00	520.00	27.92	547.92	45.66	2045	20	675.00	675.00	36.25	711.25	59.27
			10,400.00	5,864.04	16,264.04					13,500.00	7,612.00	21,112.00	

CONSTRUCTION SCHEDULE: Anticipated work schedule is between May–Oct. 2025. During construction, City will maintain project info on its website through an interactive map, which you can find by doing the following.

1. Go to www.cityofmoorhead.com and click on  button.
 2. Below the map, click on “[click here to enlarge the map](#)”
 3. Click on the project on the map you are interested in, and an information box will pop up.
- Note: On the left-hand side of the screen, you can also click on the link to your project 24-A2-3 for additional project information.

E-Notifications: You can sign up for electronic notifications to receive periodic updates regarding this specific project.

1. Go to www.cityofmoorhead.com
2. Click on the **e-Notifications** at the top of the page then fill in the required information
3. Scroll to the News section of the page and check the project **24-A2-03 – 65th Ave N & 3rd St N**
4. Enter the verification code in the Code box and hit submit.



Door Hangers: Occasionally we may distribute printed door hangers to communicate important project information to you such as temporary parking restrictions or driveway access limitations. Please check your front doors periodically once construction begins.

Mobility Concerns: If mobility is a concern within your home, an individual is disabled, etc., please contact us ASAP so we can work to accommodate your needs during construction. The road and/or sidewalk will be removed in some areas. Please reach out if this is a concern.



To request this information in a different language, please contact: 218.299.5427

Para solicitar esta información en otro idioma, comuníquese con: 218.299.5427

Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin: 218.299.5427

218.299.5427: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii: 218.299.5427



Bid Opening 2/19/25					Engineer Estimate		Border States Paving, Inc.		Northern Improvement Company		Park Construction Company		Central Specialties Incorporated		
	Line	Item Code	Item Description	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SECTION I - Street Improvements															
	1	2021.501	MOBILIZATION	LS	1	\$75,000.00	\$75,000.00	\$12,200.00	\$12,200.00	\$30,875.00	\$30,875.00	\$92,900.00	\$92,900.00	\$62,000.00	\$62,000.00
	2	2104.502	REMOVE SIGN TYPE C	EA	5	\$100.00	\$500.00	\$52.60	\$263.00	\$21.00	\$105.00	\$25.00	\$125.00	\$25.00	\$125.00
	3	2104.502	REMOVE SIGN TYPE D	EA	20	\$100.00	\$2,000.00	\$52.60	\$1,052.00	\$12.60	\$252.00	\$10.00	\$200.00	\$10.00	\$200.00
	4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	545	\$6.00	\$3,270.00	\$5.00	\$2,725.00	\$5.00	\$2,725.00	\$4.75	\$2,588.75	\$4.75	\$2,588.75
	5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	217	\$4.00	\$868.00	\$2.05	\$444.85	\$5.00	\$1,085.00	\$1.95	\$423.15	\$1.95	\$423.15
	6	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	322	\$20.00	\$6,440.00	\$7.00	\$2,254.00	\$13.50	\$4,347.00	\$20.80	\$6,697.60	\$25.00	\$8,050.00
	7	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	65	\$10.00	\$650.00	\$5.50	\$357.50	\$13.50	\$877.50	\$31.00	\$2,015.00	\$10.00	\$650.00
	8	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	12541.0	\$4.00	\$50,164.00	\$5.50	\$68,975.50	\$6.00	\$75,246.00	\$4.15	\$52,045.15	\$6.50	\$81,516.50
	9	2106.507	EXCAVATION - COMMON (EV) (P)	CY	4419.00	\$40.00	\$176,760.00	\$15.50	\$68,494.50	\$17.50	\$77,332.50	\$18.25	\$80,646.75	\$23.50	\$103,846.50
	10	2108.504	GEOTEXTILE FABRIC TYPE V - MODIFIED	SY	13130.0	\$4.00	\$52,520.00	\$3.35	\$43,985.50	\$3.00	\$39,390.00	\$2.90	\$38,077.00	\$4.25	\$55,802.50
	11	2112.604	SUBGRADE PREPARATION	SY	13130.0	\$3.00	\$39,390.00	\$1.85	\$24,290.50	\$2.50	\$32,825.00	\$1.25	\$16,412.50	\$1.75	\$22,977.50
	12	2123.61	MACHINE TIME	HR	20	\$300.00	\$6,000.00	\$200.00	\$4,000.00	\$350.00	\$7,000.00	\$307.00	\$6,140.00	\$150.00	\$3,000.00
	13	2211.507	AGGREGATE BASE (CV) CLASS 5 MODIFIED (P)	CY	4376.00	\$65.00	\$284,440.00	\$53.00	\$231,928.00	\$50.00	\$218,800.00	\$46.00	\$201,296.00	\$65.00	\$284,440.00
	14	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	1877.00	\$85.00	\$159,545.00	\$77.00	\$144,529.00	\$83.00	\$155,791.00	\$80.00	\$150,160.00	\$80.00	\$150,160.00
	15	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	2627.00	\$85.00	\$223,295.00	\$77.00	\$202,279.00	\$80.00	\$210,160.00	\$73.00	\$191,771.00	\$73.00	\$191,771.00
	16	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SY	335	\$100.00	\$33,500.00	\$95.70	\$32,059.50	\$95.00	\$31,825.00	\$177.00	\$59,295.00	\$130.00	\$43,550.00
	17	2563.601	TRAFFIC CONTROL	LS	1	\$2,500.00	\$2,500.00	\$2,520.00	\$2,520.00	\$2,425.00	\$2,425.00	\$1,120.00	\$1,120.00	\$1,120.00	\$1,120.00
	18	2564.602	FURNISH AND INSTALL SIGN TYPE C	SF	49.75	\$55.00	\$2,736.25	\$20.60	\$1,024.85	\$58.00	\$2,885.50	\$52.00	\$2,587.00	\$52.00	\$2,587.00
	19	2564.602	FURNISH AND INSTALL SIGN TYPE D	SF	50	\$55.00	\$2,750.00	\$23.70	\$1,185.00	\$47.25	\$2,362.50	\$58.50	\$2,925.00	\$56.50	\$2,825.00
	20	2573.501	STABILIZED CONSTRUCTION EXIT	LS	2	\$1,500.00	\$3,000.00	\$2,210.00	\$4,420.00	\$900.00	\$1,800.00	\$1,000.00	\$2,000.00	\$250.00	\$500.00
	21	2573.503	SEDIMENT CONTROL LOG - STRAW	LF	2000.00	\$5.00	\$10,000.00	\$4.55	\$9,100.00	\$4.60	\$9,200.00	\$4.35	\$8,700.00	\$4.35	\$8,700.00
	22	2574.507	TOPSOIL STRIP & SPREAD	CY	1061.00	\$25.00	\$26,525.00	\$7.63	\$8,095.43	\$11.25	\$11,936.25	\$41.00	\$43,501.00	\$12.50	\$13,262.50
	23	2574.507	SELECT TOPSOIL BORROW (LV)	CY	355	\$65.00	\$23,075.00	\$58.50	\$20,767.50	\$25.00	\$8,875.00	\$35.50	\$12,602.50	\$50.00	\$17,750.00
	24	2575.505	TURF ESTABLISHMENT - GRASS SEEDING WITH TYPE 5 HYDROMULCH	SY	12010.0	\$2.00	\$24,020.00	\$1.95	\$23,419.50	\$1.95	\$23,419.50	\$1.85	\$22,218.50	\$1.85	\$22,218.50
	25	2575.523	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$25.00	\$2,500.00	\$63.10	\$6,310.00	\$63.00	\$6,300.00	\$60.00	\$6,000.00	\$60.00	\$6,000.00
SECTION I - TOTAL							\$1,211,448.25		\$916,680.13		\$957,839.75		\$1,002,446.90		\$1,086,063.90
Sanitary Sewer II															
	26	SPEC PR	INSTALL SALVAGED CASTING	EA	14	\$1,200.00	\$16,800.00	\$505.00	\$7,070.00	\$335.00	\$4,690.00	\$884.00	\$12,376.00	\$1,200.00	\$16,800.00
	27	SPEC PR	FURNISH AND INSTALL NEW CASTING	EA	3	\$2,500.00	\$7,500.00	\$3,610.00	\$10,830.00	\$845.00	\$2,535.00	\$1,210.00	\$3,630.00	\$1,710.00	\$5,130.00
SECTION II - TOTAL							\$24,300.00		\$17,900.00		\$7,225.00		\$16,006.00		\$21,930.00
Section III - Watermain															
	28	2504.602	ADJUST GATE VALVE AND BOX	EA	6	\$1,500.00	\$9,000.00	\$1,820.00	\$10,920.00	\$1,350.00	\$8,100.00	\$328.00	\$1,968.00	\$1,800.00	\$10,800.00
SECTION III - TOTAL							\$9,000.00		\$10,920.00		\$8,100.00		\$1,968.00		\$10,800.00
Base Bid Total:							\$1,244,748.25		\$945,500.13		\$973,164.75		\$1,020,420.90		\$1,118,793.90

RESOLUTION

Resolution to Order Improvement and Declare Official Intent for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)

WHEREAS, pursuant to a resolution of the City Council adopted on December 11, 2023, a Preliminary Engineering Report has been prepared by City staff under the direction of the City Engineer with reference to proposed improvements in Country Heritage Area Street Improvements (Eng. No. 24-A2-03); and

WHEREAS, pursuant to a resolution of the City Council adopted December 9, 2024, the City Council received the report from the City Engineer and fixed a date of March 10, 2025 for a Public Hearing on the proposed improvements; and

WHEREAS, the City Planning Commission reviewed the proposed improvement December 2, 2024, and found it to be in compliance with the City's Comprehensive Plan; and

WHEREAS, ten days' mailed notice and ten days' published notice of the hearing was given, and the hearing was held thereon on the 10th day of March, 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. Such improvements are necessary, cost-effective, and feasible, and should best be combined into a single project for optimal bidding and construction management purposes as detailed in the Preliminary Engineering Report.
2. The City's Planning Commission has reviewed the proposed capital improvement and reported in writing to the Council its findings as to compliance of the proposed improvement with the Comprehensive Municipal Plan.
3. Such improvements are hereby ordered as proposed in the Council resolution adopted December 9, 2024.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Award Bid for Country Heritage Area Street Improvements (Eng. No. 24-A2-03)

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

<u>Bidder</u>	<u>Bid</u>
Border States Paving	\$945,500.13
Norther Improvement Company	\$973,164.75
Park Construction Company	\$1,020,420.90
Central Specialties	\$1,118,793.90
Engineer's Estimate	\$1,244,748.25

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 Border States Paving of Fargo, ND in the amount of \$945,500.13. 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 Border States Paving of Fargo, ND, for Country Heritage Street Improvements (Eng. No. 24-A2-03), 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% (\$47,275.00) of the total contract amount

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 10, 2025

SUBJECT:

Resolution to Approve Transfer of City-Owned Property to the Moorhead Economic Development Authority

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve the transfer of lots within the Moorhead Downtown Addition to the Moorhead Economic Development Authority

BACKGROUND/KEY POINTS:

Starting in 2019, a series of agreements with Roers Development commenced in the acquisition of property within Downtown Moorhead and the Moorhead Center Mall. In December 2024, as outlined within the Predevelopment Agreement between Roers Development and the City, Roers Development transferred the acquired parcels to the City. This has brought the property under City ownership to complete the platting of Moorhead Downtown Addition.

The Moorhead Economic Development Authority has created TIF District No. 31, a Redevelopment District, for the redevelopment of the Moorhead Center Mall Project. The Moorhead Economic Development Authority has specific authorization under Minnesota law to carry out economic development activities including the power to sell and convey property it owns within TIF District No. 31, if in the best interests of the City and it furthers the Moorhead Economic Development Authority's general plan of economic development. To promote redevelopment within TIF District No. 31, the City must transfer certain lots as determined by City staff, to the Moorhead Economic Development Authority to facilitate the redevelopment of the Moorhead Center Mall.

The proposed land transfer is consistent with the City's vision and objectives regarding the redevelopment of the Moorhead Center Mall site.

The attached resolution transfers the following properties: Lots 1 and 2, Block 2; Lot 1, Block 3; Lots 1-3, Block 4; Lots 1-3, Block 5; Lots 1-3, Block 6; and Lot 1, Block 7.

FINANCIAL CONSIDERATIONS:

There is no financial consideration for the transfer of this property. Acquisition and demolition costs related to the redevelopment project will be financed through an approved Tax Increment Financing Redevelopment District No. 31.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Amy Thorpe, Economic Development Program Administrator

Attachments: Draft Resolution

RESOLUTION

Resolution to Approve the Transfer Parcels within the Moorhead Downtown Addition from the City of Moorhead to the Moorhead Economic Development Authority

WHEREAS, City of Moorhead, Minnesota (the “City”), pursuant to the Agreement to Close Out Pre-Development Agreement and Lien Agreement, dated December 12, 2024, has completed the buyback of lots from Roers Development, Inc., and its affiliate companies, which are part of the Moorhead Center Mall redevelopment project, currently underway in the City’s downtown area; and

WHEREAS, the Moorhead Economic Development Authority (the “Authority”) has created Tax Increment Financing (“TIF”) District No. 31, a Redevelopment District, for the Downtown Moorhead Development Project; and

WHEREAS, the Authority has specific authorization under Minnesota law to carry out economic development activities including the power to sell and convey property it owns within TIF District No. 31, pursuant to Minn. Stat. § 469.105, subdivision 1, if it determines that the sale is in the best interests of the city and furthers the Authority’s general plan of economic development; and

WHEREAS, to promote redevelopment within TIF District No 31, the City must transfer certain lots as determined by City staff, to the Authority in order to facilitate the redevelopment of the Downtown Moorhead Development Project and TIF District No. 31; and

WHEREAS, the City Council desires to authorize the transfer of the necessary real property from the City to the Authority through a quit claim deed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that the Mayor and City Manager are authorized to execute and record the deed attached as Exhibit A with the Office of the Recorder and any other documents required to transfer the necessary real property to the Authority.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

EXHIBIT A – FORM OF DEED

QUIT CLAIM DEED

Date: _____, 2025

eCRV Number: _____
Deed Tax Due: \$1.65

FOR VALUABLE CONSIDERATION, the City of Moorhead, a municipal corporation and political subdivision of the State of Minnesota ("GRANTOR"), hereby conveys and quitclaims to the Moorhead Economic Development Authority, a municipal corporation and political subdivision of the State of Minnesota ("GRANTEE"), real property in Clay County, Minnesota, legally described as follows:

Lots 1 and 2, Block 2; Lot 1, Block 3; Lots 1-3, Block 4; Lots 1-3, Block 5; Lots 1-3, Block 6; and Lot 1, Block 7; all in the Moorhead Downtown Addition to the City of Moorhead, Clay County, Minnesota.

Together with all hereditaments and appurtenances belonging to thereto.

The Grantor certifies that the Grantor does not know of any wells on the described real property.

WITNESS, the hand of the GRANTOR:

CITY OF MOORHEAD, Minnesota

By: DO NOT SIGN
Michelle (Shelly) A. Carlson, Mayor

By: DO NOT SIGN
Dan Mahli, City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF CLAY)

This instrument was acknowledged before me on _____, 2025, by Michelle (Shelly) A. Carlson, as Mayor, and Dan Mahli, as City Manager, of the City of Moorhead, Minnesota, Grantor.

(SEAL)

DO NOT SIGN
Notary Public, Clay County, MN
My Commission Expires:

THIS INSTRUMENT WAS DRAFTED BY:

David C. Piper
Ohnstad Twichell P.C.
444 Sheyenne Street, Suite 102
P.O. Box 458
West Fargo, ND 58078-0458
TEL (701) 282-3249

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

City of Moorhead c/o MEDA
Attn: Amy Thorpe
P.O. Box 779
Moorhead, MN 56561-0779

The total consideration for the transfer of this property is \$500.00 or less.



City Council Communication

March 10, 2025

SUBJECT:

Resolution to Authorize Temporary Easement Agreements for the 34th Street (4th Ave S to 3rd Ave N) Rehabilitation Project (Eng. No. 23-02-01)

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to authorize the purchase of temporary construction easements for the 34th Street (4th Ave S to 3rd Ave N) Rehabilitation Project (Eng. No. 23-02-01).

BACKGROUND/KEY POINTS:

The proposed improvements to 34th Street are included in the City's Capital Improvement Plan for construction in 2025. The proposed improvements require the acquisition of several temporary construction easements. The City Council had previously authorized up to \$1.25 per square foot for the easements, but after reviewing the appraisals with the affected landowners, staff recommends revising the offer to \$1.92 per square foot. Since the project has partial Federal funding, the easements must be acquired prior to receiving authorization from MnDOT to proceed to bidding. Staff recommends that the Council approve the acquisition of the proposed temporary easements as shown in the attachment and summarized below:

Property Owner	Type	Address	Est. Cost Range
3330 Highway 10 LLC	Temporary Easement	3330 Highway 10 E	\$9,655.00
Easten Retail LLC	Temporary Easement	3324 Highway 10 E	\$2,200.00
TOTAL			\$11,855.00

FINANCIAL CONSIDERATIONS:

The cost of the easements will be paid from Municipal State Aid funds. The project is being financed using a combination of Federal, State and Municipal State Aid funds.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Easement Maps

EASEMENT EXHIBIT

REPLAT OF

BLOCK 1

EASTGATE

SECOND

PARCEL ID: 58.207.0031
(3330 HWY. 10, LLC)

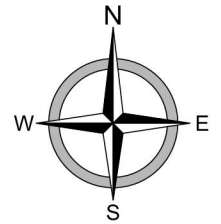
ADDITION

S'LY LINE OF LOT 1

HWY. R/W LINE PER MNDOT MAP

HWY. 10

"OFFTAKE DITCH" AREA
PER REPLAT OF EASTGATE 2ND ADD.



0 60
Scale in Feet

BEARINGS ARE BASED ON THE
CLAY COUNTY COORDINATE SYSTEM
(NAD83 2011)

LEGEND



TEMP. CONSTRUCTION
EASEMENT AREA

EASTEN

2

BLOCK 2

1

ADDITION

34TH ST. N.

E'LY LINE OF LOT 1, BLOCK 1

SE COR. OF LOT 1, BLOCK 1

E. LINE THE SW1/4
OF SEC. 3-139-48

SE COR. OF THE SW1/4
OF SEC. 3-139-48

TEMPORARY CONSTRUCTION EASEMENT
S.A.P. 144-135-017 (34TH STREET)
MOORHEAD / DILWORTH, MINNESOTA

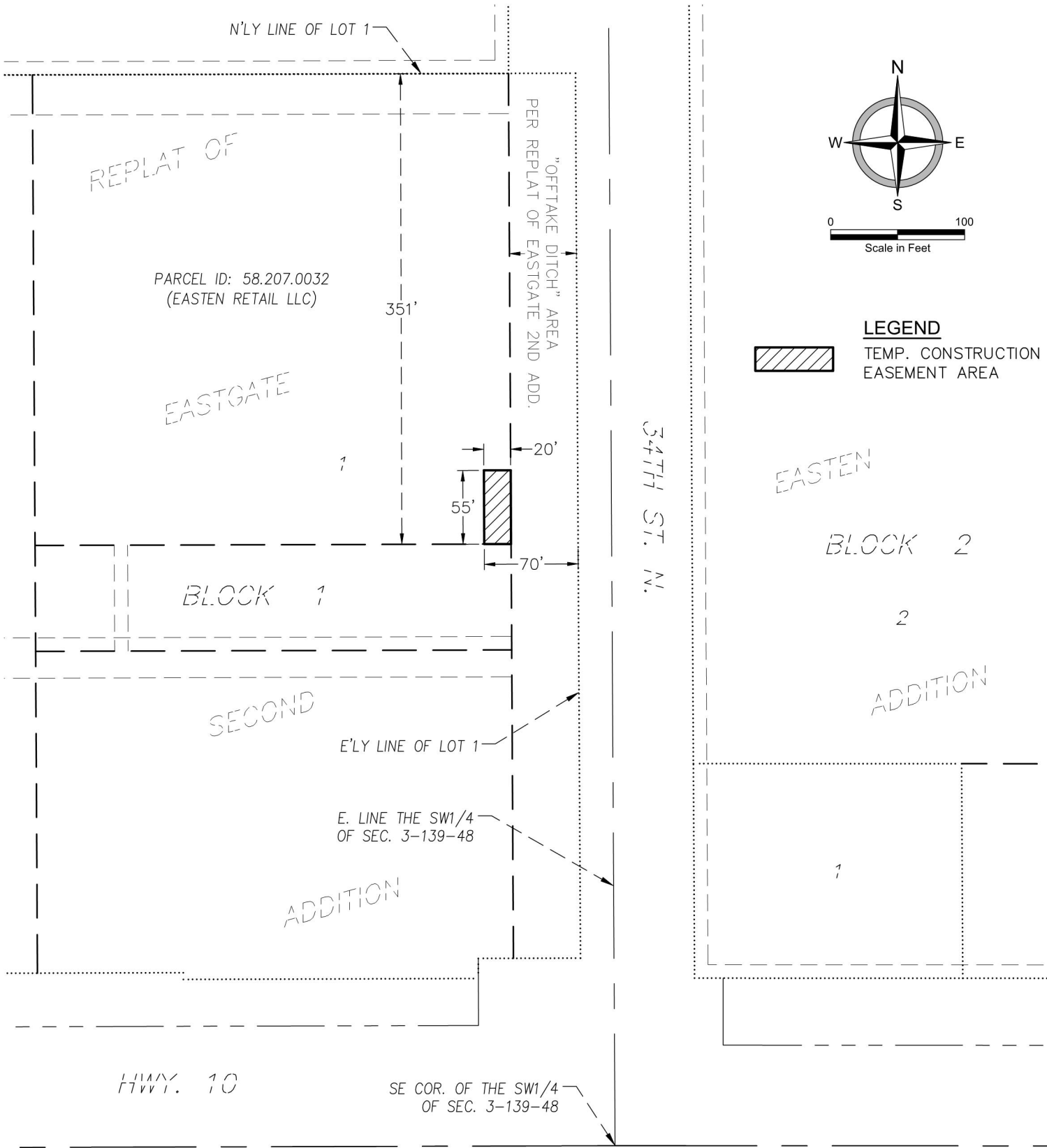
Agenda Item 11.A.

PROJECT No.	22076
DATE:	07.22.24
REVISED:	-
DRAFTER:	AJS
REVIEWER:	CDH

Page 40 of 107



EASEMENT EXHIBIT



SHEET 1 OF 2

TEMPORARY CONSTRUCTION EASEMENT
S.A.P. 144-135-017 (34TH STREET)
MOORHEAD / DILWORTH, MINNESOTA
Agenda Item 11.A.

PROJECT No.	22076
DATE:	07.22.24
REVISED:	-
DRAFTER:	AJS
REVIEWER:	CDH



RESOLUTION

Resolution to Authorize Temporary Easement Agreements for the 34th Street (4th Ave S to 3rd Ave N) Rehabilitation Project (Eng. No. 23-02-01)

WHEREAS, temporary construction easement acquisitions are necessary for [construction of the 34th Street \(4th Ave S to 3rd Ave N\) Rehabilitation Project \(Eng. No. 23-02-01\)](#); and

WHEREAS, City staff has negotiated with the property owners for the acquisition of the temporary easements at a price of \$1.92 per square foot, for the estimated amounts shown in the table below; and

Property Owner	Type	Address	Est. Cost Range
3330 Highway 10 LLC	Temporary Easement	3330 Highway 10 E	\$9,655.00
Easten Retail LLC	Temporary Easement	3324 Highway 10 E	\$2,200.00
TOTAL			\$11,855.00

WHEREAS, the proposed acquisitions will be financed with Municipal State Aid funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the proposed acquisitions are approved and that the City Engineer is hereby authorized and directed for and on behalf of the City to execute the respective purchase agreements.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 10, 2025

SUBJECT:

First Reading of Ordinance 2025-02: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential, Chapter 13, Commercial, Chapter 14, Industrial, Chapter 15, Mixed Use, Chapter 17E, Gateway Overlay, Chapter 18, Use Regulations, Chapter 19, Site Development Standards of the Moorhead City Code and related Zoning Map Amendments

RECOMMENDATION:

The Mayor and City Council are asked to consider an An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential, Chapter 13, Commercial, Chapter 14, Industrial, Chapter 15, Mixed Use, Chapter 17E, Gateway Overlay, Chapter 18, Use Regulations, Chapter 19, Site Development Standards of the Moorhead City Code and related Zoning Map Amendments.

BACKGROUND/KEY POINTS:

As with other recent zoning text amendments, the next step in the implementation process for the Onward Moorhead! Comprehensive Plan is to make additional complimentary updates to the following zoning chapters: Residential, Commercial, Industrial, Mixed Use, Gateway Overlay, Use Regulations and Site Development Standards.

In this round of proposed zoning changes, the primary changes were to:

1. Coordinate new language formatting in all zoning districts.
2. Update the Gateway Overlay District and coordinate design language for other relevant zoning districts.
3. Remove parking lot landscaping/screening requirements from individual districts and move to the landscaping/screening section of Chapter 19, Site Development Standards, where screening would be required for all parking lots instead of only in certain districts.
4. Update use table and provisional/conditional use regulations for clarity and legislative changes.
5. Clean up accessory code language, moving all language from individual districts and placing in new accessory table in Chapter 18.

Also, after receiving comments from residents impacted by 2024 RLD-1 changes to accessory size limitations, we reverted some of those changes to accommodate those concerns.

6. The Official Zoning Map needs to be updated citywide to coordinate recent zoning code updates and the updated Onward Moorhead! future land use plan map.



City Council Communication

March 10, 2025

Due to time constraints, only a few map amendments are being proposed this month to not hold up pending projects. Citywide zoning map amendments will be presented at a future meeting.

Address	PIN	Current Zone	New Zone
3140 27 Ave S	584700040	RC	CC
3000 27 Ave S	584700030	RC	CC
3131 24 Ave S	581300010, 581300020, 581300030	RC	CC
1023 30 Ave S	580600070	CC	MU-4
1015 30 Ave S	580600075	CC	MU-4
3027 11 St S	580600085	CC	MU-4
6202 2 St N	588823602	RLD-1	INS
2200 28 Ave N	589002815	TZ	INS
1102 28 Ave S	587320250	RHD	MU-4

The Planning Commission reviewed the proposed amendments at their March 3, 2025 meeting and unanimously recommend approval of the proposed zoning text and map amendments with no public comment. The complete Planning Commission packet is available at:

<https://www.ci.moorhead.mn.us/government/boards-commissions/planning-commission>

Since the Planning Commission, a few updates/clarifications/corrections were made to the following:

- Updated the use table to read: "Parking structure, standalone (deck or ramp)" to "Parking structure" , ~~standalone (deck or ramp)~~ to cover all types of structures and also changing from "P" to "CU – [M]" for MU-1 and MU-3, which are both in downtown.
- Updated requirements for outdoor storage at self-storage facilities (10-18-2.BB):
 - Storage shall be screened from street frontages by other principal uses or building(s) and from adjacent properties by a combination of solid fencing and landscaping.
- Corrected a typo in 10-12B-6, Residential Low Density-2 from: "A. Lot area: 1. Eight thousand (6,000) square feet per dwelling unit" to "A. Lot area: 1. Six thousand (6,000) square feet per dwelling unit."
- Clarified "Noise" language in MU-2 and MU-3 for commercial uses near residential neighborhoods:



City Council Communication

March 10, 2025

Noise: Commercial uses shall be designed and operated so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents, except as allowed by special city permit. Hours of operation shall be limited, where appropriate.

5. Updated Accessory Uses/Structure table (10-18-3):
 - a. Corrected new Commercial and Mixed Use setbacks for attached accessory uses/structures.
 - b. Clarified language for Architectural Detailing requirements for structures 1,000 ft or over and walls 30 ft or over.
 - c. Added accessory regulations for missing townhome/rowhouse use on individual lots in residential (10-18-3.A.2)

FINANCIAL CONSIDERATIONS:

Not Applicable

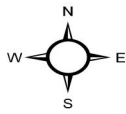
Voting Requirements: Two-Thirds of Council (6)

Submitted By:

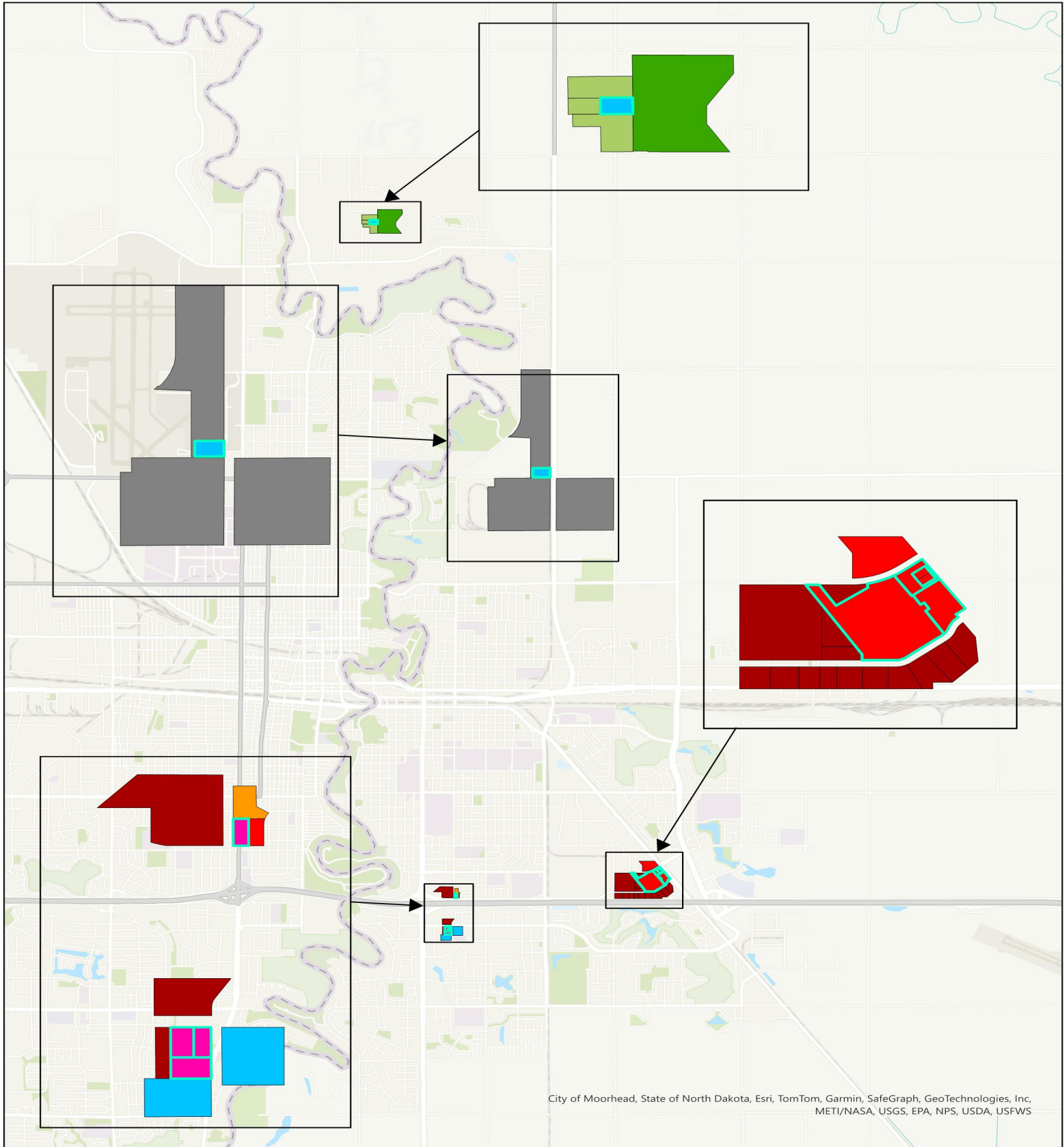
Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

Attachments: Proposed Zoning Map
Draft Ordinance 2025-02 + Proposed Use Table



General Location Map - Proposed Zoning Map Amendments



City of Moorhead, State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Legend: Zoning

- | | | | |
|---------------------------------|--------------------------------|------------------------|-----------------------------------|
| RLD1: Residential Low Density 1 | NC: Neighborhood Commercial | MU4: Gateway Mixed Use | PUD-LINS: PUD/Light Institutional |
| RLD2: Residential Low Density 2 | CC: Community Commercial | LI: Light Industrial | TZ: Transitional |
| RLD3: Residential Low Density 3 | MU1: Downtown Center Mixed Use | HI: Heavy Industrial | Not Applicable |
| RMD: Res Medium Density | MU2: Neighborhood Mixed Use | P: Public Open Space | Proposed Rezone |
| RHD: Residential High Density | MU3: Commercial Mixed Use | INS: Institutional | |

Agenda Item 12.A.

Page 46 of 107

ORDINANCE 2025-02

AN ORDINANCE TO AMEND AND REENACT TITLE 10, CHAPTER 12, RESIDENTIAL DISTRICTS, TITLE 10, CHAPTER 13, COMMERCIAL ZONES, TITLE 10, CHAPTER 14, INDUSTRIAL ZONES, TITLE 10, CHAPTER 15, MIXED USE ZONES, TITLE 10, CHAPTER 17, OVERLAY ZONES, TITLE 10, CHAPTER 18, USE REGULATIONS, TITLE 10, CHAPTER 19, SITE DEVELOPMENT STANDARDS OF THE MOORHEAD CITY CODE AND RELATED ZONING MAP AMENDMENTS

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

NEW

~~DELETE~~

SECTION 1. Title 10, Chapter 13, **Residential Districts** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter may have been omitted from the text below):

CHAPTER 12 RESIDENTIAL ZONING DISTRICTS

...

ARTICLE B. RLD-2 RESIDENTIAL LOW DENSITY – 2

...

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

...

A. Lot area:

1. Dwelling: Eight Six thousand (6,000) square feet per dwelling unit.

...

SECTION 2. Title 10, Chapter 13, **Commercial Zones** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

CHAPTER 13 COMMERCIAL ZONES ZONING DISTRICTS

TITLE 10, CHAPTER 13, ARTICLE B. CC COMMUNITY COMMERCIAL DISTRICT

~~10-13B-1: PURPOSE:~~

~~The purpose of the CC community commercial district is to provide for the establishment of a greater concentration of commercial services offering a variety of goods and services. CC uses are intended primarily for businesses with a primary market focus on the entire city of Moorhead and adjacent communities. Uses within the CC district tend to be located adjacent to other like uses, whereby a critical mass causes greater overall traffic volumes. (Ord. 2013-09, 6-24-2013)~~

~~10-13B-2: PERMITTED USES:~~

~~See commercial/industrial district use table in section 10-18-1 of this title for permitted uses. (Ord. 2013-09, 6-24-2013)~~

~~10-13B-3: ACCESSORY USES:~~

~~The following are permitted accessory uses in a CC district:~~

~~All permitted accessory uses as allowed in an MU-1 district.~~

~~Dwelling units for guards and custodians but such dwelling units shall not occupy the front portion of the ground floor and shall not contain more than one bedroom. The existence of this use requires notification to the zoning administrator.~~

~~Outdoor storage, sales, rental and service subject to chapter 19 of this title. (Ord. 2013-09, 6-24-2013)~~

~~10-13B-4: PROVISIONAL USES:~~

~~See commercial/industrial district use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and section 10-18-2 of this title. (Ord. 2013-09, 6-24-2013)~~

~~10-13B-5: CONDITIONAL USES:~~

~~See commercial/industrial district 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. 2013-09, 6-24-2013)~~

10-13B-6: LOT REQUIREMENTS AND SETBACKS:

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

- A. Lot Area: None.
- B. Lot Width: None.
- C. Building Setbacks:
 - 1. Front yard: Ten feet (10').
 - 2. Interior side yard: Five feet (5') or zero feet (0') where common walls on attached buildings are located.
 - 3. Street side yard: Ten feet (10').
 - 4. Rear yard: Ten feet (10').
- D. Parking Lot Perimeter Landscaping: Parking lot perimeter screens shall be located between off street parking areas and any adjacent street rights of way in accordance with the following table:

PARKING LOT PERIMETER LANDSCAPING

Parking Area Size (Number Of Spaces)	Buffer Width (Minimum Feet)	Minimum Requirements
1 – 50 spaces	4	Hedgerow (continuous shrubs)
	4	Decorative fence with 50% transparency with plantings (1 PU per 5 linear feet)
51+ spaces	10	1 small tree plus 6 shrubs per 25 linear feet

Alternative parking lot perimeter screens and/or buffer widths may be approved by the zoning administrator.

Landscaping provided for the parking lot perimeter landscaping shall not be counted toward meeting the landscaping and tree standards of section 10-19-17 of this title.

All off street parking areas shall be subject to parking lot perimeter screens of this subsection. The standards do not apply to areas used for storing vehicles or equipment in conjunction with a vehicle sales or rental establishment.

—E. Impervious Surface Coverage: The total lot coverage of hard surfacing and buildings shall not exceed eighty five percent (85%). Required stormwater retention ponds shall count as impervious surface coverage. The city planner has the authority to authorize an additional one percent (1%) of impervious surface in each of the following circumstances:

- 1. Use of on site stormwater retention pond by location or other manner will reduce significantly the visual impact of the impervious surface coverage of the lot.
- 2. Other methods employed by the developer will reduce significantly the impact of the impervious surface coverage of the lot.

—F. Landscaping And Buffer Yards: Consistent with chapter 19 of this title. (Ord. 2013-09, 6-24-2013)

10-13B-7: MAXIMUM BUILDING HEIGHT:

- A. Principal building: Forty five feet (45').
- B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2013-09, 6-24-2013)

10-13B-1: PURPOSE:

The purpose of the CC district is to provide an area to concentrate commercial services offering a variety of goods and services. The CC district encourages a variety of uses aimed at providing a diversity of jobs, commercial services and shopping facilities.

10-13B-2: PERMITTED USES:

See use table in 10-18-1.

10-13B-3: ACCESSORY USES:

The following are permitted accessory uses in the CC district:

Buildings, structures or uses accessory to the principal use.

Dwelling units for guards and custodians but such dwelling units shall not occupy the front portion of the ground floor and shall not contain more than one bedroom. The existence of this use requires notification to the zoning administrator.

Outdoor storage, sales, rental and service subject to chapter 17E and 9 of this title.

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

10-13B-4: PROVISIONAL USES:

See use table in 10-18-1. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and section 10-18-2.

10-13B-5: CONDITIONAL USES:

See use table in 10-18-1. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2, and any additional conditions required by the city council.

10-13B-6: PROHIBITED USES:

See use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted.

10-13B-7: SITE REQUIREMENTS:

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

A. Lot Area: None.

B. Lot Width: None.

C. Building Setbacks:

1. Front yard: Ten feet (10').

2. Interior side yard: Ten feet (10').

3. Common wall: Zero feet (0').

4. Street side yard: Ten feet (10')

5. Rear yard: Ten feet (10').

6. Outdoor sales displays: None.

7. Accessory buildings: See 10-18-3.

D. Maximum Building Height:

1. Principal building:

a. If structure is within one hundred fifty feet (150') of a principal residential structure (measured by a straight line structure to structure): Forty-five feet (45')

b. If structure is more than one hundred fifty feet (150') of a residential structure (measured by a straight-line structure to structure): Fifty-five feet (55').

2. Accessory buildings: See 10-18-3.

E. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that

will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.

F. Landscaping, Screening and Buffering: See chapter 19.

G. Impervious surface coverage: 85%.

1. The zoning administrator has the authority to authorize an additional one (1) percent if:

- a. Use of onsite stormwater retention pond or other manner that would significantly reduce the visual impact of the impervious surface coverage.
- b. Use of other methods employed by developer that would significantly reduce the impact of impervious surface coverage on the lot.

H. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19.

I. Pedestrian Access and Connectivity: Identifiable and safe pedestrian walkways within the site recommended to interconnect front doors of establishments to transit stops and/or public sidewalks.

Developments should also establish a sidewalk connection to adjacent blocks and between parking areas and adjacent uses.

J. Refuse and Recycling Storage: See chapter 19.

10-13B-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the CC district shall address the following:

A. Building Siting and Architectural Design (see also chapter 17E for properties in Gateway Overlay District):

1. Main entrances shall be emphasized by lighting or architectural enhancements.
2. All exterior walls facing or abutting public sidewalks or streets shall have equal design consideration to include materials, color, articulation and general aesthetics.
3. Exterior building walls over sixty feet (60') in height or width shall be divided visually into smaller sections and/or add architectural features to break up the mass:
 - a. Vertical and horizontal architectural features may include, but are not limited to:
 1. Roof line and/or roof overhang variations, projections or recesses, windows, public art, building massing setbacks, changes in color, material, or texture, awnings, canopies, balconies, porticoes and moldings.
4. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
5. Overhead doors and loading docks:
 - a. Shall not face public streets or frontage roads unless screened from view;

- b. Shall not face required front yards; and
 - c. Shall meet the requirements of chapter 21.
6. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the CC district.

SECTION 3. Title 10, Chapter 14, **Industrial Zones** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows:

CHAPTER 14, INDUSTRIAL ZONES ZONING DISTRICTS

ARTICLE A. LI LIGHT INDUSTRIAL DISTRICT

10-14A-1: PURPOSE:

~~It is the purpose of the LI light industrial district to permit light industrial uses that are free from objectionable features, or whose objectionable features can be eliminated by design, screening and other appropriate devices. (Ord. 2004-40, 1-3-2005)~~

10-14A-2: PERMITTED USES:

~~See commercial/industrial districts use table in section 10-18-1 of this title for permitted uses. (Ord. 2004-40, 1-3-2005)~~

10-14A-3: ACCESSORY USES:

~~The following are permitted accessory uses in an LI district:~~

~~All permitted accessory uses as allowed in the RC district.~~

~~Dwelling units for guards and custodians except that such dwelling units shall not occupy the front portion of the ground floor and shall not contain more than one bedroom. The existence of this use requires notification to the zoning administrator.~~

~~Solar energy systems. (Ord. 2013-11, 7-22-2013)~~

10-14A-4: PROVISIONAL USES:

~~See commercial/industrial districts 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. 2004-40, 1-3-2005)~~

10-14A-5: CONDITIONAL USES:

~~See commercial/industrial districts 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. 2004-40, 1-3-2005)~~

10-14A-6: LOT REQUIREMENTS AND SETBACKS:

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

~~—A. Lot area: None.~~

~~—B. Lot width: None.~~

~~—C. Building setbacks:~~

~~—1. Front yard: Ten feet (10').~~

~~—2. Interior side yard: Five feet (5').~~

~~—3. Street side yard: Ten feet (10').~~

~~—4. Rear yard: Ten feet (10').~~

~~—D. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2013-11, 7-22-2013)~~

10-14A-7: MAXIMUM BUILDING HEIGHT:

~~—A. Principal building: None.~~

~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2004-40, 1-3-2005)~~

10-14A-1: PURPOSE:

The purpose of the LI district is to provide an area to concentrate commercial and light industrial uses. The LI district encourages commercial and light industrial facilities with a variety of jobs.

10-14A-2: PERMITTED USES:

See use table in 10-18-1.

10-14A-3: ACCESSORY USES:

The following are permitted accessory uses in the LI district:

Buildings, structures or uses accessory to the principal use.

Dwelling units for guards and custodians but such dwelling units shall not occupy the front portion of the ground floor and shall not contain more than one bedroom. The existence of this use requires notification to the zoning administrator.

Outdoor storage, sales, rental and service subject to chapter 17E and 19 of this title.

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

10-14A-4: PROVISIONAL USES:

See use table in 10-18-1. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and section 10-18-2.

10-14A-5: CONDITIONAL USES:

See use table in 10-18-1. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2, and any additional conditions required by the city council.

10-14A-6: PROHIBITED USES:

See use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted.

10-14A-7: SITE REQUIREMENTS:

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

- A. Lot Area: None.
- B. Lot Width: None.
- C. Building Setbacks:
 - 1. Front yard: Ten feet (10').
 - 2. Interior side yard: Ten feet (10').
 - 3. Common wall: Zero feet (0').
 - 4. Street side yard: Ten feet (10').
 - 5. Rear yard: Ten feet (10').
 - 6. Outdoor sales displays: None.
 - 7. Accessory buildings: See 10-18-3.
- D. Maximum Building Height:
 - 1. Principal building: None.
 - 2. Accessory buildings: See 10-18-3.

- E. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.
- F. Landscaping, Screening and Buffering: See chapter 19.
- G. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19.
- H. Refuse and Recycling Storage: See chapter 19.

10-14A-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the LI district shall address the following:

- A. Building Design and Siting (see also chapter 17E for properties in Gateway Overlay District):
 - 1. Main entrances shall be emphasized by lighting or architectural enhancements.
 - 2. All exterior walls facing or abutting public sidewalks or streets shall have equal design consideration to include materials, color, articulation and general aesthetics.
 - 3. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
 - 4. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the LI district.

ARTICLE B. HI HEAVY INDUSTRIAL DISTRICT

10-14B-1: PURPOSE:

~~It is the purpose of the HI heavy industrial district to provide an area that will accommodate industries not permitted in other districts. (Ord. 2004-40, 1-3-2005)~~

10-14B-2: PERMITTED USES:

~~See commercial/industrial districts use table in section 10-18-1 of this title for permitted uses. (Ord. 2004-40, 1-3-2005)~~

10-14B-3: ACCESSORY USES:

~~The following are permitted accessory uses in an HI district:~~

~~All permitted accessory uses as allowed in the LI district. (Ord. 2004-40, 1-3-2005)~~

10-14B-4: PROVISIONAL USES:

~~See commercial/industrial districts 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. 2004-40, 1-3-2005)~~

10-14B-5: CONDITIONAL USES:

~~See commercial/industrial district 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. 2004-40, 1-3-2005)~~

10-14B-6: LOT REQUIREMENTS AND SETBACKS:

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

- ~~—A. Lot area: None.~~
- ~~—B. Lot width: None.~~
- ~~—C. Building setbacks:~~
 - ~~—1. Front yard: Twenty feet (20').~~
 - ~~—2. Interior side yard: Five feet (5').~~

- ~~—3. Street side yard: Twenty feet (20').~~
- ~~—4. Rear yard: Fifteen feet (15').~~
- ~~—D. Landscaping and buffer yards: Consistent with chapter 19 of this title. (Ord. 2013-11, 7-22-2013)~~
- 10-14B-7: MAXIMUM BUILDING HEIGHT:**
- ~~—A. Principal building: None.~~
- ~~—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2004-40, 1-3-2005)~~

10-14B-1: PURPOSE:

The purpose of the HI district is to provide an area to concentrate light and heavy industrial uses. The HI district encourages light and heavy industrial facilities with a variety of jobs.

10-14B-2: PERMITTED USES:

See use table in 10-18-1.

10-14B-3: ACCESSORY USES:

The following are permitted accessory uses in the HI district:

Buildings, structures or uses accessory to the principal use.

Dwelling units for guards and custodians but such dwelling units shall not occupy the front portion of the ground floor and shall not contain more than one bedroom. The existence of this use requires notification to the zoning administrator.

Outdoor storage, sales, rental and service subject to chapter 17E and 19 of this title.
Private garages, parking spaces and carports. Private garages, parking spaces and carports are to be used for storing of private passenger vehicles belonging to employees on the premises, and shall not be used to conduct commercial business, service or industry.

10-14B-4: PROVISIONAL USES:

See use table in 10-18-1. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and section 10-18-2

10-14B-5: CONDITIONAL USES:

See use table in 10-18-1. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and section 10-18-2, and any additional conditions required by the city council.

10-14B-6: PROHIBITED USES:

See use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted.

10-14B-7: SITE REQUIREMENTS:

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

- A. Lot Area: None.
- B. Lot Width: None.
- C. Building Setbacks:
 - 1. Front yard: Twenty feet (20').
 - 2. Interior side yard: Twenty feet (20').

3. Common wall: Zero feet (0').
4. Street side yard: Twenty feet (20')
5. Rear yard: Twenty feet (20').
6. Outdoor sales displays: None.
7. Accessory buildings: See 10-18-3.
8. Maximum Building Height:
 - a. Principal building: None.
 - b. Accessory buildings: See 10-18-3.
- D. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.
- E. Landscaping, Screening and Buffering: See chapter 19.
- F. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19.
- G. Refuse and Recycling Storage: See chapter 19.

10-14B-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the HI district shall address the following:

- A. Building Design and Siting (see also chapter 17E for properties in Gateway Overlay District):
1. Main entrances shall be emphasized by lighting or architectural enhancements.
 2. All exterior walls facing or abutting public sidewalks or streets shall have equal design consideration to include materials, color, articulation and general aesthetics.
 3. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
 4. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the HI district.

SECTION 4. Title 10, Chapter 15, **Mixed Use Zones** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter may have been omitted from the text below):

CHAPTER 15 MIXED USE ZONES ZONING DISTRICTS

ARTICLE A. MU-1 DOWNTOWN CENTER MIXED USE DISTRICT

10-15A-1: PURPOSE:

The purpose of the MU-1 downtown mixed use district is to promote a variety of uses aimed at building and maintaining a pedestrian friendly, sustainable downtown environment. Uses that provide a diversity of jobs, residential opportunities, entertainment venues, civic functions, commercial services and shopping are encouraged in the downtown mixed use district. The district will encourage a scale of development, mixture of uses and other such urban design attributes that promote the safe and efficient pedestrian and vehicular movements throughout the district. (Ord. 2004-40, 1-3-2005)

10-15A-2: PERMITTED USES:

See the use table in section 10-18-1 of this title for a comprehensive listing of permitted uses. (Ord. 2004-40, 1-3-2005)

10-15A-3: ACCESSORY USES:

The following are permitted accessory uses in a MU-1 district:

- Outdoor eating areas.
- Private garages, parking spaces and carports. Private garages, parking spaces and carports are to be used for storing of private passenger vehicles belonging to residents and employees on the premises, and shall not be used to conduct commercial business, service or industry.
- Public plazas or gathering spaces or courtyards.
- Rooftop gardens. (Ord. 2004-40, 1-3-2005; Ord. 2024-03, 7-22-2024)

10-15A-4: PROVISIONAL USES:

See the use table in section 10-18-1 of this title for a comprehensive listing of provisional uses. Provisional uses are permitted as long as they meet the provisions outlined in section 10-18-2 of this title. (Ord. 2004-40, 1-3-2005)

10-15A-5: CONDITIONAL USES:

See the use table in section 10-18-1 of this title for a comprehensive listing of conditional uses. Conditional uses are allowed as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2004-40, 1-3-2005)

10-15A-6: PROHIBITED USES:

See use table in section 10-18-1. Any use not specifically identified in the use table in section 10-18-1 of this title as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted, as determined by the zoning administrator. (Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15A-7: LOT REQUIREMENTS, SETBACKS AND BULK STANDARDS:

There are no restrictions on lot area or lot width in the MU-1 district. Setback requirements and bulk standards are as follows:

- A. Front Yard Setbacks: None.
- B. Side And Rear Yard Setbacks: None.
- C. Floor Area Ratios: Minimum floor area ratio for new development shall be 1.0. There is no maximum floor area ratio.

In lieu of the minimum floor area ratio requirement, the planning commission may approve plans for new development with a floor area ratio less than 1.0. Building elevations and a site plan shall be submitted for planning commission review. To appeal the decision of the planning commission to the city council, a written notice of appeal must be filed with the city within fifteen (15) days of the decision of the planning commission. (Ord. 2013-11, 7-22-2013)

10-15A-8: MAXIMUM BUILDING HEIGHT:

None. (Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15A-9: SPECIAL PROVISIONS:

The following special provisions apply to the MU-1 district:

- A. Pedestrian Connectivity: All developments should establish a sidewalk connection to adjacent blocks. Where parking lots are located to serve several development projects, sidewalk connections should be made to provide connections between parking areas and shared uses.
- B. Parking: Off street parking standards established in chapter 20 of this title shall not apply to existing or new structures in the MU-1 district.
- C. Parking Lot Landscaping: Parking lot perimeter screens shall be located between off street parking areas and/or vehicle circulation areas adjacent street rights of way in accordance with the following table:

PARKING LOT PERIMETER LANDSCAPING

Parking Area Size (Number Of Spaces)	Buffer Width (Minimum Feet)	Minimum Requirements
---	--	-----------------------------

1-50 spaces	4	Hedgerow (continuous shrubs)
	4	Decorative fence with 50% transparency with plantings (1 plant unit per 5 linear feet)
51+ spaces	10	1 small tree with 6 shrubs per 25 linear feet

Alternative parking lot perimeter screens and/or buffer widths may be approved by the zoning administrator. Landscaping provided for the parking lot perimeter landscaping shall not be counted toward meeting the landscaping and tree standards of section 10-19-17 of this title.

All off street parking areas shall be subject to parking lot perimeter screens of this subsection.

—D. Building Entrances And Corner Uses: Entrances and corner uses should be enhanced with architectural enhancements to emphasize the entrance or block use.

—E. Street Level Transparency: Street level building fronts abutting public sidewalks shall contain a minimum of thirty five percent (35%) nonopaque surfaces such as windows, doors, and other transparent elements to allow sight lines into store fronts so as to provide a safe pedestrian environment and facilitate window shopping. Calculations shall be based on the linear footage of the ground floor.

—1. Existing buildings along sidewalks to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the thirty five percent (35%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.

—2. The zoning administrator shall have the authority to approve building plans with less than thirty five percent (35%) street transparency adjacent to public sidewalks, provided that the subject wall of the structure includes architectural features which offer visual relief from a blank wall through the use of texture, recessed patterns, or other design features. The decision of the zoning administrator may be appealed to the planning commission.

—F. Exterior Building Materials:

—1. Required: All walls visible from the street shall be finished with a combination of multigenerational, architectural materials such as brick, glass, stone, ceramic, stucco, precast panels, exterior insulation finish systems, metal panels, cement board or curtain walls.

—2. Prohibited: Lap style siding applications, asphalt, smooth or painted concrete blocks or cinder blocks.

—3. Exceptions: When MU-1 development includes multi-family townhouse/rowhouse or triplex or historical residential structures that have been adaptively reused to a commercial use, typical residential structure exterior materials may be accepted (e.g., typical residential lap siding or composite brick).

—G. Viewsheds: View corridors from public spaces to key visual qualities including the Red River of the north, the Hjemkomst Center and the skyline are encouraged to be preserved through the orientation of buildings and limited height restrictions. (Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15A-1: PURPOSE:

The purpose of the MU-1 district is to create a flexible approach to land use for mixed residential and commercial development that promotes a variety of commercial uses, jobs, residential opportunities and civic functions. The MU-1 district encourages a scale of development and mixture of uses while also maintaining a pedestrian-friendly and sustainable downtown environment.

10-15A-2: PERMITTED USES:

See use table in 10-18-1.

10-15A-3: ACCESSORY USES:

The following are permitted accessory uses in the MU-1 district:

Rooftop gardens, outdoor eating areas, public plazas, courtyards or other gathering spaces.

Private garages, parking spaces and carports. Private garages, parking spaces and carports are to be used for storing of private passenger vehicles belonging to residents and/or employees on the premises, and shall not be used to conduct commercial business, service or industry.

10-15A-4: PROVISIONAL USES:

See use table in 10-18-1. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and 10-18-2.

10-15A-5: CONDITIONAL USES:

See use table in 10-18-1. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and 10-18-2, and any additional conditions required by the city council.

10-15A-6: PROHIBITED USES:

The following are prohibited uses in the MU-1 district:

Outdoor storage and sales displays.

Also see use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted.

10-15A-7: SITE REQUIREMENTS:

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

- A. Lot Area: None.
- B. Lot Width: None.
- C. Building Setbacks: None
- D. Maximum Building Height: None
- E. Parking and Loading: Off street parking and loading requirements established in chapter 20 and 21 shall not apply to existing or new structures in the MU-1 district.
- F. Landscaping, Screening and Buffering established in chapter 19 shall not apply to existing or new structures in the MU-1 district except for the following:
 - a. If provided, all existing and new parking lots must provide parking lot perimeter screening according to chapter 19.
- G. Maximum Impervious Surface Coverage: None.
- H. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19.
- I. Pedestrian Access and Connectivity: Identifiable and safe pedestrian walkways within the site recommended to interconnect front doors of establishments to transit stops and/or public sidewalks.

Developments should establish a sidewalk connection to adjacent blocks and between parking areas and adjacent uses, as applicable.
- I. Refuse and recycling storage: See chapter 19.
- J. Floor Area Ratios: Minimum floor area ratio for new development shall be 1.0. There is no maximum floor area ratio. In lieu of the minimum floor area ratio requirement, the planning commission may approve plans for new development with a floor area ratio less than 1.0. Building elevations and a site plan shall be submitted for planning commission review. To appeal the decision of the planning commission to the city council, a written notice of appeal must be filed with the city within fifteen (15) days of the decision of the planning commission.

10-15A-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the MU-1 district shall address the following:

A. Building Siting, Architectural Design, Street Level Transparency:

1. Building Orientation: View corridors from public spaces to key visual qualities including the Red River of the North, the Hjemkomst Center and the skyline are encouraged to be preserved through the orientation of buildings and limited height restriction.
2. Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.
3. Main Entrances And Corner Uses: Shall be enhanced with architectural enhancements to emphasize the entrance by accent materials, change of grade or by pedestrian scale lighting and other pedestrian amenities.
4. All exterior walls clearly visible from a street shall have equal design consideration of consistent quality and characteristics.
5. Exterior building walls over sixty feet (60') in height or width shall be divided visually into smaller sections and/or add architectural features to break up the mass:
 - a. Vertical and horizontal architectural features may include, but are not limited to:
 1. Roof line and/or roof overhang variations, projections or recesses, windows, public art, building massing setbacks, changes in color, material, or texture, awnings, canopies, balconies, porticoes and moldings.
6. Street Level Transparency: Street level fronts abutting public sidewalks shall contain a minimum of thirty five percent (35%) surfaces such as windows, doors, and other elements to allow sight lines into store fronts so as to provide a safe pedestrian environment and facilitate window shopping. Calculations shall be based on the linear footage of the ground floor.
 - a. Existing buildings along sidewalks to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the thirty five percent (35%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.
7. Architectural Materials And Elements: Shall be combined to add interest to buildings and especially to break up long expanses. In lieu of the following requirements, the planning commission may approve plans for buildings of exceptional architecture that utilize materials and design elements in unique ways:
 - a. Required Materials: All walls visible from the street shall be finished with a combination of multigenerational, architectural materials such as brick, glass, stone, ceramic, stucco, precast panels, exterior insulation finish systems, metal panels, cement board or curtain walls.
 - b. Prohibited Materials: Lap style siding applications, asphalt, smooth or painted concrete blocks or cinder blocks.
 1. Exception: When MU-1 development includes townhouse/rowhouse, triplex or historical residential structures that have been adaptively reused, typical

residential structure exterior materials may be accepted (e.g., typical residential lap siding or composite brick).

8. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
9. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the MU-1 district.

ARTICLE B. MU-2 NEIGHBORHOOD MIXED USE DISTRICT

10-15B-1: PURPOSE:

The purpose of the MU-2 Neighborhood Mixed-Use District is to promote a land use pattern that establishes various neighborhood-serving retail and service uses and a mix of low, medium and high-density residential uses. The district is intended to ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located. (Ord. 2004-40, 1-3-2005; Ord. 2024-03, 7-22-2024)

10-15B-2: PERMITTED USES:

See use table in section 10-18-1 of this title for permitted uses. (Ord. 2004-40, 1-3-2005; Ord. 2024-03, 7-22-2024)

10-15B-3: ACCESSORY USES:

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

Limited Commercial Accessory Uses: Typical accessory buildings, structures and uses limited to not more than thirty percent (30%) of the gross floor space of principal use.

Residential 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.

(Ord. 2004-40, 1-3-2005)

10-15B-4: PROVISIONAL USES:

See use table in section 10-18-1 of this title for provisional uses. Provisional uses are permitted as long as they meet the provisions outlined in section 10-18-2 of this title. (Ord. 2004-40, 1-3-2005; Ord. 2024-03, 7-22-2024)

10-15B-5: CONDITIONAL USES:

See use table in section 10-18-1 of this title for conditional uses. Conditional uses are allowed as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title. (Ord. 2004-40, 1-3-2005; Ord. 2024-03, 7-22-2024)

10-15B-6: PROHIBITED USES:

See use table in section 10-18-1. Any use not specifically identified in the use table in section 10-18-1 of this title as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted, as determined by the zoning administrator.

(Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15B-7: LOT REQUIREMENTS AND SETBACKS:

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

—A. Lot area:

—1. Single And Two-Family: Four thousand (4,000) square feet per dwelling unit.

—2. Other principal uses: No minimum.

—B. Lot Width: No minimum.

—C. Setbacks:

—1. Single And Two-Family:

—a. Front Yard: The minimum front yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.

—b. Rear Yard: Ten feet (10').

—c. Interior Side Yard: Five feet (5').

—d. Common Wall: Zero feet (0').

—e. Street Side Yard: The minimum street side yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum street side yard may be that of said principal structure.

—f. Building Separation Between End Units On Same Lot: Ten feet (10').

—2. Other Principal Uses:

—a. Front Yard: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

—b. Rear Yard: Ten feet (10').

- c. Interior Side Yard: Ten feet (10').
- d. Common wall: Zero feet (0').
- e. Street Side Yard: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').
- f. Building Separation Between End Units On Same Lot: 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. (Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15B-8: MAXIMUM BUILDING HEIGHT:

—A. Single-Family: Thirty-five feet (35').

—B. Two-Family: Forty-five feet (45').

—C. Other Principal Uses:

—1. If structure is within one hundred fifty feet (150') of a principal residential structure in residential low density zone: Forty-five feet (45') (measured structure to structure).

—2. If structure is more than one hundred fifty feet (150') of a principal residential structure in residential low density zone: Fifty-five feet (55') (measured structure to structure).

(Ord. 2013-11, 7-22-2013; Ord. 2024-03, 7-22-2024)

10-15B-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. 2024-03, 7-22-2024)

10-15B-10: ACCESSORY BUILDINGS, STRUCTURES AND USES:

In addition to above, as governed by section 10-18-3 of this title. (Ord. 2024-03, 7-22-2024)

10-15B-11: SPECIAL PROVISIONS:

The following special provisions apply to the MU-2 district:

—A. Noise: Commercial uses shall be designed and operated so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents. Hours of operation shall be limited, where appropriate, as determined by the zoning administrator.

—B. Lighting: All outdoor lighting shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Lighting shall be arranged as to deflect light away from abutting residential uses or public streets. The source of light shall be hooded or controlled in some manner so as not to light adjacent property. Bare light bulbs shall not be permitted in view of adjacent property or public streets. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness.

—C. Building Siting, Architectural Design, Street Level Transparency:

—1. Building siting shall be oriented toward primary street frontage with parking in the rear of building, unless demonstrated to fit with the character of the adjacent neighborhood, as approved by the zoning administrator.

—2. Architectural design shall incorporate high quality, multigenerational materials and be of a style to blend with the surrounding residential neighborhood. Corporate or franchise architecture shall be prohibited unless demonstrated to fit with the character of the adjacent neighborhood, as approved by the zoning administrator.

—3. Street level transparency shall be provided for development with street level building fronts abutting a public sidewalk containing at least twenty-five percent (25%) transparent surfaces such as windows, doors and other transparent elements to allow sight lines into storefronts so as to provide a safe pedestrian environment and facilitate window shopping. Calculations shall be based on the linear footage of the ground floor.

—a. Existing buildings along sidewalks to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the twenty-five percent (25%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.

—b. The zoning administrator shall have the authority to approve building plans with less than twenty-five percent (25%) street transparency adjacent to public sidewalks, provided that the subject wall of the structure includes architectural features which offer visual relief from a blank wall through the use of texture, recessed patterns, or other design features.

—D. Pedestrian Connectivity: All developments shall establish a sidewalk connection to adjacent blocks. Where parking lots are located to serve several development projects, sidewalk connections shall be made to provide connections between parking areas and shared uses.

—E. Parking: Credit shall be given to development projects that can utilize shared parking arrangements and use of public parking facilities in order to reduce parking requirements. A maximum twenty percent (20%) reduction can be achieved provided shared parking arrangements are secured through the development process.

—F. Parking Lot Landscaping/Screening:

—1. Parking lot perimeter landscaping shall be located between off-street parking areas and any adjacent streets and/or sidewalks in accordance with the following:

~~— a. A minimum of one tree per twenty-five feet (25') of street frontage in conjunction with a hedge, railing or wall with a maximum height of two feet six inches (2' 6"). Such hedge, railing or wall shall provide a break so as to facilitate pedestrian access to adjacent sidewalks/uses.~~
~~— 2. Landscaping and screening/buffer yards shall be provided consistent with chapter 19 of this title.~~
~~— G. Refuse And Recycling:~~
~~— 1. Refuse and recycling facilities shall be located within a principal structure or a minimum of twenty-five feet (25') from any property line.~~
~~— 2. The City reserves the right to vary the location of containers when necessary to collect and dispose of waste material, as outlined in section 3-4-2 of this code.~~
~~— H. Garages And Parking: Off street parking for residential and commercial uses is encouraged to be underground, tuck under or structure parking.~~
(Ord. 2013-11, 7-22-2013; amd. Ord. 2024-03, 7-22-2024)

10-15B-1: PURPOSE:

The purpose of the MU-2 district is to promote a land use pattern that establishes various neighborhood-serving retail and service uses and a mix of low, medium and high-density residential uses. The MU-2 district encourages development that is harmonious with the character of the area in which it is located.

10-15B-2: PERMITTED USES:

See use table in 10-18-1.

10-15B-3: ACCESSORY USES:

The following are permitted accessory uses in the MU-2 district:

Limited Commercial Accessory Uses: Typical accessory buildings, structures and uses.

Residential Accessory Uses:

Noncommercial greenhouses and conservatories.

Private garages, parking spaces and carports. Private garages, parking spaces and carports are to be used for storing of private passenger vehicles belonging to residents and employees on 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. See 10-18-3.

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

10-15B-4: PROVISIONAL USES:

See use table in 10-18-1. Provisional uses are permitted as long as they meet the provisions outlined in chapter 6 and 10-18-2.

10-15B-5: CONDITIONAL USES:

See use table in 10-18-1. Conditional uses are permitted as long as they meet the criteria outlined in chapter 4 and 10-18-2, and any additional conditions required by the city council.

10-15B-6: PROHIBITED USES:

The following are prohibited uses in the MU-2 district:

Outdoor storage and sales displays.

Also see use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted.

10-15B-7: SITE REQUIREMENTS:

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

- A. Lot area:
 - 1. Single And Two-Family: Four thousand (4,000) square feet per dwelling unit.
 - 2. Other principal uses: No minimum.
- B. Lot Width: No minimum.
- C. Building Setbacks:
 - 1. Single And Two-Family:
 - a. Front Yard: The minimum front yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.
 - b. Rear Yard: Ten feet (10').
 - c. Interior Side Yard: Five feet (5').
 - d. Common Wall: Zero feet (0').
 - e. Street Side Yard: The minimum street side yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum street side yard may be that of said principal structure.
 - f. Building Separation Between End Units On Same Lot: Ten feet (10').
 - 2. Other Principal Uses:
 - a. Front Yard: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').
 - b. Rear Yard: Ten feet (10').
 - c. Interior Side Yard: Ten feet (10').
 - d. Common wall: Zero feet (0').
 - e. Street Side Yard: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').
 - f. Building Separation Between End Units On Same Lot: Ten feet (10').
 - 3. Accessory buildings: See 10-18-3.
- D. Maximum Building Height:
 - 1. Single-Family: Thirty-five feet (35').
 - 2. Two-Family: Forty-five feet (45').
 - 3. Other Principal Uses:
 - a. If structure is within one hundred fifty feet (150') of a principal residential structure (measured structure to structure): Forty-five feet (45').
 - b. If structure is more than one hundred fifty feet (150') of a principal residential structure (measured structure to structure): Fifty-five feet (55').
- E. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.
 - 1. Credit shall be given to development projects that can utilize shared parking arrangements and use of public parking facilities in order to reduce parking

requirements. A maximum twenty percent (20%) reduction can be achieved provided shared parking arrangements are secured through the development process.

2. Garages And Parking: Off street parking for residential and commercial uses is encouraged to be underground, tuck under or structure parking.

F. Landscaping, Screening and Buffering: See chapter 19.

G. Maximum Impervious Surface Coverage: Seventy percent (70%).

H. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19. Additionally:

1. All outdoor lighting shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. The source of light shall be hooded or controlled in some manner so as not to light adjacent property. Bare light bulbs shall not be permitted in view of adjacent property or public streets. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness.

I. Noise: Commercial uses shall be designed and operated so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents, except as allowed by special city permit. Hours of operation shall be limited, where appropriate.

J. Pedestrian Access and Connectivity: Identifiable and safe pedestrian walkways within the site recommended to interconnect front doors of establishments to transit stops and/or public sidewalks.

Developments should establish a sidewalk connection to adjacent blocks and between parking areas and adjacent uses, as applicable.

K. Refuse and Recycling Storage: See chapter 19. Additionally:

1. Refuse and recycling facilities shall be located within a principal structure or a minimum of twenty-five feet (25') from any property line.
2. The City reserves the right to vary the location of containers when necessary to collect and dispose of waste material, as outlined in section 3-4-2 of this code.

10-15B-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the MU-2 district shall address the following:

A. All principal and accessory uses must meet applicable site development standards in chapter 19 of this title.

B. Multi-Family And Other Principal Uses:

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 consisting of windows and/or entrance areas or include other design elements.

C. Building Siting, Architectural Design, Street Level Transparency:

1. Building Orientation: Buildings shall be oriented toward primary street frontage with parking in the rear of building, unless demonstrated to fit with the character of the adjacent neighborhood.
 2. Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.
 3. Main entrances and corner uses shall be emphasized with accent materials, change of grade or by pedestrian scale lighting and other pedestrian amenities.
 4. Architectural design shall incorporate high quality, multigenerational materials and be of a style to blend with the surrounding residential neighborhood.
 5. Exterior building walls over sixty feet (60') in height or width shall be divided visually into smaller sections and/or add architectural features to break up the mass:
 1. Vertical and horizontal architectural features may include, but are not limited to:
 1. Roof line and/or roof overhang variations, projections or recesses, windows, public art, building massing setbacks, changes in color, material, or texture, awnings, canopies, balconies, porticoes and moldings.
- D. Architectural elements shall be combined with landscaping to add interest to buildings, and especially to break up long expanses.
- E. Corporate or franchise architecture shall be prohibited unless demonstrated to fit with the character of the adjacent neighborhood.
- F. Street level transparency shall be provided for development with street level building fronts abutting a public sidewalk containing at least twenty-five percent (25%) transparent surfaces such as windows, doors and other transparent elements to allow sight lines into storefronts so as to provide a safe pedestrian environment and facilitate window shopping. Calculations shall be based on the linear footage of the ground floor.
1. Building plans with less than twenty-five percent (25%) street transparency adjacent to public sidewalks may be approved provided that the subject wall of the structure includes architectural or public art features which offer visual relief from a blank wall through the use of texture, recessed patterns, or other design features.
 2. Existing buildings along sidewalks to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the twenty-five percent (25%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.
- G. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
- H. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the MU-2 district.

TITLE 10, CHAPTER 15, ARTICLE C. MU-3 COMMERCIAL MIXED USE DISTRICT

...

10-15C-3: ACCESSORY USES:

The following are permitted accessory uses in the MU-3 district:

Buildings, structures or uses accessory to the principal use and limited to not more than thirty percent (30%) of the gross floor space of the principal use.

...

10-15C-6: PROHIBITED USES:

...

Also see use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted, as determined by the zoning administrator.

10-15C-7: SITE REQUIREMENTS:

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

...

D. Maximum Building Height:

1. Principal building:

- a. If structure is within one hundred fifty feet (150') of a ~~single or two-family principal residential structure (measured by a straight line structure to structure):~~ Forty-five feet (45') ~~(measured by a straight line structure to structure).~~
- b. If structure is more than one hundred fifty feet (150') of a ~~single or two-family principal residential structure (measured by a straight line structure to structure):~~ Fifty-five feet (55') ~~(measured by a straight line structure to structure).~~

...

E. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan to the zoning administrator documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.

F. Landscaping, Screening and Buffering: See chapter 19.

G. Maximum Impervious Surface Coverage: None.

H. ...

I. Noise: Commercial uses shall be designed and operated so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents, except as allowed by special city permit. Hours of operation shall be limited, where appropriate.

- J. Pedestrian Access and Connectivity: Identifiable and safe pedestrian walkways within the site recommended to interconnect front doors of establishments to transit stops and/or public sidewalks.

...

- K. Refuse and Recycling Storage: See chapter 19.

10-15C-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the MU-3 district shall address the following:

A. Architectural Design:

1. Main entrances and corner uses shall be emphasized by lighting or architectural enhancements.
2. Street level transparency: Building fronts abutting public sidewalks or streets shall contain a minimum of twenty five percent (25%) nonopaque surfaces such as windows, doors, and other transparent elements to allow sight lines into store fronts. Calculations shall be based on the linear footage of the ground floor.
 - a. Existing buildings to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the twenty five percent (25%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.
3. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics.
4. Walls of the building facing or abutting public sidewalks or streets shall be comprised of at least thirty percent (30%) building materials other than steel, vinyl and fiberglass.
5. Vertical architectural features may be incorporated so that the maximum uninterrupted building wall is fifty feet (50') measured horizontally. Vertical features may include, but are not limited to:
 - a. Projections or recesses, windows, public art, building massing setbacks, or changes in color, material, or texture.
6. Horizontal architectural features may be incorporated so that the maximum uninterrupted building wall is thirty feet (30') (or 3 stories) measured vertically. Horizontal features may include, but are not limited to:
 - a. Roof line and roof overhang variations, building massing setbacks, awnings, canopies, balconies, porticoes, moldings, or changes in color, material, or texture.
7. Ground-mounted and rooftop mechanical equipment shall be screened in a manner that is incorporated in the architectural form of the building to not be visible from public streets or sidewalks.

A. Building Siting, Architectural Design, Street Level Transparency:

1. Building siting shall be oriented toward primary street frontage with parking in the rear of building, unless demonstrated to fit with the character of the adjacent neighborhood.
2. Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.
3. Main entrances and corner uses shall be emphasized with accent materials, change of grade or by pedestrian scale lighting and other pedestrian amenities.
4. Street level transparency: Building fronts abutting public sidewalks or streets shall contain a minimum of twenty five percent (25%) surfaces such as windows, doors, and other elements to allow sight lines into store fronts. Calculations shall be based on the linear footage of the ground floor.
 - a. Existing buildings to which interior renovations or structural improvements are proposed shall be excluded from this requirement only if they do not already meet the twenty five percent (25%) transparency requirement. In those cases, the transparency requirement shall meet or exceed the percentage of ground floor transparency provided by the existing structure.

5. All exterior walls must have equal design consideration to include materials, color, articulation and general aesthetics.
6. Exterior building walls over sixty feet (60') in height or width shall be divided visually into smaller sections and/or add architectural features to break up the mass:
 - a. Vertical and horizontal architectural features may include, but are not limited to:
 1. Roof line and/or roof overhang variations, projections or recesses, windows, public art, building massing setbacks, changes in color, material, or texture, awnings, canopies, balconies, porticoes and moldings.
7. Architectural elements shall be combined with landscaping to add interest to buildings, and especially to break up long expanses.
8. Materials: Walls of the building facing or abutting public sidewalks or streets shall be comprised of at least thirty percent (30%) building materials other than steel, vinyl and fiberglass.
9. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
10. Overhead doors and loading docks:
 - a. Shall not face ~~streets~~ public streets or frontage roads unless screened from view;
 - b. Shall not face required front yards; and
 - c. Shall meet the requirements of chapter 21.
11. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the MU-3 district.

TITLE 10, CHAPTER 15, ARTICLE D. MU-4 GATEWAY MIXED USE DISTRICT

10-15D-1: PURPOSE:

It is the ~~The~~ purpose of the MU-4 district is to create a flexible approach to land use for mixed residential and commercial development and to provide a higher standard of appearance along the Gateway Corridors. The MU-4 district encourages a variety of uses aimed at providing a diversity of jobs, residential opportunities, and concentrated commercial services and shopping facilities.

...

10-15D-3: ACCESSORY USES:

...

Buildings, structures or uses accessory to the principal use ~~and limited to not more than thirty percent (30%) of the gross floor space of the principal use.~~

...

10-15D-6: PROHIBITED USES:

The following are prohibited uses in the MU-4 district:

~~Adult use.~~

Outdoor storage in Gateway Overlay District portion of property ~~Gateway Overlay District area property~~ (does not include sales displays).

Also see use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted, ~~as determined by the zoning administrator.~~

10-15D-7: SITE REQUIREMENTS:

...

E. Parking and Loading Spaces: See chapters 20 and 21. The off-street parking regulations in chapter 20 may be reduced by submitting a plan ~~to the zoning administrator~~ documenting the estimated parking demand for the proposed use, parking reduction request, alternative parking options that will be integrated (e.g., shared parking facilities, bicycle parking, or other parking options) and consistency with the purpose of this chapter.

F. Landscaping, Screening and Buffering: See chapter 19.

G. Maximum Impervious Surface Coverage: Eighty five percent (85%).

1. The zoning administrator has the authority to authorize an additional one percent (1%) of maximum impervious surface in each of the following circumstances:

- a. Use of onsite stormwater retention pond.
- b. Other methods employed by the developer that will reduce significantly the impact of the impervious surface coverage of the lot.

H. Lighting: Shall be directed downward, inward and away from public right of way and adjoining uses, consistent with 10-19-19.

I. Pedestrian Access and Connectivity: Identifiable and safe pedestrian walkways within the site recommended to interconnect front doors of establishments to transit stops and/or public sidewalks.

Developments should ~~also~~ establish a sidewalk connection to adjacent blocks and between parking areas and adjacent uses, as applicable.

J. Refuse and Recycling Storage: See chapter 19.

10-15D-8: DESIGN AND CONSTRUCTION:

Buildings and sites in the MU-4 district shall meet Gateway Overlay District standards (see 10-17E).

The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the MU-4 and Gateway Overlay Districts.

SECTION 5. Title 10, Chapter 17, **Overlay Zones** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter may have been omitted from the text below):

CHAPTER 17 OVERLAY ZONES ZONING DISTRICTS

...

ARTICLE E. GO GATEWAY OVERLAY DISTRICT

10-17E-1: PURPOSE:

The GO gateway overlay district provides a higher standard of appearance for corridors that serve as the main entrances to the community. The gateway overlay district includes properties abutting, and within three hundred feet (300') of I-94 and its ramps, Highway 10 east of 21st Street, 8th Street south of 24th Avenue South, Highway 75 north of Highway 10, Main Avenue SE from 5th Avenue to Interstate 94, 34th Street and frontage roads abutting those gateways. (Ord. 2013-09, 6-24-2013)

10-17E-2: APPLICABILITY:

New buildings and additions to existing buildings that increase the floor areas by more than one thousand (1,000) square feet or ten percent (10%), whichever is greater within the gateway overlay district shall meet the requirements established herein except for those portions of the building which are not visible from a gateway or are separated from a gateway by another building. For additions to existing buildings, consideration will be given to existing building materials and site layout and exemptions from the requirements noted herein may be granted by the zoning administrator if the proposed addition is consistent with the existing structure and site layout. The city reserves the right to reject projects that do not meet the intent of this article. (Ord. 2013-09, 6-24-2013)

10-17E-3: PERMITTED USES:

Permitted uses are limited to those in the underlying zoning districts, except adult establishments, which are prohibited. See district use table in section 10-18-1 of this title. (Ord. 2013-09, 6-24-2013)

10-17E-4: ACCESSORY USES:

Accessory uses are limited to those in the underlying zoning districts and shall meet the yard requirements set forth in the underlying zoning districts. (Ord. 2013-09, 6-24-2013)

10-17E-5: PROVISIONAL USES:

Provisional uses included in the underlying districts are allowed as long as they meet the requirements of chapter 6 of this title and the provisions outlined in section 10-18-2 of this title. See table in section 10-18-1 of this title for provisional uses. (Ord. 2013-09, 6-24-2013)

10-17E-6: CONDITIONAL USES:

Conditional uses included in the underlying districts are allowed as long as they meet the criteria outlined in chapter 4 and section 10-18-2 of this title and any conditions set by the city council. See table in section 10-18-1 of this title for conditional uses. (Ord. 2013-09, 6-24-2013)

10-17E-7: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall apply in the GO gateway overlay district. Additional requirements, exceptions and modifications are set forth in this title for the underlying districts; the more restrictive shall apply.

—A. Lot Area: Requirements specified in the underlying district shall apply.

—B. Lot Width: Requirements specified in the underlying district shall apply.

—C. Parking Lot Perimeter Screens: Multi-family residential, commercial and industrial properties abutting either a gateway or a frontage road abutting a gateway used for parking, loading, storage and display shall provide a parking lot perimeter screen. Parking lot perimeter screens shall be located between off street parking areas and any adjacent street rights of way in accordance with the following table:

PARKING LOT PERIMETER LANDSCAPING

Parking Area Size (Number Of Spaces)	Buffer Width (Minimum Feet)	Minimum Requirements
1 – 50 spaces	4	Hedgerow (continuous shrubs)
	4	Decorative fence with 50% transparency with plantings (1 plant unit per 5 linear feet)
51+ spaces	10	1 small tree with 6 shrubs per 25 linear feet

Alternative parking lot perimeter screens and/or buffer widths may be approved by the zoning administrator.

Landscaping provided for the parking lot perimeter landscaping shall not be counted toward meeting the landscaping and tree standards of section 10-19-17 of this title.

All off street parking areas shall be subject to parking lot perimeter screens of this subsection. The standards do not apply to areas used for storing vehicles or equipment in conjunction with a vehicle sales or rental establishment.

—D. Impervious Surface Coverage: Requirements of the underlying districts shall apply. (Ord. 2013-09, 6-24-2013)

10-17E-8: SITE REQUIREMENTS:

Multi-family, commercial and industrial properties abutting gateways or their frontage roads shall meet the following site standards:

—A. Landscaping and buffer yards: Plantings used to fulfill the requirements of section 10-19-17 of this title shall be grouped for visual impact from the gateways located to accentuate the building and maximize environmental benefits. (Ord. 2013-09, 6-24-2013)

10-17E-9: BUILDING DESIGN AND CONSTRUCTION:

Multi-family residential, commercial and industrial buildings in the gateway overlay district shall meet the following standards, except for those portions of the building which are not visible from a gateway, are separated from a gateway by another building or unless specifically exempted:

—A. Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.

—B. All exterior walls clearly visible from a street shall be of consistent quality and characteristics.

—C. Main entrances are encouraged to be emphasized by distance recessed or projected, by accent materials, change of grade or by pedestrian scale lighting and other pedestrian amenities.

—D. Exterior building walls over sixty feet (60') in length shall be divided visually into smaller sections or bays to break up the mass.

—E. Architectural materials and elements, approved by the zoning administrator, shall be combined with landscaping to add interest to buildings, and especially to break up long expanses. In lieu of the following requirements, the planning commission may approve plans for buildings of exceptional architecture that utilize materials and design elements in unique ways. For all other buildings, architectural standards shall be as follows:

—1. Materials:

—a. Exterior walls of industrial buildings shall be comprised of at least thirty percent (30%) quality materials other than steel, vinyl and fiberglass.

—b. Exterior walls of commercial and multi-family residential buildings shall be comprised of at least fifty percent (50%) quality materials other than steel, vinyl and fiberglass, except that percentage may be reduced to thirty percent (30%) if the building incorporates a minimum of six (6) elements from the list in subsection E2 of this section or other architectural elements are incorporated in the building design as approved by the zoning administrator.

—2. Elements: Exterior building walls shall incorporate a combination of no fewer than three (3) architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the gateway or other adjacent street, as determined by the zoning administrator, and may include, but are not limited to:

—a. Accent materials that vary the color, type and/or texture of the walls,

—b. Public art,

—c. Architectural details, such as tile work and moldings, integrated into the building facade,

—d. Windows,

—e. Recesses/projections offset a minimum of sixteen inches (16"),

—f. Roof overhang, which should vary according to building width, as follows: one foot (1') overhang for buildings less than fifty feet (50') in width, two foot (2') overhang for buildings fifty (50) to one hundred feet (100') in width, and three foot (3') overhang for buildings greater than one hundred feet (100') in width,

—g. Varied rooflines, including gables, dormers, cupolas, changes in heights, and/or styles,

—h. Trim including frieze boards (located on wall below eaves) of not less than five inches (5") width, articulated cornice line, window and door trim and corner boards of not less than three inches (3") in width,

—i. Canopies/awnings/porticoes,

—j. Arcades,

—k. Planters and wing walls integrated with the building,

—l. Outdoor patios,

—m. Pedestrian plaza with benches and planters,

—n. Window shopping walkway,

—o. Outdoor playground,

—p. Water feature, and

—q. Display windows.

—F. Rooftop mechanical equipment shall be screened in a manner that is incorporated in the architectural form of the building.

—G. Overhead doors and loading docks for multi-family residential, commercial and industrial uses:

—1. Shall not face gateways, other arterial or collector streets, unless completely screened from view;

—2. Shall not be located in required front yards; and

—3. Shall meet the requirements of chapter 21 of this title. (Ord. 2013-09, 6-24-2013)

10-17E-10: MAXIMUM BUILDING HEIGHT:

—A. Principal building: Requirements specified in the underlying district shall apply.

—B. Accessory buildings: As governed by section 10-18-3 of this title. (Ord. 2013-09, 6-24-2013)

10-17E-11: VIEW FROM GATEWAYS:

Development plans for property adjacent to gateways or their frontage roads shall include building elevations.

Context and compatibility with neighboring buildings shall be considered in the plan review. (Ord. 2013-09, 6-24-2013)

10-17E-1: PURPOSE:

The purpose of the GO district is to provide a higher standard of appearance for corridors that serve as the main entrances to the community. The GO district includes properties within three hundred feet (300') of I-94 and its ramps, Highway 10 east of 21st Street, 8th Street south of 24th Avenue South, Highway 75 north of Highway 10, Main Avenue SE from 5th Avenue to Interstate 94, 34th Street and frontage roads abutting those gateways.

10-17E-2: APPLICABILITY:

- A. Development plans for property in the GO district shall include building elevations. Context and compatibility with neighboring buildings shall be considered in the plan review.
- B. New buildings and additions to existing buildings that increase the floor areas by more than one thousand (1,000) square feet or ten percent (10%), whichever is greater, within the gateway overlay district shall meet the requirements established herein except for those portions of the building which are not visible from a gateway or are separated from a gateway by another building.
- C. For additions to existing buildings, consideration will be given to existing building materials and site layout and exemptions from the requirements noted herein may be granted by the zoning administrator if the proposed addition is consistent with the existing structure and site layout. The city reserves the right to reject projects that do not meet the intent of this article.

10-17E-3: PERMITTED USES:

Permitted uses are limited to those in the underlying zoning district.

10-17E-4: ACCESSORY USES:

Accessory uses are limited to those in the underlying zoning district.

10-17E-5: PROVISIONAL USES:

Provisional uses are limited to those in the underlying zoning district and are permitted as long as they meet the requirements of chapter 6 and 10-18-2.

10-17E-6: CONDITIONAL USES:

Conditional uses are limited to those in the underlying zoning district and are permitted as long as they meet the requirements of chapter 4 and 10-18-2 and any additional conditions set by the city council.

10-17E-7: PROHIBITED USES:

The following are prohibited uses in the GO district:

Adult use.

Cannabis or hemp cultivation.

Outdoor storage (does not include sales displays).

Also see use table in 10-18-1. Any use not specifically identified in the use table in 10-18-1 as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted, as determined by the zoning administrator.

10-17E-8: SITE REQUIREMENTS:

The following minimum requirements shall be observed in the GO district subject to additional requirements, exceptions and modifications set forth in this title; the more restrictive shall apply:

- A. Requirements specified in the underlying zoning district shall apply to:
 - 1. Lot Area
 - 2. Lot Width
 - 3. Setbacks
 - 4. Maximum Building Height

5. Parking and Loading Spaces
6. Maximum Impervious Surface Coverage
7. Lighting
8. Noise
9. Pedestrian Access and Connectivity
10. Refuse and Recycling Storage

B. Landscaping, Screening and Buffering: In addition to requirements of chapter 19, sites in the GO district are subject to the following:

1. Minimum plant units: Four (4) per one thousand (1,000) square feet of lot area or fraction thereof.
2. Plantings used to fulfill the requirements of this section shall be grouped for visual impact from the gateways, located to accentuate buildings and planted to maximize environmental benefits.

10-17E-9: DESIGN AND CONSTRUCTION:

Buildings and sites in the GO district shall address the following:

A. Building Siting and Architectural Design: Buildings in the GO district shall meet the following standards, except for those portions of the building which are not visible from a gateway, are separated from a gateway by another building or unless specifically exempted:

1. Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.
2. Main entrances are encouraged to be emphasized by distance recessed or projected, by accent materials, change of grade or by pedestrian scale lighting and other pedestrian amenities.
3. All exterior walls clearly visible from a street shall be of consistent quality and characteristics.
4. Exterior building walls over sixty feet (60') in height or width shall be divided visually into smaller sections and/or add architectural features to break up the mass:
 - a. Vertical and horizontal architectural features may include, but are not limited to:
 1. Roof line and/or roof overhang variations, projections or recesses, windows, public art, building massing setbacks, changes in color, material, or texture, awnings, canopies, balconies, porticoes and moldings.
5. Architectural materials and elements shall be combined with landscaping to add interest to buildings, and especially to break up long expanses.
6. Materials:
 - a. Exterior walls of industrial buildings shall be comprised of at least thirty percent (30%) quality materials other than steel, vinyl and fiberglass.
 - b. Exterior walls of commercial and multi-family residential buildings shall be comprised of at least fifty percent (50%) quality materials

other than steel, vinyl and fiberglass, except that percentage may be reduced to thirty percent (30%) if the building incorporates a minimum of six (6) elements from the elements list below or other architectural elements are incorporated in the building.

7. Elements: Exterior building walls shall incorporate a combination of no fewer than three (3) architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the gateway or other adjacent street, as determined by the zoning administrator, and may include, but are not limited to:
 - a. Accent materials that vary the color, type and/or texture of the walls,
 - b. Public art,
 - c. Architectural details, such as tile work and moldings, integrated into the building facade,
 - d. Windows,
 - e. Recesses/projections offset a minimum of sixteen inches (16"),
 - f. Roof overhang, which should vary according to building width, as follows: one foot (1') overhang for buildings less than fifty feet (50') in width, two foot (2') overhang for buildings fifty (50) to one hundred feet (100') in width, and three foot (3') overhang for buildings greater than one hundred feet (100') in width,
 - g. Varied rooflines, including gables, dormers, cupolas, changes in heights, and/or styles,
 - h. Trim including frieze boards (located on wall below eaves) of not less than five inches (5") width, articulated cornice line, window and door trim and corner boards of not less than three inches (3") in width,
 - i. Canopies/awnings/porticoes
 - j. Arcades,
 - k. Planters and wing walls integrated with the building
 - l. Outdoor patios,
 - m. Pedestrian plaza with benches and planters,
 - n. Window shopping walkway and/or display windows,
 - o. Outdoor playground
 - p. Water feature.
8. Ground-mounted and rooftop mechanical equipment shall be screened to not be visible from public streets or sidewalks.
9. Overhead doors and loading docks:
 - a. Shall not face gateways, public streets or frontage roads unless screened from view;
 - b. Shall not face required front yards; and
 - c. Shall meet the requirements of chapter 21.
10. The zoning administrator shall have the authority to make exceptions to this section if the design and construction meet the intent of the GO district.

...

SECTION 6. Title 10, Chapter 18, **Use Regulations** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter may have been omitted from the text below):

CHAPTER 18 USE REGULATIONS

10-18-1: USE TABLES AND UNLISTED USES:

The following ~~tables specify~~ permitted, provisional and conditional land uses in the city of Moorhead:

(See attached table)

~~C.~~ Unlisted Uses:

...

10-18-2: PROVISIONAL AND CONDITIONAL USE REQUIREMENTS:

The following are approval criteria established for provisional and conditional uses identified within this chapter. These criteria, and any additional conditions required by the city council, shall be met in order to be approved within their respective district.

The criteria listed below are applicable where uses are identified in a particular district as "provisional use" or "conditional use". The provisions also shall be applicable in guiding conditional use permit applications as defined in chapter 4 of this title.

A. Bed and breakfast:

...

B. Campus organizations:

...

C. Barber/hair salon/massage/nail salon/spa/tattoo/body piercing:

~~1. All uses shall comply with building, fire safety, health codes and business licensing requirements. All applicable state and city laws governing such use shall strictly be adhered to and all required operating permits and licenses shall be secured.~~

1. All uses shall comply with building, fire safety and health codes and zoning and business licensing requirements. All applicable state and local laws regulations shall strictly be adhered to and all required operating permits and licenses shall be secured.

D. ~~Home care and assisted living facilities:~~ State licensed assisted living and service-based facilities adhering to all regulations of MN Statute 245.11:

~~1. Examples: Home care and assisted living facilities include, but are not limited to: childcare, adult daycare, nursing facilities, assisted living facilities and other service-based establishments licensed by the state of Minnesota department of health and/or department of human services.~~

~~2. Requirements: All uses shall comply with building, fire safety, health code, and business licensing requirements. All applicable state and city laws governing such use are strictly adhered to and all required operating permits are secured.~~

~~3. Single-Family Use: As stated in Minnesota statutes 245A.11, residential programs with a licensed capacity of six (6) or fewer persons shall be considered a permitted single-family residential use of property for the purposes of zoning and other land use regulations, except that a residential program whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use. This exception shall not apply to residential programs licensed before July 1, 1995. Programs otherwise allowed under this subsection shall not be prohibited by operation of restrictive covenants or similar restrictions, regardless of when entered into, which cannot be met because of the nature of the licensed program, including provisions which require the home's occupants be related, and that the home must be occupied by the owner, or similar provisions.~~

~~4. Multi-Family Use: As stated in Minnesota statutes 245A.11, a licensed residential program with a licensed capacity of seven (7) to sixteen (16) persons shall be considered a permitted multi-family residential use of property for the purposes of zoning and other land use regulations.~~

~~5. Special Conditions: Special conditions noted in Minnesota statutes 245A.11 and/or the license for the facility which are not outlined above shall be adhered to.~~

1. Requirements: All uses shall comply with building, fire safety and health codes, zoning and licensing requirements. All applicable state and city local laws regulations governing such use are strictly adhered to and all required operating permits are secured.

2. Single-Family Zoning:

a. Residential programs with a licensed capacity of **six (6) or fewer persons** shall be considered a permitted single-family residential use of property.

1. Exception: Residential programs whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

b. Adult foster care and community residential setting license capacity with a maximum licensed capacity of **four beds**, including nonstaff roomers and boarders, shall be considered permitted.

1. Exception: May have a maximum licensed capacity of **five beds** if all persons in care are age 55 or over.

c. Adult foster care: family adult day services for adults age 18 or over shall also be considered permitted.

3. Multi-Family Zoning: Residential programs with a licensed capacity of **seven (7) to sixteen (16) persons** shall be considered a permitted multi-family residential use of property for the purposes of zoning and other land use regulations.

E. ~~Reserved~~ State licensed or certified childcare centers adhering to all regulations of MN Statute 142B:

1. Requirements: All uses shall comply with building, fire safety and health codes, zoning and licensing requirements. All applicable state and local regulations governing such use are strictly adhered to and all required operating permits are secured.

F. ~~Reserved~~ State licensed family childcare adhering to all regulations of MN Statute 142B:

1. Requirements: All uses shall comply with building, fire safety and health codes, zoning and licensing requirements. All applicable state and local regulations governing such use are strictly adhered to and all required operating permits are secured.

G. Reserved.

H. Home Occupations

~~— 1. No home occupation shall produce light glare, noise, fumes, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.~~

~~— 2. No equipment shall be used in the home occupation, which will create electrical interference to surrounding properties. No equipment shall be used which creates visual or audible interferences in any radio or television receivers off the premises or causes fluctuations in the voltage off the premises.~~

~~— 3. Any home occupation shall be clearly incidental and secondary to the residential use of the premises. Not more than twenty five percent (25%) of the main floor of the dwelling unit shall be permanently set aside to be used in the conduct of the home occupation. It should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.~~

~~— 4. No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state fire and police recommendations.~~

~~— 5. There shall be no exterior storage of equipment or materials used in the home occupation, except personal automobiles used in the home occupation may be parked on the site and materials which occupy less than three hundred (300) square feet and produce no light glare, noise, fumes, odor or vibration and which are completely screened from adjoining property and public right of way are permitted.~~

~~— 6. The home occupation shall meet all applicable fire and building codes.~~

~~— 7. There shall be no exterior display or exterior signs or interior display or interior signs which are visible from outside the dwelling with the exception of directional and identification/business signs to the extent authorized by the provisions of chapter 22 of this title relating to signs.~~

~~—8. No home occupation shall be conducted between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. unless said occupation is contained entirely within the principal building and will not require any on-street parking facilities.~~
~~—9. Home occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway.~~
~~—10. Not more than one person other than those who customarily reside on the premises shall be employed.~~
~~—11. All permitted home occupations must be conducted entirely within a building unless otherwise noted in this section.~~
~~—12. The home occupation shall not involve any of the following: small engine, auto repair or reconditioning, manufacturing, or hemp or cannabis-related businesses.~~
~~—13. Garage sales, yard sales and/or onetime seasonal sales shall be conducted no more than four (4) days total in any one hundred eighty (180) day period.~~

1. Use: Any home occupation shall be clearly incidental and secondary to the residential use of the premises.
 - a. No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state regulations including, but not limited to, building code, health, fire and police requirements.
 - b. The home occupation should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.
 - c. All permitted home occupations must be conducted entirely within a building.
2. May not create nuisance: No home occupation shall produce light glare, noise, fumes, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
3. May not create electrical, visual or audible disturbances: No equipment shall be used in the home occupation which will create electrical, visual or audible interferences to surrounding properties.
4. Exterior Storage: There shall be no exterior storage of equipment or materials used in the home occupation, except personal automobiles use for the home occupation may be parked on the site.
5. Signage: One (1) exterior or interior sign (visible from exterior) that is a maximum of 4 square feet is permitted.
6. Hours of operation: No home occupation shall be conducted between the hours of ten o'clock (10:00) P.M. and eight o'clock (8:00) A.M.
7. Parking: Home occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway.
8. Employees: Not more than one person other than those who customarily reside on the premises shall be employed.
9. Prohibited Uses: The home occupation shall not involve any of the following: woodworking, manufacturing, small engine or auto repair or hemp and/or cannabis-related businesses.

10. Limited Uses: Garage sales, yard sales and/or onetime seasonal sales shall be conducted no more than four (4) days total in any one hundred eighty (180) day period.

11. The home occupation shall meet all local, state and federal regulations.

I. Parking facilities in residential districts:

...

J. Reserved. (Ord. 2012-2, 2-27-2012)

K. Reserved. (Ord. 2016-21, 12-12-2016)

L. Religious institutions, group assembly, membership organizations, schools and/or educational facilities:

...

M. Parking facilities in mixed use districts:

1. Parking structures shall incorporate the following along all street level frontages of the structure, or a combination thereof:

a. Fifty percent (50%) street level active uses such as retail, office or other commercial uses.

b. One hundred percent (100%) decorative window treatments or other architectural enhancement to soften the appearance of a parking structure.

~~1. Parking structures should incorporate street level active uses such as retail or service commercial or offices for at least fifty percent (50%) of the street level frontage of the structure. In those areas where active uses do not occur, decorative window treatments or other architectural enhancement shall be used to soften the appearance of a parking structure.~~

~~2. Surface parking lots shall be landscaped including landscaping on the exterior of the lot and landscaped islands on the interior of the lot. Surface parking lots in the MU-2 district shall also meet the requirements of subsection I of this section.~~

N. Reserved.

O. Housing shelters/temporary housing:

~~1. All applicable state and city laws governing such uses are strictly adhered to and all required operating permits are secured.~~

1. All uses shall comply with building, fire safety and health codes, zoning and licensing requirements. All applicable state and local regulations governing such use are strictly adhered to and all required operating permits are secured.

...

3. Parking shall be provided according to chapter 20 of this title. the following:

- ~~— a. One parking space for every two (2) bedroom areas;~~
- ~~— b. One parking space for every two (2) beds in a dormitory setting;~~
- ~~— c. One parking space for each staff member on the maximum shift.~~

P. Agricultural related commercial uses:

...

Q. Animal sales and services:

1. ~~In the community commercial district, any outside area used for pens and exercise yards shall be located at least three hundred feet (300') from any existing residential and shall be screened from view.~~

2. When permitted in the mixed use, and neighborhood commercial and industrial districts, all animal related uses and services (including kennels, runs, yards or storage) shall be conducted within an enclosed soundproof structure or building designed to minimize noise pollution. Any outside area used for pens and exercise yards shall be located at least six hundred feet (600') from any existing residential district uses and shall be screened from view.

R. Sales, rental or repair of Auto auto related uses including, but not limited to, trucks, automobiles, recreational vehicles, RV, trailers, motorcycles and boats sales or rental, and nonauto equipment repair:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
2. Buildings: Buildings shall occupy a minimum of one thousand (1,000) square feet or five percent (5%) of the site, whichever is greater, and shall be oriented toward arterial or collector streets.
3. Buffering And Landscaping: Shall be provided when adjacent to a residential uses ly zoned district consistent with chapter 19 of this title.
4. Access: Auto related uses shall have access to arterial or collector streets without passing by property zoned for residential or mixed use. In the LI light industrial district, auto sales businesses shall locate only on properties adjoining or within three hundred feet (300') of arterial or collector streets.
5. Vehicles Auto Related Uses Not Owned By Dealer: Vehicles that are not owned by an auto dealer or owner of the business shall not be stored on the site. for more than thirty (30) days. Vehicles Auto related uses shall not be displayed "for sale" or sold within nonresidential districts where permitted unless as part of an approved licensed sales dealership in accordance with the city's business and licensing regulations. Short term display (12 hours or less in any 24 hour period) is allowed if the vehicle is owned by an employee or customer (while working or receiving goods/service on the site) of a business where the vehicle is parked and a maximum of two (2) signs measuring not more than two (2) square feet per sign are displayed per vehicle.
6. Convenience grocery store with gas or Service Stations: Property containing service stations with gas and/or auto repair shall be a minimum distance of one hundred feet (100') from any residential use district boundary.
7. Equipment, parts and other outdoor storage: Equipment is Must be completely enclosed in a permanent structure with no outside storage.
8. Display Standards for sales and rentals: The display of vehicles "for sale" must meet the following conditions:
 - a. All motor vehicles must Must be displayed on a concrete or asphalt surface.
 - b. Any tax parcel utilized for motor vehicle sales must Must provide an on premises permanent structure as a sales office, clearly displaying the name of the license holder, phone number, and hours of operation that meets 10-18-2.R.1.
 - c. Any motor vehicle display must Must occur on private property and may not encroach into the public right of way.
 - d. Any motor vehicle displayed Display items for sale must be licensed and operable.

S. Surface parking lots (as principal use):

...

T. Amusement park, drive-in theater, amphitheater, shooting range:

...

U. Bars, taverns, nightclubs

...

V. Contractor, industrial office, off site service/repair, yards (roofers, landscapers, builders, etc.):

...

W. Lumberyards:

...

X. Woodshops/cabinetry/carpentry products (with limited manufacturing):

1. All cabinet and carpentry materials shall be stored in an enclosed structure or in an area that is screened from adjoining property and public right of way.

Y. Car impound lots:

...

Z. Recording studios for audio, video and film:

...

AA. Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty production:

...

BB. ~~Cold storage facilities and self~~ Self-service storage facilities:

1. ~~Storage shall be separated~~ screened from street frontages by other principal uses or building(s) and from adjacent properties by a combination of solid fencing and landscaping.

...

CC. Oil filtering/mixing in the LI and HI districts:

...

DD. ~~Reserved~~ —Warehousing, wholesale, distribution and light manufacturing uses:

- ~~1. Said use was located in structures which were constructed prior to January 1, 2005.~~
- ~~2. Such uses and their expansions are arranged, designed, and constructed to be a functional, harmonious and compatible component of the surrounding neighborhood.~~
- ~~3. All equipment is completely enclosed in a permanent structure with no outside storage permitted.~~
- ~~4. Adequate screening from abutting residential uses and landscaping is provided.~~
- ~~5. All lighting shall be hooded and so directed that the light source is not visible from the public right of way or from an abutting residential property and shall be in compliance with the provisions of section 10-19-19 of this title.~~

EE. Micro-Dwelling Unit Sacred Community

FF. State Licensed Medical Cannabis Combination Businesses:

- ~~1. All uses shall comply with building, fire safety, health code, zoning and state licensing requirements.~~
1. All uses shall comply with building, fire safety and health codes, zoning, local registration and state licensing.
2. The following uses licensed for a Medical Cannabis Combination Business are permitted in LI: Light Industrial and HI: Heavy Industrial zoning districts:
 - a. Grow cannabis plants from seed or immature plant to mature plant and harvest adult-use cannabis flower and medical cannabis flower from a mature plant;
 - b. Make cannabis concentrate;
 - c. Make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;
 - d. Manufacture adult-use cannabis products and hemp-derived consumer products for public consumption;
 - e. Package and label medical cannabis and medical cannabinoid products for sale;
 - f. Package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers.

3. The following uses licensed for a Medical Cannabis Combination Business are permitted in CC: Community Commercial, ~~RC: Regional Commercial~~, MU-1: Downtown Mixed Use, MU-3: Commercial Mixed Use and MU-4: Downtown Center Mixed Use zoning districts:

- a. Manufacture Make artificially derived cannabinoids (small-batch baking/cooking with associated packaging only);
- b. Manufacture Make medical cannabinoid products (small-batch baking/cooking with associated packaging only);
- c. Manufacture Make lower-potency hemp edibles (small-batch baking/cooking with associated packaging only);
- d. Manufacture Make adult-use cannabis edibles (small-batch baking/cooking with associated packaging only).

4. The following uses licensed for a Medical Cannabis Combination Business are permitted in CC: Community Commercial, ~~RC: Regional Commercial~~, ~~NC: Neighborhood Commercial~~, MU-1: Downtown Mixed Use, MU-2: ~~Corridor Neighborhood~~ Mixed Use, and MU-3: Commercial Mixed Use and MU-4: Gateway Mixed Use zoning districts:

- a. Sell medical cannabis flower and medical cannabinoid products;
- b. Sell immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law.

GG. State Licensed Cannabis Microbusiness

1. All uses shall comply with building, fire safety and health codes and zoning, local registration and state licensing.

2. The following uses are permitted in LI: Light Industrial and HI: Heavy Industrial zoning districts:

- a. Grow, make, sell, and buy: cannabis (including plants and seedlings), cannabis and lower-potency hemp edibles, and hemp-derived consumer products.
- b. May have an on-site space where customers can use cannabis or lower-potency hemp products.
 1. Indoor: edibles only
 2. Outdoor: smoke or vape if Minnesota Clean Air Act is followed.

3. The following uses are permitted in CC: Community Commercial, MU-1: Downtown Mixed Use, MU-3: Commercial Mixed Use and MU-4: Downtown Center Mixed Use zoning districts:

- a. Sell: cannabis (including plants and seedlings), cannabis and lower-potency hemp, and hemp-derived consumer products.
- b. May have an on-site space where customers can use cannabis or lower-potency hemp products.
 1. Indoor: edibles only
 2. Outdoor: smoke or vape if Minnesota Clean Air Act is followed.
- c. Cultivation and Production: consideration may be made if located in a single tenant building where cannabis or hemp business is the only tenant and building is not abutting or adjacent a residential use.

4. The following uses are permitted in MU-2: Neighborhood Mixed Use zoning district:

- a. Sell: cannabis (including immature plants and seeds), cannabis and lower-potency hemp edibles, and hemp-derived consumer products.

HH. State licensed Cannabis Mezzobusiness

1. All uses shall comply with building, fire safety and health codes and zoning, local registration and state licensing.

2. The following uses are permitted in LI: Light Industrial and HI: Heavy Industrial zoning districts:
 - a. Grow, make, sell, and buy: cannabis (including plants and seedlings), cannabis and lower-potency hemp edibles, and hemp-derived consumer products.
3. The following uses are permitted in CC: Community Commercial, MU-1: Downtown Mixed Use, MU-2: Neighborhood Mixed Use, MU-3: Commercial Mixed Use and MU-4: Downtown Center Mixed Use zoning districts:
 - a. Sell (except MU-2): cannabis (including plants and seedlings), cannabis and lower-potency hemp, and hemp-derived consumer products.
 - b. Sell in MU-2: cannabis (including immature plants and seedlings), cannabis and lower-potency hemp, and hemp-derived consumer products.

10-18-3: ACCESSORY BUILDINGS, STRUCTURES, EQUIPMENT AND USES:

A. Residential:

1. Single-Family On Individual Lots In RLD-1:

Accessory Buildings, Structures, Equipment and Uses	RLD-1		
	Parcels less than 21,780 sf (1/2 acre) (1) acre or less	Parcels over 21,780 sf (1/2 acre) to 87,120 sf (2 acres) greater than (1) acre up to (5) acres	Parcels over 87,120 sf (2 acres) (5) acres or more
Floor Area Limit	Up to principal structure total footprint or 800 sf, whichever is greater		
Floor Area Exceptions	At least (1) shed — 200 sf or less <u>Additional 680 sf total floor area</u>	Additional 1,500 sf total floor area	Additional 4,000 1,500 sf total floor area - Additional area may be requested by CUP
Number Permitted³	2 3	3	4 – Additional structures may be requested by CUP
Maximum Height	<u>Limited to:</u> <ol style="list-style-type: none"> 1. <u>Sidewalls no higher than height of principal structure sidewalls or 12 ft (measured from grade to base of roof truss), whichever is greater, or</u> 2. <u>Height of principal structure average roof ridge (measured grade to each roof ridge and then average)</u> <u>Exception: Parcels 5 acres or more – additional height may be requested by CUP.</u>		
Architectural Detailing & Fenestration Required. Design & Orientation reviewed and approved by Zoning Administrator	<u>Structures over 1,000 sf or over and/or wall length over 30 ft or over</u>		
Attached Setbacks¹	<u>Same as principal structure or 25 ft - if overhead garage door faces street.</u>		
Front Yard	30 ft		
Rear Yard	30 ft		

Interior Side Yard	10 ft
Street Side Yard	15 ft 25 — if overhead garage door faces street
...	

10-18-3.A.2. Dwelling Units Single-Family, Two-Family And Three-Family On Individual Lots In Residential other than RLD-1; and MRLD-2 and RLD-3:

Accessory Buildings, Structures, Equipment and Uses	RLD-2, & RLD-3, RMD & RHD
...	
Maximum Height	Single and two-family --side walls no higher than 12 ft or height of principal structure side walls, whichever is greater Limited to: 1. Sidewalls no higher than height of principal structure sidewalls or 12 ft (measured from grade to base of roof truss), whichever is greater, or 2. Height of principal structure average roof ridge (measured grade to each roof ridge and then average) ...
Architectural Detailing & Fenestration Required. Design & Orientation reviewed and approved by Zoning Administrator	Structures over 1,000 sf or over and/or wall length over 30 ft or over
Attached Setbacks¹	Same as principal structure or 25 ft - if overhead garage door faces street.

Front Yard	20 ft 25 ft – if overhead garage door faces street
Rear Yard	20 ft 25 ft – if overhead garage door faces street
Interior Side Yard	5 ft
Street Side Yard	12 ft 25 ft – if overhead garage door faces street
...	

10-18-3.A.3. Single-Family, Two-Family And Three-Family On Individual Lots In Mixed Use Districts:

Accessory Buildings, Structures, Equipment and Uses	Mixed Use
...	
Maximum Height	<p>Single & Two-Family - side walls no higher than 12 ft or height of principal structure side walls, whichever is greater</p> <p><u>Limited to:</u></p> <ol style="list-style-type: none"> <u>Sidewalls no higher than height of principal structure sidewalls or 12 ft (measured from grade to base of roof truss), whichever is greater,</u> <u>Height of principal</u>

	<u>structure</u> <u>average</u> <u>roof ridge</u> <u>(measured</u> <u>grade to</u> <u>each roof</u> <u>ridges and</u> <u>then</u> <u>average)</u> ...
Architectural Detailing & Fenestration Required. Design & Orientation reviewed and approved by Zoning Administrator	Structures over 1,000 sf or over and/or wall length over 30 ft or over
Attached Setbacks¹	Same as principal structure or 25 ft - if overhead door faces street. Three-Family only: Zero setback entry permitted for one (1) overhead door associated with at-grade or underground parking
Front Yard	0 ft – MU-1 5 ft – MU-3 10 ft – MU-2 25 ft – if overhead garage door faces street
Rear Yard	0 ft – MU-1 0 ft – MU-3 – adjacent to Commercial, Industrial, Mixed-Use, public street 3 ft – MU-1, MU-2, MU-3 – adjacent to alley 10 ft – MU-3 – adjacent to residential-zoning district 10 ft – MU-2

	25 ft – if overhead garage door faces street
Interior Side Yard	0 ft – MU-1 0 ft – MU-2, MU-3 – adjacent to Commercial, Industrial, Mixed Use 3 ft – MU-1, MU-2, MU-3 – adjacent to alley 5 ft – MU-2, MU-3 – adjacent to residential zoning district 5 ft – MU-2 – adjacent to public street
Street Side Yard	0 ft – MU-1 5 ft – MU-2, MU-3 25 ft – if overhead garage door faces street
...	

10-18-3.A.4. Multi-Family And Cluster Developments In Residential And Mixed Use Districts:

Accessory Buildings, Structures, Equipment and Uses	Residential & Mixed Use
...	
Maximum Height	Single & Two-Family - side walls no higher than 12 ft or height of principal structure side walls, whichever is greater <u>Limited to:</u> 3. <u>Sidewalls no higher than height of principal structure sidewalls or 12 ft (measured from grade to base of</u>

	<p>roof truss), whichever is greater, or</p> <p>4. Height of principal structure average roof ridge (measured grade to each roof ridges and then average)</p> <p>...</p>
Architectural Detailing & Fenestration Required. Design & Orientation reviewed and approved by Zoning Administrator	Structures over 1,000 sf or over and/or wall length over 30 ft or over
Attached Setbacks¹	Same as principal structure or 25 ft - if overhead door faces street. Zero setback entry permitted for one (1) overhead door associated with at-grade or underground parking
Front, Rear, Street & Interior Side Yard	Same as principal structure
...	

5. ~~Commercial Uses in Mixed Use Districts and Institutional, Commercial and Industrial Districts~~

B. Institutional, Commercial, Industrial Districts and Commercial Uses in Mixed Use Districts



Accessory Buildings, Structures, Equipment and Uses	Commercial Uses in Mixed Use Districts and Institutional, Commercial and Industrial Districts
Floor Area Limit	No more than 50% of gross floor area of principal structure
Floor Area Exceptions	None
Number Permitted	No more than 50% of gross floor area of principal structure
Maximum Height	No higher than principal structure
Architectural Detailing & Fenestration Required: Design & Orientation reviewed and approved by Zoning Administrator	Structures over 1,000 sf and/or wall length over 30 ft
Attached Setbacks*	
Front, Rear, Street & Interior Side Yard	Same as principal structure or 25 ft - if overhead door faces street. Zero setback entry permitted for at-grade or underground parking overhead doors
Detached Setbacks* - 200 sf or less	
Front Yard	Not permitted beyond front facade of principal structure
Rear, Interior and Street Side Yard	10 ft 25 ft - if overhead door faces street
Detached Setbacks* - over 200 sf (Building Permit required)	
Front Yard	Not permitted beyond front facade of principal structure
Rear, Interior of Street Side Yard	10 ft 15 ft - structures over 576 sf in Flood Fringe 25 ft - if overhead garage door faces street

<u>Accessory Buildings, Structures, Equipment and Uses</u>	<u>Commercial Uses in Mixed Use Districts and Institutional, Commercial and Industrial Districts</u> <u>Institutional, Commercial, Industrial, Commercial Use in Mixed Use-3 & Mixed Use-4</u>	<u>Commercial Use in Mixed Use-1</u>	<u>Commercial Use in Mixed Use-2</u>
<u>Floor Area Limit</u>	<u>No more than 50% of gross floor area of principal structure</u>	<u>No limit</u>	<u>No more than 30% of the gross floor area of principal structure</u>
<u>Floor Area Exceptions</u>	<u>None</u>		
<u>Number Permitted</u>	<u>No more than 50% of gross floor area of principal structure</u>	<u>No limit</u>	<u>No more than 30% of the gross floor area of principal structure</u>
<u>Maximum Height</u>	<u>No higher than principal structure</u>		
<u>Architectural Detailing & Fenestration Required.</u>	<u>Structures over 1,000 sf or over and/or wall length over 30 ft or over</u>		

Design & Orientation reviewed and approved by Zoning Administrator	
Attached Setbacks¹	Same as principal structure or 25 ft - if overhead door faces street. Zero setback entry permitted for one (1) overhead door associated with at-grade or underground parking
Detached Setbacks² - 200 sf or less	
Front Yard	No permitted beyond front façade of principal structure
Rear, Interior and Street Side Yard	10 ft 25 ft - if overhead door faces street
Detached Setbacks² - over 200 sf (Building Permit required)	
Front Yard	Not permitted beyond front facade of principal structure
Rear, Interior of Street Side Yard	10 ft 15 ft - structures over 576 sf in Flood Fringe 25 ft - if overhead garage door faces street

6. **Notes:** ~~C. Notes for all accessory buildings, structures, equipment and uses:~~

1. Overhead Doors: For attached and detached accessory structures that face a public or private street, road or drive, the front, rear or street side yard setback is 25 ft to prevent vehicles overhanging a sidewalk or boulevard.
2. Accessory Setbacks:
 - i. Single-Family, Two-Family and Three-Family on Individual Lots in Residential and Mixed Use Districts: An additional 1 ft setback is required for every 2 ft over 10 ft in accessory structure sidewall height.
 - ii. ~~Commercial Uses in Mixed Use Districts and Institutional, Commercial, and Industrial Districts and Commercial Uses in Mixed Use Districts:~~ Additional setback area must be provided to meet screening requirements for adjacent residential uses properties (see 10-19-18).

...

SECTION 7. Title 10, Chapter 19, **Site Development Standards** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter may have been omitted from the text below):

CHAPTER 19 SITE DEVELOPMENT STANDARDS

10-19-1: PURPOSE:

The purpose of this chapter is to establish general development performance standards. These standards are intended and designed to assure compatibility of uses; ~~to prevent urban blight, deterioration and decay;~~ and to enhance the health, safety and general welfare of the residents of the city. (Ord. 2004-40, 1-3-2005)

10-19-2: DWELLING UNIT RESTRICTION:

...
~~D. In a multiple-family or attached single-family development, a building for storage of lawn maintenance or snow removal equipment may be constructed in addition to any parking garages and may be constructed on a common or shared lot or parcel and provided the area of~~

~~the storage building does not exceed seven hundred fifty (750) square feet or ten percent (10%) of the area of the common lot, whichever is less. (Ord. 2004-40, 1-3-2005)~~

...

10-19-6: DRAINAGE PLANS:

A. In the case of all residential subdivisions, multiple-family, mixed use, commercial and industrial developments, the drainage plans with appropriate spot site elevations shall be submitted to the city engineer for review and the final drainage plan shall be subject to written approval. In the case of such uses, no modifications in grade and drainage flow through fill, erection of retaining walls or other such actions shall be permitted until such plans have been reviewed and received written approval from the city engineer.

...

10-19-18: SCREENING AND BUFFERING STANDARDS:

A. Residential Protection Screening: Where any non-residential use or multi-family building of three (3) or more units, including their accessory uses, abuts or is adjacent a property zoned for residential use, screening along the boundary of the non-residential property or multi-family building shall be provided. All fencing and screening specifically required by this title shall be subject to section 10-19-5 of this chapter and shall consist of either a solid fence or a greenbelt planting strip as provided for below:

...

B. Parking Lot Screening: All parking lots abutting public sidewalks and/or streets must provide a parking lot screening buffer as follows:

1. Screening buffer shall:
 - a. Be a minimum depth of four (4) feet along sidewalk or curb.
 - b. Contain a continuous hedgerow or shrubs no taller than 3 feet (3') plus 1 small tree per 25 linear feet of parking lot with breaks for pedestrian access to adjacent sidewalks/uses, if necessary; or
 - c. Contain a decorative fence, railing or wall no taller than 3 feet (3') plus 1 plant unit per five (5) linear feet) of parking lot with breaks for pedestrian access to adjacent sidewalks/uses, if necessary.
2. Alternative parking lot screens or buffer widths may be approved by the zoning administrator.
3. Exception: Existing parking lots are not required to meet the standards above unless:
 - a. Reconstructed (minor maintenance excluded).
 - b. Additional pavement added to existing surface.
4. These standards do not apply to vehicle or equipment sales and rental uses.

10-19-19: OUTDOOR LIGHTING STANDARDS:

Any lighting used to illuminate an off street parking area, sign or other structure, shall be arranged so as to deflect light away from any adjoining residential or mixed use zone or from the public streets.

...

SECTION 8. The **Official Zoning Map** of the City of Moorhead, Minnesota, in accordance with Chapter 3, Title 10 of the Moorhead City Code, is hereby amended to rezone the following as:

Address	PIN	Current Zone	New Zone
3140 27 Ave S	584700040	RC	CC
3000 27 Ave S	584700030	RC	CC
3131 24 Ave S	581300010, 581300020, 581300030	RC	CC
1023 30 Ave S	580600070	CC	MU-4
1015 30 Ave S	580600075	CC	MU-4
3027 11 St S	580600085	CC	MU-4
6202 2 St N	588823602	RLD-1	INS
2200 28 Ave N	589002815	TZ	INS
1102 28 Ave S	587320250	RHD	MU-4

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

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

First Reading: 03/10/2025

E-Post:

Second Reading:

Publication:

10-18-1: USE TABLES AND UNLISTED USES:
(3.5.2025 version)

The following tables specify permitted, provisional and conditional land uses in the city of Moorhead:

- P = Permitted use PU = Provisional use
 CU = Conditional use permit Blank = Prohibited
 () = Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Adult establishments	All types											P ¹	P ¹
Agricultural related	Farm cooperatives											CU	CU
	Farm supply store								P	P	P	P	
	Feed mixing											CU	CU
	Fertilizer manufacturing												CU
	Grain elevator or produce collection/distribution											CU	CU
	Implement dealer/services								PU (P)	PU (P)	PU (P)	P	P
	Manufacturing/processing, general											CU	CU
Animal services	Animal shelter								PU (Q)	PU (Q)	PU (Q)	P	P
	Groomer (no kennel)						P		P	P	P	P	
	Groomer/kennel/daycare								PU (Q)	PU (Q)	PU (Q)	P	P
	Pet store (live animals)						PU (Q)		PU (Q)	P	PU (Q)	P	
	Veterinary clinic or hospital						PU (Q)		PU (Q)	P	PU (Q)	P	
Auto/transportation related	Auto/truck/recreational vehicles/boats/trailers/motorcycles sales, rental, service and repair								CU (R)	CU (R)	CU (R)	CU (R)	CU (R)
	Automotive service station (gasoline/repair/service facility)								PU (R)	CU (R)	PU (R)	PU (R)	PU (R)
	Car wash and auto detailing								PU (R)	PU (R)	PU (R)	P	P

	Impound lot											CU (Y)	CU (Y)
	Parking lot (as a principal use)	CU (I)	CU (I)	CU (I)	CU (I)	CU (I)	PU (S & M)	CU (I, S) & (M)	PU (S & I & M)	PU (S & M)	PU (S)	P	P
	Parking structure, standalone (deck or ramp)						P CU (M)		P CU (M)	P	P	P	P
	Salvage yard												CU
	Tire shredding/recapping or retreading											CU	CU
	Transportation/freight/cargo terminals											P	P
	Truck repair shops								PU (R)	PU (R)	PU (R)	PU (R)	PU (R)
	Truck stops/truck parking											P	P
Cannabis and hemp related	Cannabis or tobacco paraphernalia or tobacco/vape shop						P	P	P	P	P	P	P
	Home/personal cultivation of hemp or cannabis flower	P	P	P	P	P	P	P	P	P			
	Home/personal extraction or sale of hemp or cannabis flower and products												
	State-licensed lower-potency hemp edible retailer-only and the following cannabis-related uses: delivery service, event organizer business and retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis combination business						PU (FF)	PU (FF)	PU (FF)	PU (FF)	PU (FF)	P	P
	State-licensed medical cannabis cultivator or processor											P	P
	State-licensed lower potency hemp edible, cannabis edible or medical cannabis edible production (growers and small batch)						P		P	P	P	P	P

	baking/cooking with associated packaging only)												
	State-licensed lower-potency hemp concentrate manufacturing and the following cannabis-related uses: cultivator, manufacturer, mezzobusiness, microbusiness, testing facility, transporter and wholesaler											P	P
	State-licensed cannabis microbusiness						PU (GG)		PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)
	State-licensed cannabis mezzobusiness						PU (HH)		PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)
Dependent care	Home care, day care and State licensed assisted living and service-based facilities (state-licensed programs)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	
	Home care, day care and assisted living facilities (non-state-licensed programs)								P	P	P		
	State certified or licensed childcare center						PU (E)	PU (E&H)	PU (E)	PU (E)	PU (E)	PU (E)	
	State licensed family childcare (home based)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)		PU (F&H)					
Dwellings	Dwelling, multi-family - apartments			P	P	P	P	P	P				
	Dwelling, multi-family - townhouse/rowhouse or triplex		P	P	P	P	P	P	P				
	Dwelling, single-family	P	P	P	P			P					
	Dwelling, two-family twin home or duplex		P	P	P			P					
	Dwelling, temporary family healthcare*												
	Dwelling unit, accessory												
	Dwelling/home occupations	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)				
	Dwellings, Manufactured Home Park				CU	CU							

Gas/fuel/chemicals	Gas/fuel/chemical bulk storage plants/distribution												CU
	Gas/fuel/chemical manufacturing												CU
	Oil filtering/mixing											CU (CC)	CU (CC)
	Other injurious hazardous or offensive chemical use not listed												CU
Lodging/temporary overnight stay	Bed and breakfast	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)	CU (A)		
	Campgrounds												
	Hotel (with or without conference center)						P		P	P	P		
	Housing shelters/temporary housing						CU (O)		CU (O)	CU (O)	CU (O)		
Manufacturing/production/assembly/processing	Advertising products (signs/billboards)										CU	P	P
	Asphalt and concrete batching or ready-mix plants												CU
	Bottling								P	P	P	P	P
	Concrete or cement products											P	P
	Dairy products											P	P
	Equipment repair (non-auto)								PU (R)	PU (R)	PU (R)	P	P
	Packing and crating								P	P	P	P	P
	Slaughterhouse (not stockyards)												CU
	Wholesale								P	P	P	P	P
	Wood shops/cabinetry/carpentry products (with limited manufacturing)								PU (X)	PU (X)	PU (X)	P	P
	Wood shops/cabinetry/carpentry products (with manufacturing)											P	P
Personal services	Barber/hair salon/massage/nail						PU (C)	PU (C)	PU (C)	PU (C)	PU (C)	PU (C)	

	salon/spa/tattoo/body piercing												
	Mortuary/funeral services (cremation)											P	P
	Mortuary/funeral services (no cremation)						P	P	P	P	P	P	
Public/institutional	Campus organizations		CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)		
	Community theater/arts center/museums						P	P	P	P	P		
	Government offices or other non-public works facilities						P		P	P	P	P	
	Hospital/Ambulance						P		P	P	P	P	
	Library						P	P	P	P	P		
	Parks/playgrounds/open space	P	P	P	P	P	P	P	P	P	P		
	Public and semipublic recreation uses	P	P	P	P	P	P	P	P	P	P		
	Public regulated utility structures (non-substation)	P	P	P	P	P	P	P	P	P	P	P	P
	Public regulated utility structures (substation)											P	P
	Public works facilities											P	P
	Religious institutions/group assembly/membership organizations	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	
	Religious institution micro-dwelling unit sacred community	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	
	Schools, Primary, Secondary, Collegiate (public or private)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)		
	Transit center						P		P	P	P	P	P
Recreation/entertainment	Amphitheater/amusement park/putt putt golf/ax throwing/batting cages/driving ranges/cornhole/pickleball/paintball/skate park								PU (T)	PU (T)	PU (T)	PU (T)	PU (T)
	Bars, taverns, nightclub, brewery, distillery with or						PU (U)		PU (U)	PU (U)	PU (U)		

	without live music/DJ or patio												
	Bar/restaurant or cocktail/wine bar with live music/DJ or patio						PU (U)		PU (U)	PU (U)	PU (U)		
	Bar/restaurant or cocktail/wine bar without live music/DJ or patio						P	P	P	P	P		
	Bowling or movie theater						P		P	P	P		
	Cafes/coffeehouses (without live performance)						P	P	P	P	P		
	Cafes/coffeehouses (with live performance)						PU (U)		PU (U)	PU (U)	PU (U)		
	Community center/recreation center/physical fitness center						P	P	P	P	P	P	
	Radio and television offices/stations						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Recording studios for audio, video, film						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Restaurants (no drive-through)						P	P	P	P	P	P	
	Restaurants (with drive-through)						P		P	P	P	P	
	Shooting range (indoor)									PU (T)		PU (T)	PU (T)
	Shooting range (outdoor)												
Retail and office	Banks (with drive-through)						P		P	P	P	P	
	Banks (without drive-through)						P	P	P	P	P	P	
	Baking, candy and other food products (on site production and retail)						P	P	P	P	P	P	
	Catering						P	P	P	P	P	P	
	Contractor offices/sales rooms/supplies (no outdoor display or storage)						PU (V)		PU (V)	PU (V)	PU (V)	P	P
	Contractor offices/sales rooms/supplies (with outdoor display and/or storage)										PU (V)	P	P

	Contractor offices/sales rooms/supplies (with outdoor display only)								PU	PU	PU	P	P
	Contractor yard											P	P
	Convenience grocery stores (with gas)								PU (R)	P PU (R)	P PU (R)	P PU (R)	P PU (R)
	Grocery/convenience store (no gas)						P	P	P	P	P	P	
	Home improvement / Hardware retailers with outdoor sales display/lumberyards								PU (W)	PU (W)	PU (W)	PU (W)	PU (W)
	Home improvement / Hardware retailers without outdoor sales display/lumberyards						P	P	P	P	P	P	P
	Laundromat						P	P	P	P	P		
	Liquor store						P	P	P	P	P		
	Lumberyards									PU (W)	PU (W)	PU (W)	PU (W)
	Meat market including processing									P	P	P	P
	Meat market not including processing						P	P	P	P	P	P	P
	Medical/dental offices/clinics						P	P	P	P	P	P	
	Nursery/lawn and garden						P		P	P	P	P	P
	Offices, professional						P	P	P	P	P	P	
	Retail (with drive-through)						P		P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty with retail component						P	P	P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty without retail component											P	P
	Thrift store/consignment						P	P	P	P	P	P	

Warehousing/storage	Self-storage and/or outdoor storage facilities									CU (BB)	CU (BB)	P	P
	Self-storage facilities without outdoor storage								CU (BB)	CU (BB)	CU (BB)	P	P
	Cold storage, warehouse and distribution centers for nonexplosive material											P	P



City Council Communication

March 10, 2025

SUBJECT:

Resolution to Approve the Appointment of the Police Chief

RECOMMENDATION:

The Mayor and City Council are asked to consider approval of the appointment of Christopher Helmick to Police Chief.

BACKGROUND/KEY POINTS:

On September 16, 2024, Police Chief Shannon Monroe provided notice that he would be retiring from his role as Police Chief effective March 28, 2025. Recently, the City partnered with GMP Consulting to assist with the selection process to fill the Police Chief position.

Pursuant to Chapter 6, Section 6.02, Subd. 3, of the Moorhead City Charter, the City Manager is to select department heads on the basis of merit and fitness, subject to approval by the City Council. The City Manager is recommending approval of the appointment of Christopher Helmick to Police Chief effective April 14, 2025. The City Manager makes this recommendation without hesitation and with considerable enthusiasm.

Christopher Helmick has served in law enforcement with the City of Fargo since 2001. He presently holds the rank of Captain and has been assigned to the Criminal Investigation Division, Neighborhood Services Division, as well as the Professional Standards Division. Captain Helmick holds a Bachelor of Criminal Justice from Moorhead State University and is a graduate of the FBI National Academy.

FINANCIAL CONSIDERATIONS:

Salary and benefits for the Police Chief position is contained in the 2025 Operating and Capital Budget.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager
Amy Settergren, HR Director

Attachments:

RESOLUTION

Resolution to Approve the Appointment of the Police Chief

WHEREAS, per City Charter, Chapter 6, Section 6.02, Subd. 3, the City Manager selects department heads, subject to approval of the City Council; and

WHEREAS, on September 16, 2024, the City received notice from the Current Moorhead Police Chief that he would retire from his role as Police Chief effective March 28, 2025; and

WHEREAS, the City underwent the selection process to fill the Police Chief position; and

WHEREAS, as a result of the recruitment process, reference checks, final interview with the City Manager, and negotiations with preferred applicant, the City Manager would like to select Christopher Helmick as Police Chief effective April 14, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota, that upon recommendation by the City Manager, we do hereby approve the appointment of Christopher Helmick effective April 14, 2025.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve the Consumption of Beer on the Premises of the Moorhead Youth Hockey Arena on April 18 & 19, 2025

WHEREAS, the Moorhead Youth Hockey Association has submitted a request to the City of Moorhead to allow the consumption of beer on the premrses of the Moorhead Youth Hockey Arena (707 Main Avenue SE) during an event held from Friday, April 18, 2025 at 5:00 pm until April 19, 2025 at 8:00 pm; and

WHEREAS, the Moorhead Police Department must be notified of the approximate time consumption will start and allow admittance into the arena of a police officer during the event so the conditions of this permission may be monitored; and

WHEREAS, the Moorhead Police Department may revoke the permission on behalf of the City if any condition the permission is being violated.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota does hereby approve the consumption of beer to the Moorhead Youth Hockey Association, contingent upon the following:

- Proof that Moorhead Youth Hockey Association has insurance.
- The insurance should name the City of Moorhead as an additionally insured.
- Moorhead Youth Hockey Association would specifically agree to defend and indemnify the City of Moorhead against any and all claims arising out of or associated with the consumption of alcohol on the premises.
- Only beer would be allowed to be consumed.
- No sale of beer.
- No kegs of beer.
- No one under 21 would be in the arena during the period of consumption.
- No consumption of beer until all skating is completed, no skating after consumption starts.
- Consumption should be modest in amount
- Open containers must remain within the building, with no open container allowed outside the building.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk



City Council Communication

March 10, 2025

SUBJECT:

Consider Actions Relating to Demolition in and around City Hall

RECOMMENDATION:

The Mayor and City Council are asked to consider approval of three resolutions related to demolition activities in the City Hall tower and the next phase of demolition of the Moorhead Center Mall.

- A. Resolution to approve an Agreement with McGough Construction Co., LLC for Construction Manager at Risk services for the Moorhead Center Mall Demolition.
- B. 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 Center Mall Demolition.
- 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 City Hall Renovation.

BACKGROUND/KEY POINTS:

The first two resolutions are related to the demolition of the remainder of the Moorhead Center Mall. We are entering into a separate Construction Manager at Risk (CMAR) agreement with McGough for this portion of the project because this next phase of the mall demolition is being funded with a grant, and we have applied for grant funding for the final phase of demolition as well, and therefore, we need to keep the projects and their funding sources separate. So, the first resolution does that. The second resolution sets the Guaranteed Maximum Price for that next phase of demolition of the mall, which is a not-to-exceed price. This will allow the demolition of the section of the mall that is west and south of the City Hall tower to be completed by mid-May so that the next phase of street construction in the redevelopment project area can begin.

The third resolution is an amendment to the CMAR agreement for City Hall that the City Council approved on August 26, 2024 and it sets a Guaranteed Maximum Price for demolition work on the interior of the City Hall tower. This is being done at this time because it will allow the JLG Architects to develop a more accurate and detailed set of plans, which will then allow McGough to refine their estimates which gives us a better idea of the cost to expect when the project is bid out.

FINANCIAL CONSIDERATIONS:

Costs in the CMAR for Mall Demolition include preconstruction phase services of \$5,000 and 1.95% of the Guaranteed Maximum Price for the two phases of demolition.

The Guaranteed Maximum Price in Amendment #1 of the CMAR agreement for Mall demolition is \$1,300,000. This includes: Costs to demolish mall on the west side and directly south of City Hall, a temporary wall to enclose the portions of the mall that will remain occupied, backfilling of the basements, disconnection of plumbing, HVAC and electrical systems. Also included are the costs for and site mobilization, project management and site supervision during the



City Council Communication

March 10, 2025

demolition. Associated costs for permit fees, builders risk, performance and payment bond, general liability insurance, preconstruction services, construction contingency and Construction Manager fee (1.95% fee as set in the contract). The sources of funds for this project include a \$1M DEED Grant and proceeds from the bond issue used to purchase the mall property.

The Guaranteed Maximum Price in Amendment #1 of the CMAR agreement for City Hall Renovation is \$3,000,000 and is strictly related to demolition within the City Hall Tower. It includes: Costs for demolition of interior walls, ceilings, doors and flooring, demolition of fire suppression, plumbing, HVAC and electrical systems. Also included are the costs for site mobilization, project management and site supervision during the demolition. Associated costs for permit fees, builders risk, performance and payment bond, general liability insurance, preconstruction services, construction contingency and Construction Manager fee (fee as set in the contract) are included.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Mike Rietz, Assistant City Manager

Attachments:

RESOLUTION

Resolution to Approve an Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the Moorhead Center Mall Demolition

WHEREAS, the City of Moorhead desires to hire a Construction Manager at Risk for Demolition of the Moorhead Center Mall.

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

1. The Mayor and City Manager are hereby authorized and directed to execute an agreement with McGough for Construction Manager at Risk services beginning with Pre-Construction Services for the Moorhead Center Mall Demolition project at a cost not to exceed \$5,000.

2. Following the completion of the Pre-Construction Services, the Mayor and City Council will consider an amendment(s) to the above noted Construction Manager at Risk agreement outlining the construction services to be provided during demolition of the Moorhead Center Mall.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

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 Center Mall Demolition

WHEREAS, the City of Moorhead hired a construction manager at risk for pre-construction and construction services for the Moorhead Center Mall Demolition; and

WHEREAS, the City Council anticipated Guaranteed Maximum Price Amendment #1 (of 2) for an update to the GMP as outlined within the Agreement for CMAR services for this project; and

WHEREAS, the City Council will consider Guaranteed Maximum Price Amendment #2 (of 2) at a future meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota the Mayor and City Manager are hereby authorized and directed to execute Amendment #1 with McGough Construction Co., LLC for Guaranteed Maximum Price not to Exceed \$1,300,000.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk

RESOLUTION

Resolution to Approve Guaranteed Maximum Price Amendment #1 to the Agreement with McGough Construction Co., LLC for Construction Manager At Risk Services for the City Hall Renovation Project

WHEREAS, the City of Moorhead hired a construction manager at risk for pre-construction and construction services for the City Hall Renovation Project at their meeting on August 26, 2024; and

WHEREAS, the City Council anticipated Guaranteed Maximum Price Amendment #1 for an update to the GMP as outlined within the Agreement for CMAR services for this project; and

WHEREAS, the City Council will consider additional Guaranteed Maximum Price Amendments at future meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota the Mayor and City Manager are hereby authorized and directed to execute Amendment #1 with McGough Construction Co., LLC for Guaranteed Maximum Price not to exceed \$3,000,000.

PASSED: March 10, 2025 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk