



**CITY COUNCIL  
MEETING MINUTES  
MARCH 25, 2024 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: Heather Nesemeier  
Council Member: Laura Caroon  
Council Member: Deb White  
Council Member: Larry Seljevold  
Council Member: Sebastian McDougall  
Council Member: Chuck Hendrickson  
Mayor: Shelly Carlson  
Absent: Council Member: Matthew Gilbertson

2. Pledge of Allegiance

3. Agenda Amendments

Request to remove item 13A from the Consent Agenda.

4. Consent Agenda

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

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

5. Recognitions - Presentations

A. Presentation: Sanford Ambulance

Tim Meyer, Sanford Health's Director of Emergency Medical Service Operations, presented statistics on ambulance and emergency medical care provided in Moorhead and the region.

6. Approve Minutes

A. March 11, 2024 Meeting Minutes

**Motion to Approve March 11, 2024 Meeting Minutes made by Ryan Nelson and seconded by Sebastian McDougall**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

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

8. \*Mayor and Council Appointments

A. \*Resolution for Appointments to Boards and Committees

9. Public Hearings (5:45 pm)

A. Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

**Motion to Open Public Hearing Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Deb White and seconded by Laura Caroon**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Derrick LaPoint presented the Renaissance Zone application for a mixed-use commercial and housing project at 650 Center Avenue. Construction is anticipated to begin Summer 2024 with anticipated completion at the end of 2025. Developer Kevin Bartram was available to answer questions and discuss the project with the City Council.

**Motion to Close Public Hearing Public Hearing Regarding the Request of Sterling Development Group Four LLC for a Renaissance Zone Property Tax Exemption for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Heather Nesemeier and seconded by Sebastian McDougall**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

B. Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 600 Center Ave (a portion of 58.575.1000 and 58.520.4100)

**Motion to Approve Resolution to Approve a Renaissance Zone Property Tax Exemption for Sterling Development Group Four LLC for a Mixed-Use Project located at 650 Center Ave (a portion of 58.575.1000 and 58.520.4100) made by Laura Caroon and seconded by Heather Nesemeier**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- C. Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

**Motion to Open Public Hearing Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Ryan Nelson and seconded by Heather Nesemeier**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

**Motion to Close Public Hearing Public Hearing for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Larry Seljevold and seconded by Ryan Nelson**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Assistant City Engineer Clay Lexen presented information on infrastructure work at 4 Ave N and 30 St N for underground utility and street improvements.

- D. Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

**Motion to Approve Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Heather Nesemeier and seconded by Laura Caroon**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- E. Resolution to Award Bid for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05)

**Motion to Approve Resolution to Order Improvements and Declare Official Intent for 4th Ave N and 30th St N Underground Utility and Street Improvements (Eng. No. 24-A2-05) made by Heather Nesemeier and seconded by Laura Caroon**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- F. Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

**Motion to Open Public Hearing Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Laura Caroon and seconded by Sebastian McDougall**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

City Engineer Tom Trowbridge shared information on infrastructure improvements at 14 St N, 16 St N and 6 Ave N for underground utility and street work. Two Moorhead residents inquired about testing lead water lines. Moorhead Public Service General Manager Travis Schmidt and staff addressed questions.

**Motion to Close Public Hearing Public Hearing for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Heather Nesemeier and seconded by Ryan Nelson**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- G. Resolution to Order Improvements and Declare Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04)

**Motion to Approve Resolution to Order Improvements and Declare Intent for 14th St N, 16th St N, and 6th Ave N Underground Utility and Street Improvements (Eng. No. 24-A2-04) made by Sebastian McDougall and seconded by Larry Seljevold**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- H. Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

**Motion to Open Public Hearing Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

**Motion to Close Public Hearing Public Hearing for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Heather Nesemeier and seconded by Deb White**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson  
Against: 0;  
Abstain/Recuse: 0;  
Absent: 1; Gilbertson

Assistant City Engineer Clay Lexen presented information on street infrastructure improvements at 4 Ave S, 5 Ave S and 6 St S. Council member White asked if a mill and overlay or full street rehabilitation is the best long-term solution. The City Council and staff discussed.

- I. Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

**Motion to Approve Resolution To Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson  
Against: 0;  
Abstain/Recuse: 0;  
Absent: 1; Gilbertson

- J. Resolution to Award Bid for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06)

**Motion to Approve Resolution to Order Improvements and Declare Official Intent to Assess for 4th Ave S, 5th Ave S and 6th St S Area Street Improvements (Eng. No. 24-A2-06) made by Deb White and seconded by Ryan Nelson**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson  
Against: 0;  
Abstain/Recuse: 0;  
Absent: 1; Gilbertson

10. Economic Development

- A. \*Resolution Determining that the Urban Renewal Plan of the City of Moorhead, as Amended, has Expired and is No Longer in Full Force and Effect

11. Engineering Department

- A. \*Resolution to Award Bid for the 2024 Sanitary Sewer Lining Improvements Project (Eng. No. 24-06-02)
- B. \*Resolution to Award Bid for the 2024 City-wide Striping Project (Eng. No. 24-13-01)

12. Community Development Department

- A. First Reading of Ordinance 2024-01

City Planner Robin Huston shared proposed updates to Moorhead's zoning table and map for residential uses.

**Motion to Approve First Reading of Ordinance 2024-01 made by Heather Nesemeier and seconded by Deb White**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

- B. \*Resolution to Approve Extension of Conditional Use Permits for development in Flood Fringe and excavation and/or fill in Floodway at 1 4th Street S
- 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 Community Center and Public Library
- D. \*Resolution to Approve Land Lease - Moorhead Municipal Airport Florence Klingensmith Field

13. Administration

- A. \*Resolution to Approve New Liquor License to Blantek LLC (DBA The Bunker)

**Motion to Approve Resolution with the additional bullet of the Security Plan for New Liquor License to Blantek LLC (DBA The Bunker) made by Deb White and seconded by Heather Nesemeier**

Motion Passed

For: 7; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

City Manager Dan Mahli stated a plan for security is included in The Bunker's liquor license application. Future agenda communications will confirm that a security plan is submitted.

14. Mayor and Council Reports

Council Member Heather Nesemeier attended a Cass Clay Food Partners meeting and provided information about the meal repacking program.

Council Member Laura Caroon spoke about participating in Hope Inc's sled hockey game and fundraiser with Council members and their families.

Mayor Shelly Carlson gave a presentation at River Pointe's Senior Living facility. The Mayor attended and spoke at the grand opening and ribbon cutting for Eventide's Sander's Flats apartments. Mayor Carlson attended several FM Diversion meetings as chair in 2024, as well as meetings of the Red River Regional Dispatch Center. Mayor Carlson spoke about the Coalition of Greater MN Cities' Legislative Action Day in St Paul. The Mayor participated on a panel for the MN State Auditor's Main Street Listening Tour. Mayor Carlson also participated on a Jay Thomas Show round table discussion with mayors from the region hosted by Horace Mayor Kory Peterson. Mayor Carlson spoke about the 11 Street Underpass groundbreaking celebration and great attendance.

15. City Manager Reports

16. Executive Session

17. New Business

18. Adjourn

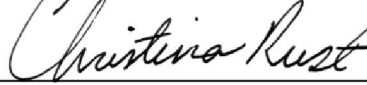
Meeting adjourned at 7:14pm

APPROVED BY:



Michelle (Shelly) A. Carlson  
Mayor

ATTEST:



Christina Rust  
City Clerk

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