



**CITY COUNCIL
MEETING MINUTES
OCTOBER 23, 2023 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM**

1. Call to Order and Roll Call

Roll call of the members was made as follows:

Present: Council Member: Ryan Nelson
Council Member: Heather Nesemeier
Council Member: Laura Caroon
Council Member: Deb White
Council Member: Larry Seljevoll
Council Member: Sebastian McDougall
Council Member: Chuck Hendrickson
Mayor: Shelly Carlson

Absent: Council Member: Matthew Gilbertson

2. Pledge of Allegiance

3. Agenda Amendments

Request by Council member White to remove item 13B from the Consent Agenda. Assistant City Manager Mike Rietz noted a change in items 9E and 9F to the correct address of 1601 23 Street South, Moorhead.

4. Consent Agenda

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

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

5. Recognitions - Presentations

A. Coalition of Greater Minnesota Cities - Legislative Overview

Shane Zahrt with Flaherty & Hood shared an overview of local and statewide policy and fiscal issues important to the City of Moorhead ahead of Minnesota's 2024 legislative session.

6. Approve Minutes

A. October 10, 2023 Meeting Minutes

Motion to Approve October 10, 2023 Meeting Minutes made by Larry Seljevoll and seconded by Ryan Nelson

Motion Passed

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

Against: 0;
Abstain/Recuse: 0;
Absent: 1; Gilbertson

7. Citizens Addressing the Council (Time Reserved: 15 Minutes)
8. *Mayor and Council Appointments
9. Public Hearings (5:45 pm)
 - A. Public Hearing to Consider 2023 Border City Enterprise Zone Program

Motion to Open Public Hearing Public Hearing to Consider 2023 Border City Enterprise Zone Program

made by Deb White and seconded by Chuck Hendrickson

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

Downtown Moorhead Inc President/CEO Derrick LaPoint provided an update on the Border City Enterprise Zone program and called for a public hearing regarding approval of the final credit amount in 2023.

Motion to Close Public Hearing Public Hearing to Consider 2023 Border City Enterprise Zone Program

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 2023 Border City Enterprise Zone Program

Motion to Approve Resolution to Approve 2023 Border City Enterprise Zone Program 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

- C. Public Hearing Regarding the Request of Casey Bartz on behalf of Lorentzsen & Andrist Properties LLC for a Property Tax Exemption for a Project located at 855 37 Ave S (58.031.0040)

Motion to Open Public Hearing Public Hearing Regarding the Request of Casey Bartz on behalf of Lorentzsen & Andrist Properties LLC for a Property Tax Exemption for a Project located at 855 37 Ave S (58.031.0040) 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

Downtown Moorhead Inc President/CEO Derrick LaPoint shared the request for a property tax exemption for Lorentzsen & Andrist Properties LLC to construct a new eye care clinic at 855 37th Ave S in Moorhead. Construction of the project is expected to begin November 2023 with an estimated completion of September 2024.

Motion to Close Public Hearing Public Hearing Regarding the Request of Casey Bartz on behalf of Lorentzsen & Andrist Properties LLC for a Property Tax Exemption for a Project located at 855 37 Ave S (58.031.0040) made by Deb White and seconded by Laura Caroon

Motion Passed

For: 8; Nelson, Nesemeier, Caroon, White, Seljevold, McDougall, Hendrickson, Carlson

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- D. Resolution to Approve a Property Tax Exemption for Lorentzsen & Andrist Properties LLC to construct a new eyecare clinic located at 855 37 Ave S (58.031.0040)

Motion to Approve Resolution to Approve a Property Tax Exemption for Lorentzsen & Andrist Properties LLC to construct a new eyecare clinic located at 855 37 Ave S (58.031.0040) made by Chuck Hendrickson and seconded by Heather Nesemeier

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- E. Public Hearing Regarding the Request of Douglas W. Gullekson on behalf of Hedgemasters LLC for a Property Tax Exemption for a Project located at 1601 23 St S (58.503.0011)

Downtown Moorhead Inc President/CEO Derrick LaPoint shared the request for a property tax exemption for Hedgemasters LLC for a project located at 1601 23rd St S in Moorhead. Construction of a new shop building will begin in October 2023 with an estimated completion of January 2024.

Motion to Open Public Hearing Public Hearing Regarding the Request of Douglas W. Gullekson on behalf of Hedgemasters LLC for a Property Tax Exemption for a Project located at 1601 23 St S (58.503.0011) 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

Motion to Close Public Hearing Public Hearing Regarding the Request of Douglas W. Gullekson on behalf of Hedgemasters LLC for a Property Tax Exemption for a Project located at 1601 23 St S (58.503.0011) made by Chuck Hendrickson and seconded by Sebastian McDougall

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

- F. Resolution to Approve a Property Tax Exemption for Hedgemasters LLC to expand and construct a new shop building located at 1601 23 St S (58.503.0011)

Motion to Approve Resolution to Approve a Property Tax Exemption for Hedgemasters LLC to expand and construct a new shop building located at 1601 23 St S (58.503.0011) 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

- G. Public Hearing to Consider Adoption of Special Assessments for Public Improvements for Various Construction Projects

Assistant City Engineer Tom Trowbridge presented the list of special assessments for proposed public improvement projects. A Moorhead resident inquired about the estimated completion date for one of the projects.

Motion to Open Public Hearing Public Hearing to Consider Adoption of Special Assessments for Public Improvements for Various Construction Projects made by Laura Caroon 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 to Consider Adoption of Special Assessments for Public Improvements for Various Construction Projects made by Heather Nesemeier 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. Resolution to Consider Adoption of Special Assessments for Public Improvements for Various Construction Projects

Motion to Approve Resolution to Consider Adoption of Special Assessments for Public Improvements for Various Construction Projects made by Chuck Hendrickson and seconded by Laura Caroon

Motion Passed

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

Against: 0;

Abstain/Recuse: 0;

Absent: 1; Gilbertson

10. Community Development Department

- A. *Resolution to Approve Minor Subdivision - 2406 2nd Ave N - Parcel 58.307.0370

11. Police Department

- A. *Resolution to Authorize Continued Participation in the Clay County Toward's Zero Death (TZD) Enforcement for 2023-2024

12. Moorhead Public Service

- A. *Resolution to Award Bids for 2024 Electrical Materials
B. *Resolution to Award Bid for 2023/2024 Tree Trimming

13. Administration

- A. *Resolution to Approve a Memorandum of Understanding with Clay County for the Edward Byrne Memorial Justice Assistance Grant
B. *Authorize Adoption of 2024 City of Moorhead Legislative Priorities

Governmental Affairs Director Lisa Bode reviewed Moorhead's legislative priorities before the February start of Minnesota's 2024 legislative session. Council member White suggested an addition to include seeking opportunities for greater flexibility of Border Cities programs to benefit Moorhead businesses and households.

Motion to Approve Adoption of 2024 City of Moorhead Legislative Priorities with the addition of "seek opportunities for greater flexibility in use of these programs to benefit Moorhead businesses" made by Laura Caroon and seconded by Deb White

Motion Passed

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

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

14. Mayor and Council Reports

Council member Heather Nesemeier mentioned community members can drop off pumpkins for recycling at selected sites throughout Clay County November 1 to November 14.

Council member Deb White stated the due date for Moorhead Human Rights Award nominations is November 13, 2023.

Council member Chuck Hendrickson spoke of attending the dedication of the Sanford Heimarck School of Health Professions at Concordia College. He also attended the inauguration of Concordia President Colin Irvine. Council member Hendrickson added he did not win the Gourmet Soup Kitchen contest held by Churches United for the Homeless. It was a fun evening and raised funds and awareness of people experiencing homelessness locally.

Mayor Shelly Carlson thanked Senator John Hoeven for the invitation to participate in the Lake Agassiz Water Authority meeting in Fargo recently. Mayor Carlson spoke of continued work to finalize design of the Red River Regional Dispatch Center building. Mayor Carlson also attended the inauguration service for President Irvine and was honored to speak at the MSUM President Tim Downs' inauguration. Mayor Carlson shared that meetings continue to finalize schematic design of the Community Center Library with a goal of starting construction spring/summer 2024.

15. City Manager Reports

16. Executive Session

- A. Closed executive session pursuant to Minn. Stat. § 13D.05, Subdivision 3b(3), for the purpose of discussing the sale of real property described as a portion of Parcel Number 58.420.0040 owned by the City of Moorhead
- B. Closed executive session pursuant to Minn. Stat. § 13D.05, subdivision 3 (b) for consultation with the City Attorney and litigation counsel regarding the development of offers for acquisition of flowage easements and lands necessary for the Fargo Moorhead Diversion Project prior to commencing action in court

Motion to Enter Closed executive session pursuant to Minn. Stat. § 13D.05, Subdivision 3b(3), for the purpose of discussing the sale of real property described as a portion of Parcel Number 58.420.0040 owned by the City of Moorhead and Closed executive session pursuant to Minn. Stat. § 13D.05, subdivision 3 (b) for consultation with the City Attorney and litigation counsel regarding the development of offers for acquisition of flowage easements and lands necessary for the Fargo Moorhead Diversion Project prior to commencing action in court at 6:58pm 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

Entered Closed Session at 6:58pm related to discussing the sale of real property described as a portion of Parcel Number 58.420.0040 owned by the City of Moorhead and exited closed session at 7:16pm

Entered Closed Session at 7:16pm related to consultation with the City Attorney and litigation counsel regarding the development of offers for acquisition of flowage easements and lands necessary for the Fargo Moorhead Diversion Project prior to commencing action in court and exited at 8:02pm

- C. Resolution Authorizing Last Written Offers and Use of Eminent Domain for the Acquisition of Necessary Property Rights in Wilkin County for the Fargo-Moorhead Metro Area Flood Risk Reduction Project

Motion to Approve Resolution Authorizing Last Written Offers and Use of Eminent Domain for the Acquisition of Necessary Property Rights in Wilkin County for the Fargo-Moorhead Metro Area Flood Risk Reduction Project made by Chuck Hendrickson and seconded by Sebastian McDougall

Motion Passed

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

Against: 0

Abstain/Recuse: 0

Absent: 1; Gilbertson

17. New Business

18. Adjourn

Meeting adjourned at 8:05pm

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.