



**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 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 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 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 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 Award Bid (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:

  
Michelle (Shelly) A. Carlson  
Mayor

ATTEST:

  
Christina Rust  
City Clerk

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