



**CITY COUNCIL
MEETING AGENDA
NOVEMBER 10, 2025 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

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 by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/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. Presentation: Friends of the Moorhead Library
- B. Presentation: United Way of Cass Clay
- C. Presentation: Metro Railroad Needs Study

6. Approve Minutes

- A. October 27, 2025 Meeting Minutes

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

8. *Mayor and Council Appointments

9. Public Hearings (5:45 pm)

10. Community Development Department

- A. *Resolution to Approve Agreement with MN Department of Transportation - PAPI Replacement Project Phase I at Moorhead Municipal Airport Florence Klingensmith Field
- B. *Resolution to Approve Conditional Use Permit for Anhydrous Ammonia Storage at 2012 28th Ave S
- C. *First Reading of Ordinance 2025-11: An Ordinance to Amend and Reenact Title 10, Chapter 18, Use Regulations related to Cannabis Uses

11. Economic Development

12. Engineering Department

- A. *Resolution to Approve Stormwater Memorandum of Understanding with Clay County
- B. *Resolution to Approve Cooperative Construction Agreement No. 1060544 for State Project #1406-79 on TH 75 between 46th and 60th Ave S

13. Fire Department

- A. *Resolution to Approve Amendment to the Joint Powers Agreement between the State of MN and City of Moorhead

14. Moorhead Public Service

15. Parks and Recreation Department

16. Police Department

17. Public Works

18. Administration

- A. *Resolution to Approve Insurance Agent of Record
- B. *Resolution to Approve Labor Agreement and Memorandums of Understanding Between the City of Moorhead and International Association of Firefighters (IAFF) Local 1323

19. Mayor and Council Reports

20. City Manager Reports

21. Executive Session

22. New Business

23. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



City Council Communication

November 10, 2025

SUBJECT:

The Loop Sponsorship: Moorhead Friends of the Library

RECOMMENDATION:

N/A

BACKGROUND/KEY POINTS:

The Friends of the Moorhead Library will be in attendance at the November 10 City Council meeting so that the Mayor and Council can recognize and thank them for a generous donation toward The Loop | Moorhead Public Library & Community Center.

FINANCIAL CONSIDERATIONS:

The Moorhead Friends of the Library are contributing an additional \$12,500 toward the construction of The Loop from community donations. A previous gift of \$25,000 was provided earlier this year.

Voting Requirements: Not Applicable

Submitted By:

Dan Mahli, City Manager

Lisa Bode, Governmental Affairs Director

Attachments: N/A

To: Moorhead City Council
From: Ben Griffith, AICP, Executive Director
Date: November 10, 2025
Re: **Metro Railroad Needs Study**

Metro COG, local jurisdictions and BNSF Railway began discussing the need for a study of key rail crossings or rail-related locations throughout the region nearly 3 years ago. These discussions centered around the growing need to evaluate the impacts of the existing rail infrastructure on urban mobility, safety, and long-term planning within the metro area. The parties identified the need for a comprehensive study that would assess current conditions and explore future improvements. Local jurisdictions also helped identify specific locations for inclusion in the study.

The consultants, HDR, began work on the study in June of 2024, looking at 15 locations, providing infrastructure evaluation, improvement options and planning-level cost estimates for each crossing. The study was guided by a Study Review Committee (SRC) consisting of representatives of Moorhead, Dilworth and Clay County in Minnesota, and Fargo, West Fargo and Cass County in North Dakota, as well as NDDOT, MnDOT, OTVR and BNSF. A Stakeholder Committee, made up of representatives from MATBUS, school district transportation staff, first responders and community organizations was also convened to provide additional feedback.

Public engagement was a major part of the study with pop-up events held at the Rourke Art Museum in Moorhead during the Frostival Winter Warm Up and the Spring-A-Ding-Fling and 67th Annual Kiwanis Pancake Carnival Event at the FargoDome. Four advertised public meetings were held throughout July at the Rustad Recreation Center in West Fargo, the Downtown Public Library in Fargo, the Hjemkomst Center in Moorhead and the Dilworth Depot facility. An engagement summary is provided as an appendix to the study's final report.

Metro COG and the consultant team will be glad to answer any questions you may have. Presentations have been scheduled for all the local jurisdictions located within the study area prior to adoption of the study by Metro COG's Policy Board.

To view the draft study document, please visit the project page on Metro COG's website at: <http://fmmetrocog.org/projects-rfps/metro-railroad-needs-study>

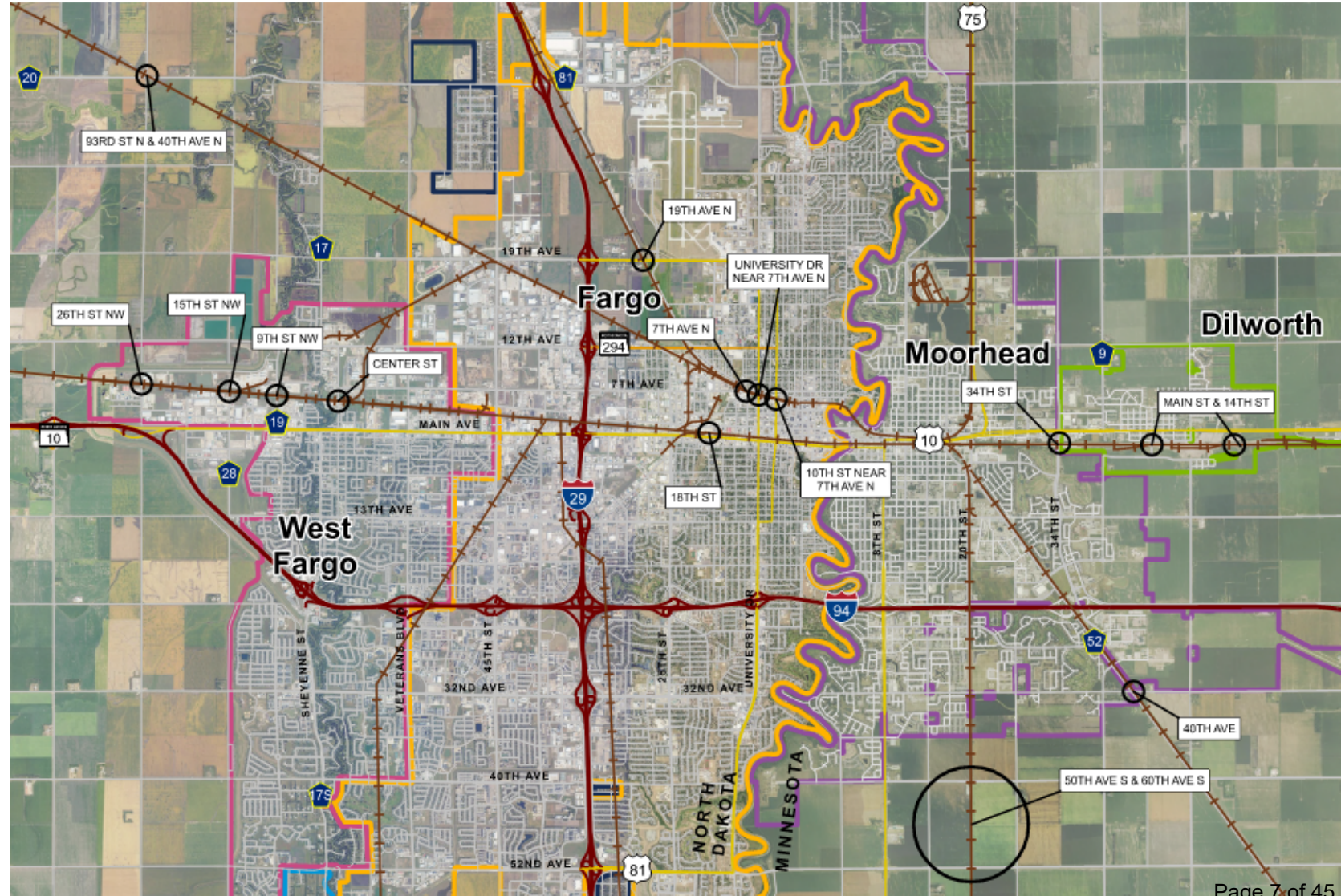


**METRO RAILROAD
NEEDS STUDY**

Moorhead City Council
November 10, 2025

Intro / Background

- 15 locations in the metro
- 4 locations near the edges of Moorhead
- Key objectives:
 - evaluating existing conditions
 - assessing potential improvements
 - recommending infrastructure enhancements



Engagement



- SRC and Stakeholder Committee
 - Moorhead Engineering
 - Moorhead Fire
 - Moorhead Public Schools
 - Clay County Engineering
 - MnDOT
- Winter Warm Up at the Rourke
 - February 1, 2025
- Kiwanis Pancake Karnival at the Fargodome
 - February 8, 2025
- Public Meeting at Hjemkomst
 - July 14, 2025

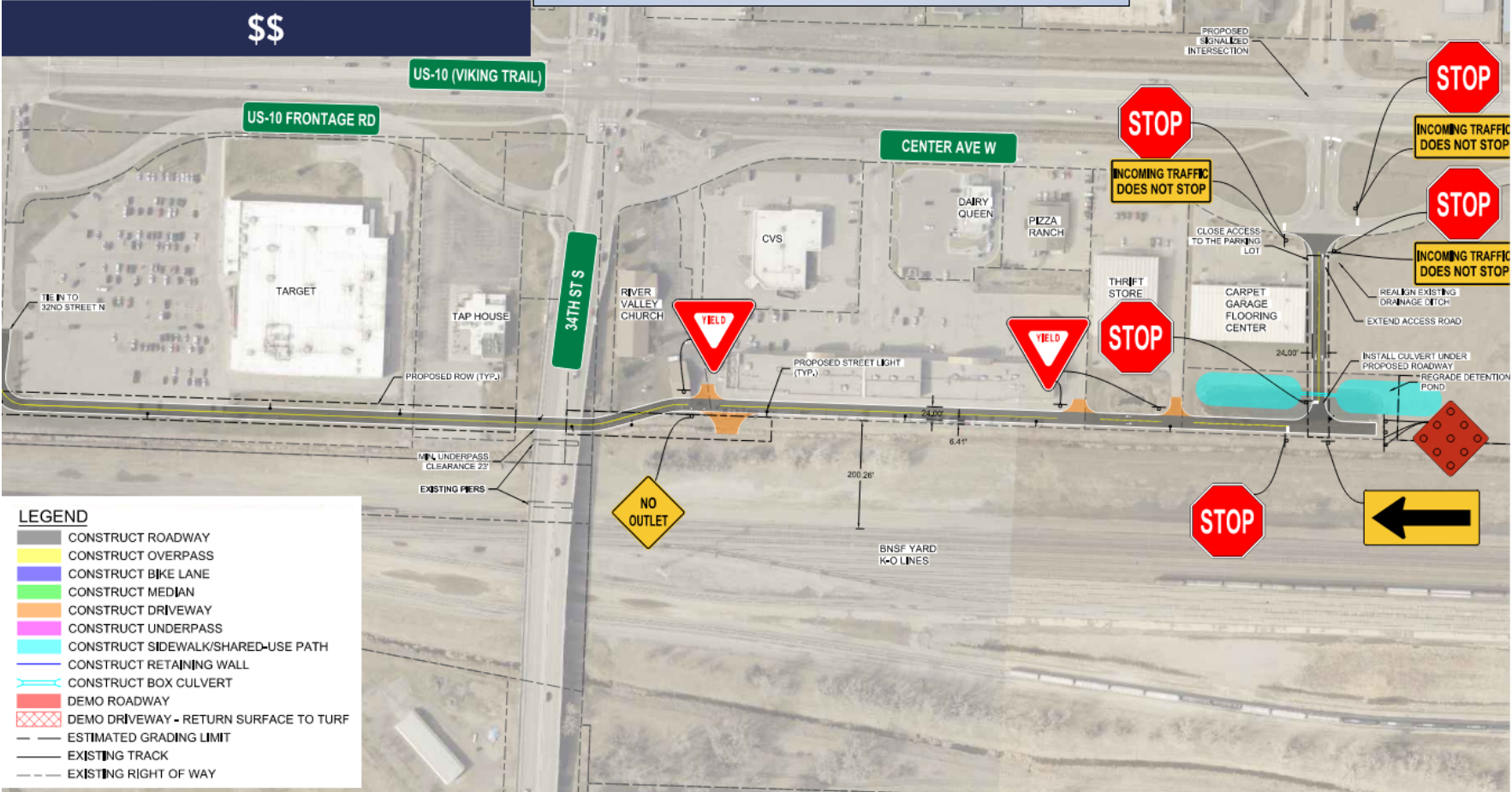


Preferred Alternatives

34th Street

OPTION 1

- Adds a backage road under 34th Street and creates four new access points to various businesses / properties.
- Decreases local traffic on US Highway 10.



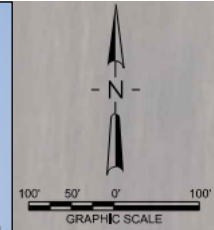
40th Avenue South



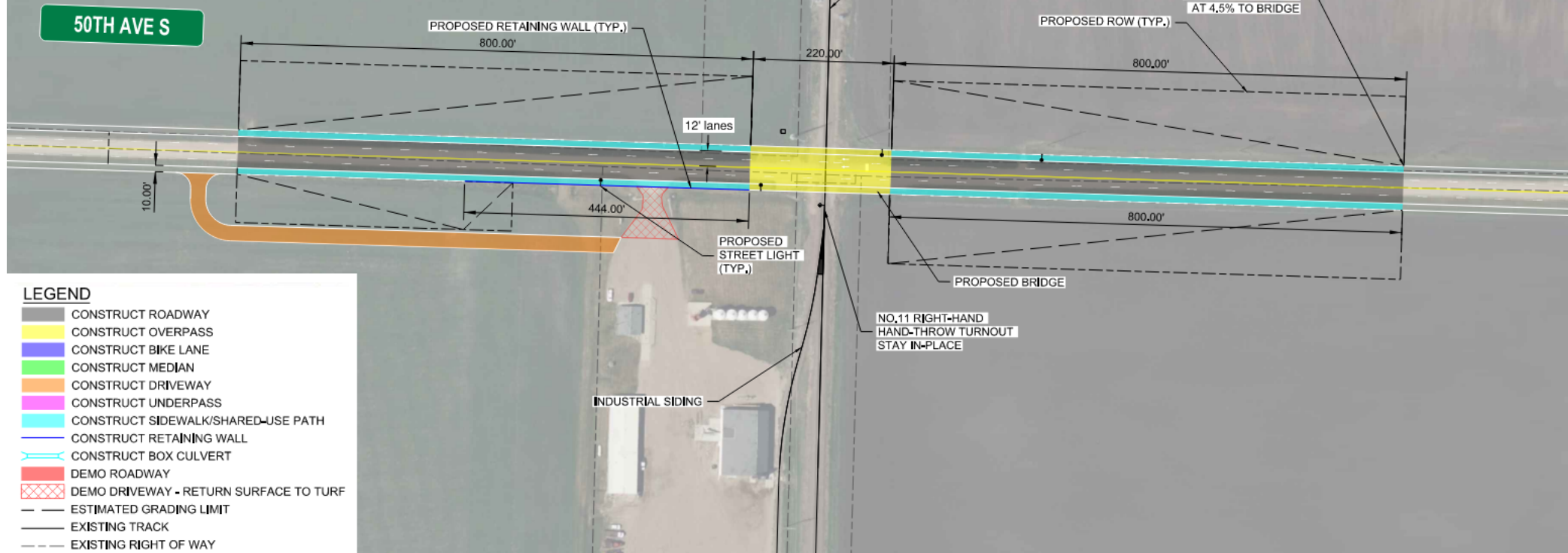
50th Avenue South

50TH AVE S OPTION 2

- Adds an overpass, eliminating the at-grade crossing.
- Adds facilities for bicyclists and pedestrians.



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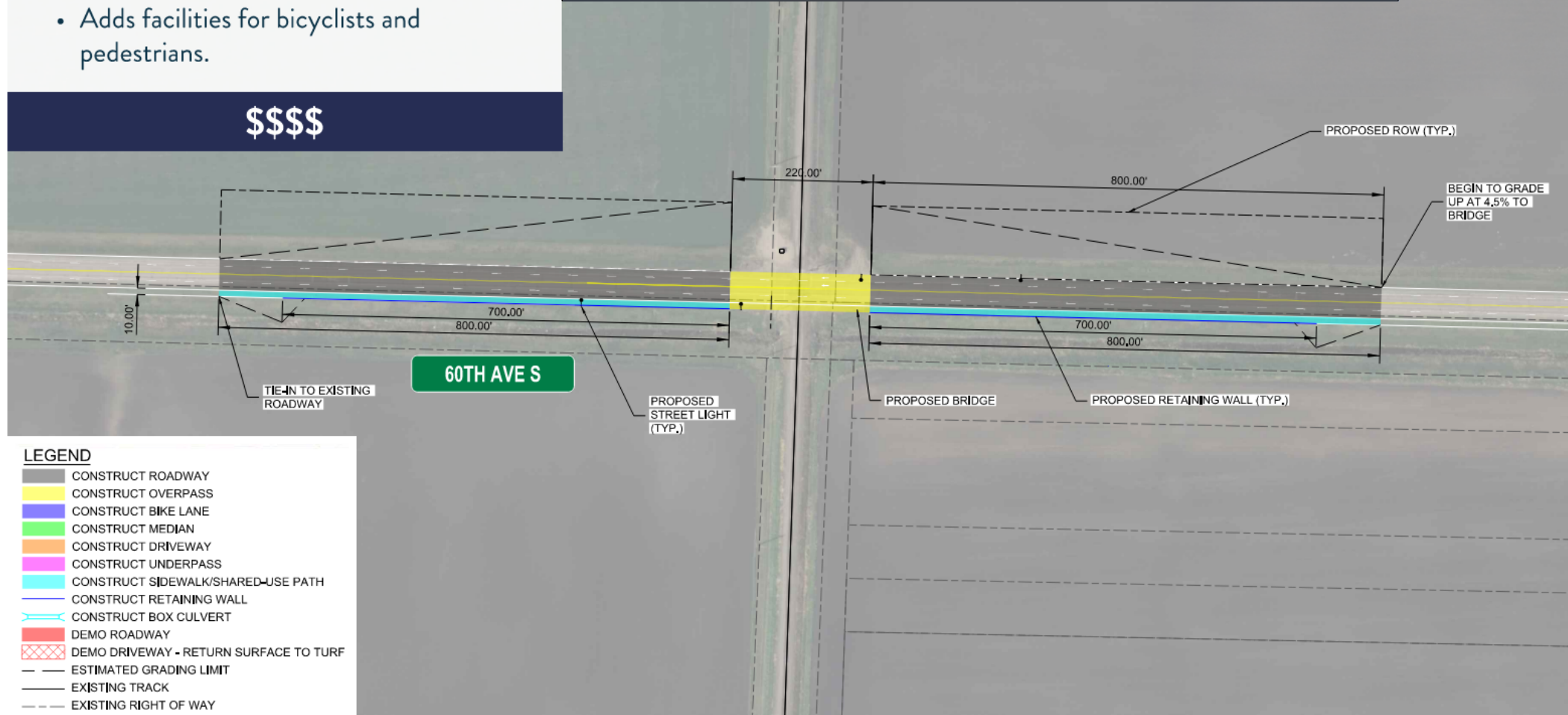
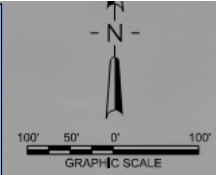


60th Avenue South

60TH AVE S OPTION 2A

- Adds an overpass, eliminating at-grade crossing.
- Adds facilities for bicyclists and pedestrians.

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LEGEND

- CONSTRUCT ROADWAY
- CONSTRUCT OVERPASS
- CONSTRUCT BIKE LANE
- CONSTRUCT MEDIAN
- CONSTRUCT DRIVEWAY
- CONSTRUCT UNDERPASS
- CONSTRUCT SIDEWALK/SHARED-USE PATH
- CONSTRUCT RETAINING WALL
- CONSTRUCT BOX CULVERT
- DEMO ROADWAY
- DEMO DRIVEWAY - RETURN SURFACE TO TURF
- ESTIMATED GRADING LIMIT
- EXISTING TRACK
- EXISTING RIGHT OF WAY

Multiple Account Evaluation

Alternative	Magnitude of Project Benefits	Magnitude of Project Costs	Emergency Service Access	Railroad Support	Train Traffic	Discretionary Funding Potential	Multimodal Mobility & Active Transportation	Community Impacts	School Bus Traffic	Total Score
	16.7%	12.6%	16.1%	7.1%	7.5%	10.1%	8.8%	13.3%	7.8%	
40th Ave N & 93rd St N – Option 1	1	5	0	5	0	1	0	0	0	1.3
40th Ave N & 93rd St N – Option 2	0	4	0	4	0	1	0	0	0	0.9
26th St NW – Option 1	4	1	5	4	5	2	0	3	5	3.2
26th St NW – Option 2	5	0	5	4	5	2	5	3	5	3.7
15th St Overpass – Option 1	4	1	5	2	0	0	0	0	0	1.7
9th St NW Underpass – Option 1	4	2	0	3	4	1	5	3	0	2.4
9th St NW Underpass – Option 2	5	1	0	4	4	1	5	3	0	2.5
Center St Underpass – Option 1	5	2	0	3	4	1	5	3	0	2.5
Center St Underpass – Option 2	5	1	0	4	4	1	5	3	0	2.5
18th St Pedestrian Crossing – Option 1	4	3	0	2	0	2	5	0	0	1.8
18th St Pedestrian Crossing – Option 2	4	3	0	0	0	2	5	0	0	1.7
18th St Pedestrian Crossing – Option 3	4	3	0	1	0	2	5	0	0	1.8
7th Ave – Option 1	4	1	5	4	3	2	3	5	0	3.2
7th Ave – Option 2	1	5	0	3	3	1	0	3	0	1.7
University Near 7th Underpass – Option 1	4	2	0	3	3	1	3	0	0	1.7
10th Near 7th Underpass – Option 1	5	1	0	3	3	1	3	0	0	1.8
19th Ave N – Option 1A	3	4	0	3	3	1	5	0	0	2.0
19th Ave N – Option 1B	2	4	0	3	3	1	5	0	0	1.8
34th St Underpass – Option 1	1	4	0	1	1	0	0	3	0	1.2
Main St & 14th St Grade Separation – Option 1	4	0	5	5	5	2	5	5	1	3.6
40th Ave S – Option 1A	0	5	0	3	1	0	3	0	5	1.6
40th Ave S – Option 1B	1	5	0	3	1	0	3	3	5	2.1
40th Ave S – Option 2A	1	5	0	5	1	1	0	3	5	2.1
50th Ave S – Option 1	1	5	0	3	2	1	3	3	0	1.9
50th Ave S – Option 2	2	2	5	4	2	1	5	3	0	2.8
60th Ave S – Option 1	1	5	0	3	2	0	3	3	5	2.2
60th Ave S – Option 2A	4	1	5	4	2	1	5	3	5	3.4
60th Ave S – Option 2B	3	2	5	3	2	1	5	3	5	3.2

Thank you!

The final draft report is available on FM Metro COG's website:
<https://www.fmmetrocog.org/projects-rfps/metro-railroad-needs-study>

A public comment period is open through Friday, November 14.

Comments may be provided via Metro COG's general email address at metrocog@fmmetrocog.org or directly to the FM Metro COG project contact, Ben Griffith at griffith@fmmetrocog.org or 701-532-5103



**MINUTES OF THE CITY COUNCIL
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
October 27, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (8): Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson, Shelly Carlson

Absent (1): Deb White

2. Pledge of Allegiance

3. Agenda Amendments

4. Consent Agenda

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

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

5. Recognitions/Presentations

A. Presentation: Dr. Tim Downs, President, Minnesota State University Moorhead

MSUM President Dr. Tim Downs shared an update on enrollment and programs at Minnesota State University Moorhead.

B. Proclamation: Hindu Heritage Month

Mayor Carlson shared the Hindu Heritage Month Proclamation. Vice Chair of the Hindu Temple of Fargo Moorhead Dr. Vijay Gaba thanked the community for its support.

6. Approve Minutes

A. October 14, 2025 Meeting Minutes

Motion to Approve made by Ryan Nelson and seconded by Lisa Borgen.

For 7: Ryan Nelson, Nicole Mattson, Heather Nesemeier, Emily Moore, Lisa Borgen, Sebastian McDougall, Chuck Hendrickson

Against 0: None

Abstain/Recuse 0: None

Motion Passed

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

A Moorhead resident addressed the City Council about a law enforcement matter.

8. *Mayor and Council Appointments
9. Public Hearings (5:45 pm)
10. Community Development Department
 - A. *Resolution to Approve MnDOT Limited Use Permit (LUP # 1401-0024) for existing Municipal Identification Entrance Sign within Trunk Highway Right-of-Way
11. Economic Development
12. Engineering Department
 - A. *Resolution to Approve Grant Agreement and Task Order for the Stormwater Resilience Improvement Project, Phase 1 (Eng. No. 26-05-01)
13. Fire Department
14. Moorhead Public Service
 - A. *Resolution to Award Bids for 2026 Electrical Materials
 - B. *Resolution to Award Bid for 2025/2026 Tree Trimming
15. Parks and Recreation Department
16. Police Department
17. Public Works
18. Administration
 - A. *Resolution to Approve an Addendum to the Cooperative Services Agreement for the Clay County Resource Recovery Center
19. Mayor and Council Reports

Council Member Nesemeier stated the final Farmers Market of the season is happening in conjunction with the Global Market at the Hjemkomst Center. Council Member Nesemeier shared information on the Trunk or Treat Halloween event hosted by MSUM. Council Member Nesemeier also updated the public on the Solid Waste Advisory Committee meeting and Take Jack Back program.

Council Member Borgen provided updates from the Moorhead Public Service Commission and Cass Clay Interagency Council on Homelessness.

Council Member McDougall announced the Human Rights Commission is accepting nominations for the Moorhead Human Rights Awards. Council Member McDougall also shared information on the first Cookies with HRC Commissioners event. He added Pangea is happening in November and volunteer opportunities are available.

Mayor Carlson thanked local and statewide members of the MN House of Representatives for participating in the House Bonding Committee tour of the area. During the tour, Mayor Carlson presented flood mitigation efforts and the City's wastewater facility improvement request. The group also visited the Moorhead Fire Department headquarters and 11 Street Underpass. Mayor Carlson attended meetings of the Moorhead Clay County Joint Powers Authority and shared updates from the Metro Flood Diversion Authority. Mayor Carlson added the Regional Red River Dispatch Center's grand opening is Tuesday, October 28.

20. City Manager Reports

21. Executive Session

22. New Business

23. Adjourn

Meeting adjourned at 06:19 PM.

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

November 10, 2025

SUBJECT:

Resolution to Approve Agreement with MnDOT Office of Aeronautics – PAPI Replacement Project Phase I at Moorhead Municipal Airport Florence Klingensmith Field

RECOMMENDATION:

The Mayor and Council are asked to consider a Resolution to Approve Agreement with MnDOT Office of Aeronautics – PAPI Replacement Project Phase I

BACKGROUND/KEY POINTS:

Precision Approach Path Indicator (PAPI) Project Phase I includes replacing the existing runway PAPI box units and concrete foundations with new 4-box LED PAPI's and new concrete foundations. The existing PAPI's are original 1990's era units and the concrete foundations are broken/heaving. Replacement components are no longer available. The Task Order and FAA Grant Agreement resolutions were approved at the September 8, 2025 meeting. The attached resolution approves the related grant agreement with MnDOT Office of Aeronautics. Once the project is bid, Phase II construction costs will be brought before the Mayor and Council for action.

FINANCIAL CONSIDERATIONS:

The PAPI Phase I project was funded within the 2025 Capital Improvement Budget.

- PAPI Phase I: \$70,400 – 90% FAA, 5% MnDOT, 5% Local

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Kristie Leshovsky, Community Development Director

Attachments: Draft Resolution – MnDOT Aeronautics Agreement – PAPI Project Phase I

RESOLUTION

Resolution to Approve Agreement with the MN Department of Transportation for the PAPI Replacement Project Phase I

WHEREAS, the City of Moorhead desires the financial assistance of the MN Department of Transportation – Office of Aeronautics for the PAPI Replacement Project – Phase I at the Moorhead Municipal Airport Florence Klingensmith Field; and

WHEREAS, the MN Department of Transportation is willing and authorized to provide financial assistance to the City of Moorhead for improvements of the Moorhead Airport.

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

1. That the City of Moorhead has applied for and been awarded a State Airport Fund grant by the Minnesota Department of Transportation, Agreement Number 1061645 (“Agreement”).
2. That the City of Moorhead hereby agrees to the terms and conditions of the Agreement; and
3. That the Mayor and City Manager are authorized to execute the Agreement and any Amendments on behalf of the City of Moorhead for the PAPI Replacement Project – Phase I at the Moorhead Municipal Airport Florence Klingensmith Field.

PASSED: November 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

November 10, 2025

SUBJECT:

Resolution to Approve a Conditional Use Permit for Anhydrous Ammonia Storage at 2012 28th Ave S

RECOMMENDATION:

The Mayor and City Council are asked to consider a Conditional Use Permit for Anhydrous Ammonia Storage at 2012 28th Ave S.

BACKGROUND/KEY POINTS:

MacroSource, LLC is requesting a Conditional Use Permit to install a 30,000-gallon anhydrous ammonia tank.

Anhydrous ammonia (NH₃) is widely used in agriculture as a source of nitrogen fertilizer. The facility currently receives and stores anhydrous ammonia via rail in 90,000-gallon railcars as the facility does not have a permanent storage tank. The proposed project will create a permanent storage tank which will ensure no more than 30,000 gallons will be stored on the site and could reduce potential risk for the community and the facility by eliminating the need for prolonged railcar storage.

The Moorhead Planning Commission considered the request at their November 3, 2025 meeting and unanimously recommended approval of the Conditional Use Permit with no public comment. The Planning Commission packet is available at:

www.ci.moorhead.mn.us/government/boards-commissions/planning-commission

FINANCIAL CONSIDERATIONS:

Not applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Robin Huston, City Planner / Zoning Administrator
Forrest Steinhoff, Assistant City Planner

Attachments: General Location Map
Draft Resolution with Exhibit A – Findings of Fact



RESOLUTION

Resolution to Approve a Conditional Use Permit for Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Avenue S (Parcel 58.900.1161)

WHEREAS, MacroSource, LLC has requested a Conditional Use Permit for Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Avenue S (Parcel 58.900.1161), legally described as:

A parcel of land situated in the SW ¼ SE ¼ of Section 16, Township 139 North, Range 48 West of the 5th P.M., Clay County, Minnesota, being the same property described in deed from The Burlington Northern and Santa Fe Railway Company, a Delaware corporation, to Cropmate Company, a Delaware corporation, filed for record September 7, 2000 as Document No. 538366 in and for Clay County, described as follows to-wit:

Commencing at the center of said Section 16; thence North 89°, 58' 04" East (assumed bearing) along the North line of the SE ¼ of said Section 16 a distance of 9.70 feet to the Northwest corner of that certain 154.60 acre tract of land described in deed dated July 23, 1976 from Burlington Northern Inc. to Anheuser-Bush, Incorporated; thence South 00° 21' 14" East along the West line of said 154.60 acre tract of land, and along a line parallel with and 100.00 feet normally distant Easterly from The Burlington Northern and Santa Fe Railway Company's Main Track centerline, a distance of 2,034.50 feet to the True Point of Beginning; thence North 89° 38' 46" East a distance of 380.0 feet; thence South 00° 21' 14" East, parallel with and 480.0 feet Easterly, as measured at right angles from said Main Track centerline a distance of 301.51 feet to an iron monument at the Northeast corner of that certain 2.48 tract of land described in Quitclaim Deed dated August 9, 1995 from Burlington Northern Railroad Company to Ken's Sanitation and Recycling, Inc.; thence West parallel with the South line of said Section 16 a distance of 380 feet, more or less, to the intersection with a line parallel with and 100.00 feet normally distant Easterly from said Railway Company's Main Track centerline; thence Northerly along the last described parallel line 301 feet, more or less, to the True Point of Beginning, EXCEPTING THEREFROM that portion lying West of a line drawn parallel with and 120.0 feet normally distant Easterly from said main Track centerline.; and

WHEREAS, the Moorhead Planning Commission held a public hearing on November 3, 2025 and approved findings of fact (Exhibit A) and voted unanimously to recommend approval of the Conditional Use Permit contingent on the conditions noted below; and

WHEREAS, the City Council finds the requested Conditional Use Permit consistent with the 2022 Comprehensive Plan and Moorhead City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the Conditional Use Permit for Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Avenue S (Parcel 58.900.1161) is hereby approved contingent upon the following conditions, which were developed based on criteria within the Moorhead City Code for Conditional Uses and to address general welfare, health and safety of the area:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing requirements.
2. A Fin Fan Cooler shall be installed in conjunction with the tank installation.
3. Applicant shall receive all required federal, state and local permits.

PASSED: November 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

Conditional Use Permit Moorhead Planning Commission Findings of Fact

REQUEST: Conditional Use Permit - Anhydrous Ammonia Storage in HI: Heavy Industrial
LOCATION: 2012 28th Avenue South – Parcel 58.900.1161
APPLICANT/OWNER: MacroSource, LLC
FILE NO: 25P026

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – Anhydrous Ammonia Storage in HI: Heavy Industrial; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on November 3, 2025; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

1. A full and complete application was filed by MacroSource, LLC, and received on October 08, 2025 (herein referred to as "Application") seeking a Conditional Use Permit - Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Ave S, Parcel 58.900.1161, legally described as:

A parcel of land situated in the SW ¼ SE ¼ of Section 16, Township 139 North, Range 48 West of the 5th P.M., Clay County, Minnesota, being the same property described in deed from The Burlington Northern and Santa Fe Railway Company, a Delaware corporation, to Cropmate Company, a Delaware corporation, filed for record September 7, 2000 as Document No. 538366 in and for Clay County, described as follows to-wit:

Commencing at the center of said Section 16; thence North 89° 58' 04" East (assumed bearing) along the North line of the SE ¼ of said Section 16 a distance of 9.70 feet to the Northwest corner of that certain 154.60 acre tract of land described in deed dated July 23, 1976 from Burlington Northern Inc. to Anheuser-Bush, Incorporated; thence South 00° 21' 14" East along the West line of said 154.60 acre tract of land, and along a line parallel with and 100.00 feet normally distant Easterly from The Burlington Northern and Santa Fe Railway Company's Main Track centerline, a distance of 2,034.50 feet to the True Point of Beginning; thence North 89° 38' 46" East a distance of 380.0 feet; thence South 00° 21' 14" East, parallel with and 480.0 feet Easterly, as measured at right angles from said Main Track centerline a distance of 301.51 feet to an iron monument at the Northeast corner of that certain 2.48 tract of land described in Quitclaim Deed dated August 9, 1995 from Burlington Northern Railroad Company to Ken's Sanitation and Recycling, Inc.; thence West parallel with the South line of said Section 16 a distance of 380 feet, more or less, to the intersection with a line parallel with and 100.00 feet normally distant Easterly from said Railway Company's Main Track centerline; thence Northerly along the last described parallel line 301 feet, more or less, to the True Point of Beginning, EXCEPTING THEREFROM that portion lying West of a line drawn parallel with and 120.0 feet normally distant Easterly from said main Track centerline.

2. The property is zoned HI: Heavy Industrial, which permits bulk chemical storage and distribution as a conditional use.
3. A public hearing was held by the Planning Commission on November 3, 2025 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the HI: Heavy Industrial zoning district.

5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
- The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - Chemical bulk storage and distribution are a conditional use in the HI: Heavy Industrial zoning district and the property is guided toward Industrial in the 2022 Comprehensive Land Use Plan
 - The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed use is compatible with the present and future uses of the area.
 - The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - No additional traffic will be generated by the proposed signs.
 - The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
 - The proposed use can be accommodated by the existing public services and facilities that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of MacroSource LLC for a Conditional Use Permit - Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Ave S, Parcel 58.900.1161, legally described as:

A parcel of land situated in the SW ¼ SE ¼ of Section 16, Township 139 North, Range 48 West of the 5th P.M., Clay County, Minnesota, being the same property described in deed from The Burlington Northern and Santa Fe Railway Company, a Delaware corporation, to Cropmate Company, a Delaware corporation, filed for record September 7, 2000 as Document No. 538366 in and for Clay County, described as follows to-wit:

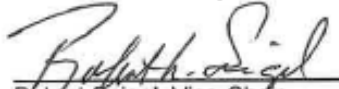
Commencing at the center of said Section 16; thence North 89° 58' 04" East (assumed bearing) along the North line of the SE ¼ of said Section 16 a distance of 9.70 feet to the Northwest corner of that certain 154.60 acre tract of land described in deed dated July 23, 1976 from Burlington Northern Inc. to Anheuser-Busch, Incorporated; thence South 00° 21' 14" East along the West line of said 154.60 acre tract of land, and along a line parallel with and 100.00 feet normally distant Easterly from The Burlington Northern and Santa Fe Railway Company's Main Track centerline, a distance of 2,034.50 feet to the True Point of Beginning; thence North 89° 38' 46" East a distance of 380.0 feet; thence South 00° 21' 14" East, parallel with and 480.0 feet Easterly, as measured at right angles from said Main Track centerline a distance of 301.51 feet to an iron monument at the Northeast corner of that certain 2.48 tract of land described in Quitclaim Deed dated August 9, 1995 from Burlington Northern Railroad Company to Ken's Sanitation and Recycling, Inc.; thence West parallel with the South line of said Section 16 a distance of 380 feet, more or less, to the intersection with a line parallel with and 100.00 feet normally distant Easterly from said Railway Company's Main Track centerline; thence Northerly along the last described parallel line 301 feet, more or less, to the True Point of Beginning, EXCEPTING THEREFROM that portion lying West of a line drawn parallel with and 120.0 feet normally distant Easterly from said main Track centerline.

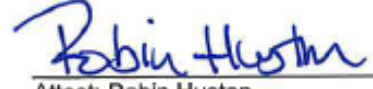
is hereby approved contingent upon:

- All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
- A Fin Fan Cooler shall be installed in conjunction with the tank installation.

3. Owner/Applicant to receive all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 3rd day of November, 2025.


Robert Seigel, Vice-Chair
Moorhead Planning Commission


Attest: Robin Huston,
City Planner/Zoning Administrator



City Council Communication

November 10, 2025

SUBJECT:

First Reading of Ordinance 2025-11: An Ordinance to Amend and Reenact Title 10, Chapter 18, Use Regulations related to Cannabis Uses

RECOMMENDATION:

The Mayor and Council are asked to consider a First Reading of Ordinance 2025-11: An Ordinance to Amend and Reenact Title 10, Chapter 18, Use Regulations related to Cannabis Uses.

BACKGROUND/KEY POINTS:

Since the 2023 legalization of adult use cannabis in Minnesota, the City Council has approved several related zoning text amendments as follows:

December 4, 2023:

1. Add cannabis and hemp-related uses to zoning use table

March 3, 2025:

1. Clarify that existing breweries may continue to “produce” low potency hemp edibles
2. Update and clarify cannabis use language as it relates to immature vs. mature plants.
3. Change cannabis microbusiness and mezzobusiness from permitted uses in LI and HI only to provisional uses in MU 1-4, CC, LI and HI.

May 5, 2025:

1. Correct use table to add microbusinesses and mezzobusinesses as provisional uses in MU-2: Neighborhood Mixed Use. It was always intended to permit retail sales only under these license types but was missed in the previous amendment.
2. Clarify cannabis microbusinesses and mezzobusinesses by removing language referencing “outdoor smoking and vaping” as this was contrary to the cannabis statute.

As staff continue to have conversations with prospective businesses who are finding it difficult to locate in Moorhead due to lack of real estate that meets cannabis zoning requirements, staff is attempting to be flexible while also continuing to protect adjacent uses from possible nuisances that may be created by these types of businesses (e.g., odor). To address these issues, the following text amendments are proposed:

1. State-Licensed Cannabis Testing Facilities: Open these to more real estate by treating them the same as a microbusiness and mezzobusiness by removing the limitation of only being permitted to operate in the LI and HI zoning districts and permitting them by provisional use permit in MU-3, MU-4 and CC as long as they meet similar conditions as the microbusiness and mezzobusiness that cultivate and produce cannabis products (i.e., cannot be located next to residential uses and must be in a stand-alone building).
2. State-Licensed Microbusiness & Mezzobusiness: Open these to more real estate by creating another option for locating in stand-alone multi-tenant buildings only if the other tenants are also cannabis businesses. Currently, they are not permitted in stand-alone multi-tenant buildings.

The Planning Commission held a public hearing on November 3, 2025 and unanimously



City Council Communication

November 10, 2025

recommended approval of the Title 10, Chapter 18 text amendments with no public comment. The complete Planning Commission packet can be found at: [City of Moorhead : Planning Commission](#)

FINANCIAL CONSIDERATIONS:

Not Applicable

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager

Robin Huston, City Planner/Zoning Administrator

Attachments: Glossary – Cannabis Law
Draft Ordinance 2025-11

GLOSSARY OF CANNABIS-RELATED TERMS

Cannabinoid means any of the chemical constituents of hemp plants or cannabis plants that are naturally occurring, biologically active, and act on the cannabinoid receptors of the brain. Cannabinoid includes but is not limited to tetrahydrocannabinol and cannabidiol.

Cannabis Business means any of the following 10 State license types:

1. **Cannabis Cultivator** - activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.
2. **Cannabis Delivery Service** - transports and delivers cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumable products to customers.
3. **Cannabis Event Organizer** - organizes temporary cannabis events lasting no more than four days.
4. **Cannabis Manufacturer** - creation of cannabis concentrate and manufacture of cannabis products and hemp-derived consumer products for public consumption.
5. **Cannabis Mezzobusiness** can do the following:
 - A. grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant for use as adult-use cannabis flower or for use in adult-use cannabis products:
 - i. indoor facility may cultivate up to 15,000 square feet of plant canopy,
 - ii. outdoor location may cultivate up to one acre of mature, flowering plants unless the Office of Cannabis Management increases that limit;
 - B. grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant for use as medical cannabis flower or for use in medical cannabinoid products;
 - C. make cannabis concentrate;
 - D. make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;
 - E. manufacture artificially derived cannabinoids;
 - F. manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;
 - G. process medical cannabinoid products;
 - H. purchase immature cannabis plants and seedlings and cannabis flower from a cannabis microbusiness, another cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler;
 - I. purchase cannabis concentrate, hemp concentrate, and synthetically derived cannabinoids from a cannabis microbusiness, another cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler for use in manufacturing adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products;
 - J. purchase hemp plant parts and propagules from a licensed hemp grower licensed under chapter 18K (industrial hemp development);

- K. purchase hemp concentrate from an industrial hemp processor licensed under chapter 18K (industrial hemp development);
- L. package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;
- M. 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 to other cannabis businesses and to customers.

6. Cannabis Microbusiness can do the following:

- A. grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant:
 - i. indoor facility may cultivate up to 5,000 sf of plant canopy,
 - ii. outdoor location may cultivate up to one-half acre of mature, flowering plants unless the Office of Cannabis Management increases that limit;
- 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 artificially derived cannabinoids;
- E. manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;
- F. purchase immature cannabis plants and seedlings and cannabis flower from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler;
- G. purchase hemp plant parts and propagules from an industrial hemp grower licensed under chapter 18K (industrial hemp development);
- H. purchase hemp concentrate from an industrial hemp processor licensed under chapter 18K (industrial hemp development);
- I. purchase cannabis concentrate, hemp concentrate, and artificially derived cannabinoids from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler for use in manufacturing adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products;
- J. package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;
- K. 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 to other cannabis businesses and to customers;
- L. operate an establishment that permits on-site consumption of edible cannabis products and lower-potency hemp edibles.

7. Cannabis Retailer – sales of all cannabis-related items including sale of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.

8. Cannabis Testing Facility - obtains and tests immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids,

lower-potency hemp edibles, and hemp-derived consumer products from other cannabis-licensed businesses.

9. Cannabis Transporter - transports immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products from other cannabis-licensed businesses.

10. Cannabis Wholesaler - sales and imports of all cannabis-related items including cannabis plants, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products.

Hemp business means either of the following:

- (1) lower-potency hemp edible manufacturer; or
- (2) lower-potency hemp edible retailer.

Hemp business does not include a person or entity licensed under chapter 18K (industrial hemp development) to grow industrial hemp for commercial or research purposes or to process industrial hemp for commercial purposes.

Home/Personal Cultivation of hemp or cannabis flower means:

- A. Up to eight cannabis plants, with no more than four being mature, flowering plants may be grown at a single residence, including the curtilage or yard, without a license to cultivate cannabis provided that cultivation takes place at the primary residence of an individual 21 years of age or older and in an enclosed, locked space that is not open to public view.

Home/Personal Extraction or Sale of hemp or cannabis flower and products means:

- A. Separation or extraction of cannabis concentrate or hemp concentrate at a residence is not permitted.
- B. Sale of hemp, cannabis flower and other products at a residence is not permitted.

Lower-potency hemp edible means any product that:

- (1) is intended to be eaten or consumed as a beverage by humans;
- (2) contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;
- (3) is not a drug;
- (4) consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol, 25 milligrams of cannabidiol, 25 milligrams of cannabigerol, or any combination of those cannabinoids that does not exceed the identified amounts;
- (5) does not contain more than a combined total of 0.5 milligrams of all other cannabinoids per serving;
- (6) does not contain an artificially derived cannabinoid other than delta-9 tetrahydrocannabinol;
- (7) does not contain a cannabinoid derived from cannabis plants or cannabis flower; and
- (8) is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods.

Medical Cannabis Business means any of the following 4 State license types:

1. Medical Cannabis Cultivator can do the following:

- A. Grow cannabis plants within the approved amount of space up to 60,000 square feet of plant canopy from seed or immature plant to mature plant;

- 1.A medical cannabis cultivator may exceed the limit of 60,000 square feet of plant canopy if it was legally cultivating medical cannabis with a greater plant canopy as of April 1, 2023;

- B. Harvest cannabis flower from a mature plant;
- C. Package and label cannabis flower as medical cannabis flower;
- D. Sell medical cannabis flower to medical cannabis processors and medical cannabis retailers;
- E. Transport medical cannabis flower to a medical cannabis processor located on the same premises;
- F. Perform other actions approved by the Office of Cannabis Management.

2. Medical Cannabis Processor can do the following:

- A. Purchase medical cannabis flower, medical cannabinoid products, hemp plant parts, and hemp concentrate from medical cannabis cultivators and other medical cannabis processors;
- B. Purchase hemp plant parts from industrial hemp growers;
- C. Make cannabis concentrate from medical cannabis flower;
- D. Make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;
- E. Manufacture medical cannabinoid products;
- F. Package and label medical cannabinoid products for sale to other medical cannabis processors and to medical cannabis retailers; and
- G. Perform other actions approved by Office of Cannabis Management. .

3. Medical Cannabis Retailer can do the following:

- A. Purchase medical cannabis flower and medical cannabinoid products from medical cannabis cultivators and medical cannabis processors and
- B. Sell or distribute medical cannabis flower and medical cannabinoid products to any person authorized to receive medical cannabis flower or medical cannabinoid products.

4. Medical Cannabis Combination Business License can do the following:

- 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 artificially derived cannabinoids;
- E. Manufacture medical cannabinoid products;
- F. Manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;
- G. Purchase immature cannabis plants and seedlings and cannabis flower from a cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, a cannabis wholesaler, a medical cannabis cultivator, or another medical cannabis combination business;

- H. Purchase hemp plant parts and propagules from an industrial hemp grower licensed under chapter 18K;
- I. Purchase cannabis concentrate, hemp concentrate, and artificially derived cannabinoids from a cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, a cannabis wholesaler, a medical cannabis processor, or another medical cannabis combination business;
- J. Purchase hemp concentrate from an industrial hemp processor licensed under chapter 18K;
- K. Package and label medical cannabis and medical cannabinoid products for sale to medical cannabis processors, medical cannabis retailers, other medical cannabis combination businesses, and patients enrolled in the registry program, registered designated caregivers, and parents, legal guardians, and spouses of an enrolled patient;
- L. Package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;
- M. Sell medical cannabis flower and medical cannabinoid products to patients enrolled in the registry program, registered designated caregivers, and parents, legal guardians, and spouses of an enrolled patient;
- N. 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 to other cannabis businesses and to customers; and
- O. Perform other actions approved by the Office of Cannabis Management.

Additional definitions for the new law can be found at: [Sec. 342.01 MN Statutes](#)

ORDINANCE 2025-11

AN ORDINANCE TO AMEND AND REENACT TITLE 10, CHAPTER 18, USE REGULATIONS RELATED TO CANNABIS USES OF THE MOORHEAD CITY CODE

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

NEW

~~DELETE~~

SECTION 1. Title 10, Chapter 18, Section 1, **Use Tables and Unlisted Uses** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

see attached amended use table

SECTION 2. Title 10, Chapter 18, Section 2, **Provisional and Conditional Use Requirements** of the Moorhead Municipal Code is hereby amended and reenacted to read as follows (unchanged portions of this chapter have been omitted from the text below):

...

10-18-2.GG. State Licensed Cannabis Microbusiness

...

~~d. Cultivation and Production: consideration may be made if located in a single tenant, stand-alone building where cannabis or hemp business is the only tenant and building is not abutting or adjacent to a residential use.~~

d. Cultivation and Production: consideration may be made if:

1. located in a single tenant, stand-alone building where a cannabis or hemp business is the only tenant and building is not abutting or adjacent to a residential use.
2. located in a multi-tenant, stand-alone building where all tenants are cannabis or hemp businesses and building is not abutting or adjacent to a residential use.

...

10-18-2. II. State Licensed Cannabis Testing Facility

1. All uses shall comply with building, fire safety and health codes and zoning, local registration and state licensing.
2. Cannabis testing facilities are permitted in CC: Community Commercial, MU-3: Commercial Mixed Use and MU-4: Gateway Mixed Use zoning districts if:
 - a. located in a single tenant, stand-alone building where a cannabis or hemp business is the only tenant and building is not abutting or adjacent to a residential use.
 - b. located in a multi-tenant, stand-alone building where all tenants are cannabis or hemp businesses and building is not abutting or adjacent to a residential use.

...

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

PASSED: November 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: 11/10/2025
E-Post:
Second Reading:
Publication:

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

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

- P

=

Permitted use
- CU

=

Conditional use permit
- ()

=

Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU

=

Provisional use
- Blank

=

Prohibited

DELETE

NEW LANGUAGE

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
Cannabis and hemp related													
	...												
	State-licensed lower-potency hemp concentrate manufacturing and the following cannabis-related uses: cultivator, manufacturer, testing facility, transporter and wholesaler											P	P
	State-licensed cannabis microbusiness						PU (GG)	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)	PU (HH)
	State-licensed cannabis testing facility								PU (II)	PU (II)	PU (II)	P	P
...													



City Council Communication

November 10, 2025

SUBJECT:

Resolution to Approve Stormwater Memorandum of Understanding with Clay County

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve a Memorandum of Understanding (MOU) with Clay County regarding local stormwater regulations.

BACKGROUND/KEY POINTS:

The City and Clay County are both required to be permittees under the Minnesota Pollution Control Agency (MPCA) Municipal Separate Storm Sewer System (MS4) program. The MS4 permit requires that both the City and County develop a Stormwater Pollution Prevention Program (SWPPP) and establish a regulatory mechanism providing enforcement procedures and actions to address non-compliance with the ordinance and/or MS4 permit terms. The most recent revisions to the City's stormwater management ordinance were adopted on April 18, 2025. The City's stormwater ordinance is applicable within City limits. The MS4 permit requires Clay County to have a mechanism to regulate this same geographic area.

The purpose of the proposed MOU is to provide clarity on ordinance applicability. Under the terms of the MOU, the City's ordinance will be applicable and enforced within the City's MS4 boundary, thereby reducing duplicative regulatory oversight. The MOU does not require the City or Clay County to assume any responsibility for the duties imposed upon the other entity by the MS4 permit.

FINANCIAL CONSIDERATIONS:

There is no cost associated with the MOU

Voting Requirements: Majority of Quorum

Submitted By:

Dan Mahli, City Manager
Robert A Zimmerman, Engineering Director
Andrea Crabtree Naves, Utilities Engineer

Attachments:

RESOLUTION

Resolution to Approve Stormwater Memorandum of Understanding with Clay County

WHEREAS, Minnesota Rules, Chapter 7090 designates both the City of Moorhead and Clay County as mandatory Small Municipal Separate Storm Sewer Systems (MS4s) and as such requires both the City and Clay County to obtain coverage under the Minnesota Pollution Control Agency (MPCA) MS4 general permit to ensure compliance with these rules; and

WHEREAS, the MS4 permit mandates the development, implementation, and enforcement of a Stormwater Pollution Prevention Program (SWPPP) and requires both the City and Clay County to establish a regulatory mechanism providing enforcement procedures and actions in the event of non-compliance with the applicable regulatory mechanisms; and

WHEREAS, the City's stormwater ordinance is applicable within City limits and the MS4 permit requires Clay County have a mechanism to regulate this same geographic area; and

WHEREAS, the City and Clay County strive to ensure compliance with the MS4 permitting requirements and believe an opportunity exists to reduce duplicative regulatory oversight, thus improving efficiency; and

WHEREAS, pursuant to the terms and conditions of the proposed Memorandum of Understanding, the City and Clay County concur that the City's regulatory mechanism relating to Stormwater Management (Title 3, Chapter 8 of City Code) will be enforced within the City's MS4 boundary as the City is the rightful authority for all planning and zoning regulations within the City's jurisdiction, regardless of ownership of the outfall or facility affected.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the proposed Memorandum of Understanding is hereby approved and the Mayor and City Manager are directed to execute said document.

PASSED: November 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

November 10, 2025

SUBJECT:

Resolution to Approve Cooperative Construction Agreement No. 1060544 for State Project #1406-79 on TH 75 between 46th and 60th Ave S.

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to approve Cooperative Construction Agreement No. 1060544 for State Project #1406-79 on TH 75 between 46th and 60th Ave S.

BACKGROUND/KEY POINTS:

MnDOT has prepared a Cooperative Construction Agreement between the State of Minnesota and City of Moorhead for TH 75 State Project #1406-79. Under the agreement, MnDOT will complete a mill & overlay of TH 75 (8th St) from south of 46th Ave S to south of 60th Ave S in 2026. As part of that construction, MnDOT will construct a sidewalk pedestrian ramp at the intersection of 50th Ave S. Upon completion of the work, the City will maintain the pedestrian ramp.

Staff recommends that the City Council approve the Cooperative Construction Agreement and authorize the Mayor and City Manager to execute the agreement.

FINANCIAL CONSIDERATIONS:

Under the terms of the Cooperative Construction Agreement, MnDOT will pay for the construction of the sidewalk and the City will be responsible for maintenance.

Voting Requirements: 3/4 of Council (6)

Submitted By:

Dan Mahli, City Manager

Tom Trowbridge, City Engineer

Attachments: Location Map

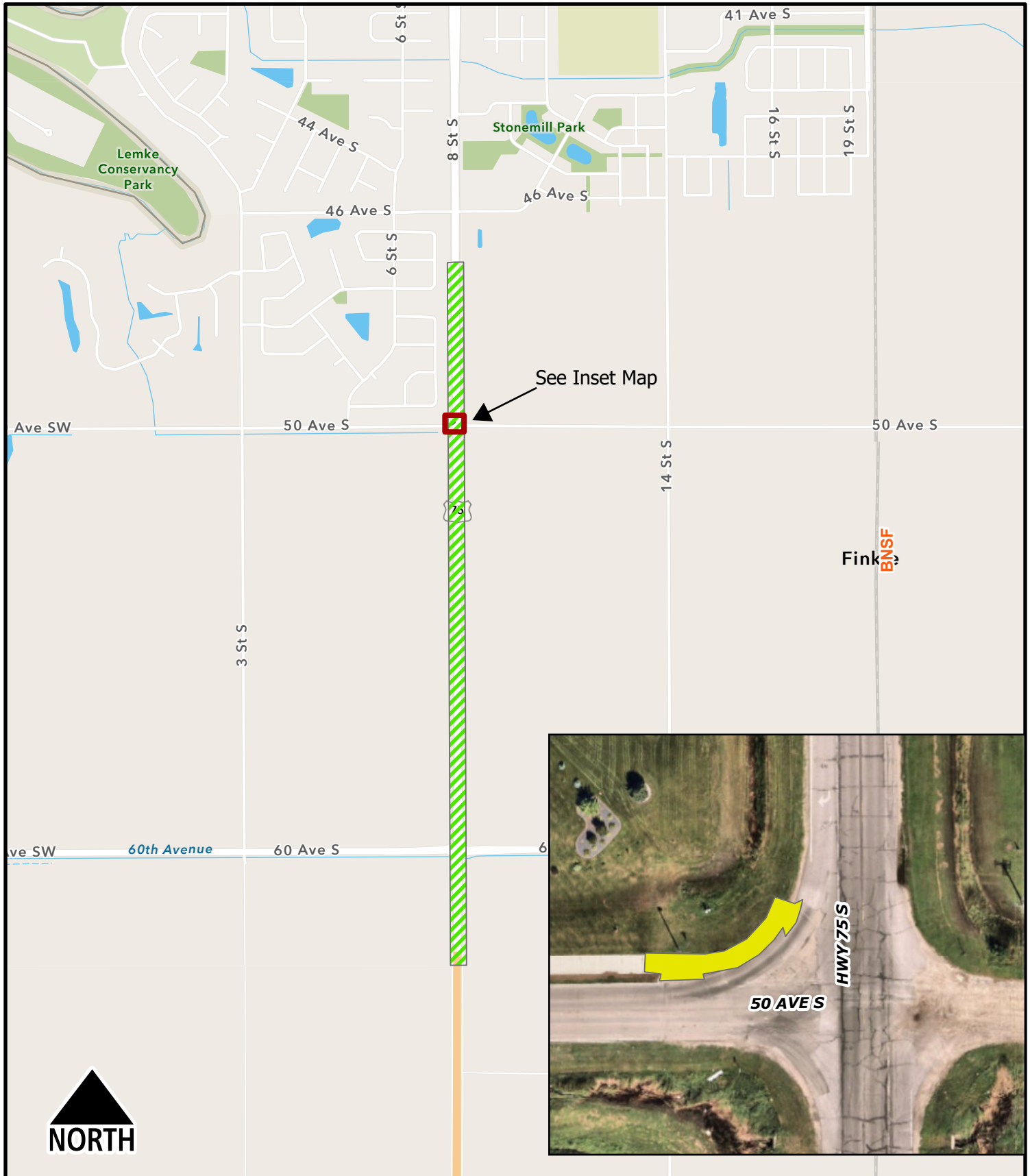


LEGEND

-  PROJECT AREA (1406-79)
-  SIDEWALK MAINTENANCE AREA

Sidewalk Maintenance

Project 1406-79 Maintenance Agreement



RESOLUTION

Resolution to Approve Cooperative Construction Agreement No. 1060544 for State Project #1406-79 on TH 75 between 46th and 60th Ave S

WHEREAS, the City Council of the City of Moorhead approves Cooperative Construction Agreement No. 1060544 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for the construction by the State and the maintenance by the City of a sidewalk and pedestrian ramp to be constructed at the intersection of TH 75 (8th St) at 50th Avenue South.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Moorhead, Minnesota that the Mayor and City Manager are authorized to execute the agreement and any amendments to the agreement.

PASSED: November 10th, 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

November 10, 2025

SUBJECT:

Resolution to Approve the Joint Powers Agreement Amendment between the State of Minnesota acting on behalf of the State Fire Marshal division, and the City of Moorhead acting on behalf of the Moorhead Fire Department Hazardous Materials Response Team.

RECOMMENDATION:

The Mayor and City Council are asked to consider the resolution to authorize the City Manager to approve the Joint Powers Agreement Amendment by and between the State of Minnesota acting on behalf of the State Fire Marshal division ("SFM" or "State"), and the City of Moorhead acting on behalf of the Moorhead Fire Department ("Governmental Unit") and their Hazardous Materials Response Team ("Team").

BACKGROUND/KEY POINTS:

The State and Governmental Unit have a Joint Powers Agreement executed September 16, 2022, identified as SWIFT Contract No. 218788 ("Original Agreement"), for the Governmental Unit's provision of a Hazardous Materials Response Team ("Team") to provide Incident Command technical expertise in hazard identification and emergency response in a preidentified geographic area.

The State intends to amend the Parties' duties due to the reclassification of the Moorhead Fire Department Hazardous Materials Team to a Type II Team to meet federal FEMA standards. This operational update includes adjustments in payment terms for continued services under the Agreement.

FINANCIAL CONSIDERATIONS:

The Governmental Unit will be paid by the State up to but not exceeding One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) during each twelve-month period, i.e. July 1 through June 30, of the Agreement.

In addition to the Compensation identified above, the State will reimburse Governmental Unit for reasonable and necessary expenses corresponding to and directly associated with the following costs incurred during an actual emergency response. Reimbursement costs corresponding to this section shall not exceed Five Thousand and 00/100 Dollars (\$5,000.00) for any single response unless authorized by the State's Authorized Representative.

Voting Requirements: Majority of Council

Submitted By:

Dan Mahli, City Manager
Jeff Wallin, Fire Chief
Emily Roen, Fire Admin

Attachments: None

RESOLUTION

Resolution to Approve Amendment to the Joint Powers Agreement between the State of MN and City of Moorhead

WHEREAS, the State and Governmental Unit have a Joint Powers Agreement executed September 16, 2022, identified as SWIFT Contract No. 218788 ("Original Agreement"), for the Governmental Unit's provision of a Hazardous Materials Response Team ("Team") to provide Incident Command technical expertise in hazard identification and emergency response in a preidentified geographic area.

WHEREAS, the State wishes to amend the Parties' duties in light of operational updates and payment terms, in anticipation of continued services contemplated by the Agreement.

WHEREAS, the State and Governmental Unit are willing to amend the Original Agreement in order to continue the agreement between City of Moorhead Fire Department and the State of Minnesota State Fire Marshal division.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that this Amendment to the Joint Powers Agreement will allow Moorhead Fire Department to continue to provide Hazmat services and be paid for the training and services related to Hazmat incidents for the State of Minnesota.

PASSED: November 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 Insurance Agent of Record

WHEREAS, the League of Minnesota Cities Insurance Trust requires the City to designate an agent of record as a condition of participating in the insurance program.

WHEREAS, City staff recommend designating Choice Insurance Services as the agent of record as well as extending the agreement with Choice for 2026 through 2028, with the option to extend for 2029 and 2030 upon mutual consent.

WHEREAS, the fees for services are \$20,000 annual for 2026 through 2028.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, Minnesota that the City Council does hereby authorize the Mayor and City Manager to execute a 3-year agreement with Choice Insurance to serve as the City of Moorhead's insurance agent of record at a cost of \$20,000 per year.

PASSED: November 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 Labor Agreement and Memorandums of Understanding Between the City of Moorhead and International Association of Firefighters (IAFF) Local 1323

WHEREAS, International Association of Firefighters (IAFF) is the exclusive representative for certain City of Moorhead employees in Local 1323; and

WHEREAS, the current labor agreement between the City and IAFF expired on December 31, 2024; and

WHEREAS, the City of Moorhead and IAFF met and negotiated over the terms of the new labor agreement between the parties; and

WHEREAS, the parties reached a tentative agreement of the terms of the new labor agreement and Memorandums of Understanding; and

WHEREAS, the Public Employment Relations Act requires that the City of Moorhead execute a labor agreement and implement it in the form of a resolution.

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

1. The Labor Agreement between City of Moorhead and IAFF for January 1, 2025 through December 31, 2027 is approved.
2. The Memorandums of Understanding between City of Moorhead and IAFF is approved.
3. The Mayor and City Manager shall execute the agreement and Memorandums of Understanding.
4. The City of Moorhead shall implement the agreement and Memorandums of Understanding

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

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk