



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Minutes - Final

### City Council

**MISSION STATEMENT:** *The mission of the Duluth City Council is to develop effective public policy rooted in citizen involvement that results in excellent municipal services and creates a thriving community prepared for the challenges of the future.*

**TOOLS OF CIVILITY:** *The Duluth City Council promotes the use and adherence of the tools of civility in conducting the business of the council. The tools of civility provide increased opportunities for civil discourse leading to positive resolutions for the issues that face our city. We know that when we have civility, we get civic engagement, and because we can't make each other civil and we can only work on ourselves, we state that today I will: pay attention, listen, be inclusive, not gossip, show respect, seek common ground, repair damaged relationships, use constructive language, and take responsibility. [Approved by the council on May 14, 2018]*

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Monday, November 20, 2023

7:00 PM

Council Chamber

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### ROLL CALL

Councilor Hobbs & Councilor Alstead attended the meeting virtually.

**Present:** 9 - Councilor Hannah Alstead, Councilor Gary Anderson, Councilor Azrin Awal, Councilor Arik Forsman, Councilor Noah Hobbs, Councilor Mike Mayou, Councilor Terese Tomanek, Vice President Roz Randorf and President Janet Kennedy

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### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

1. [23-066](#) Meeting Minutes of the Duluth City Council

**Indexes:**

**Attachments:** [2023-11-09, Minutes](#)  
[2023-11-13, Minutes](#)

Minutes approved.

### REPORTS FROM THE ADMINISTRATION

**REPORTS FROM OTHER OFFICERS**

**REPORTS OF BOARDS AND COMMISSIONS**

**REPORTS OF COUNCIL COMMITTEES**

**REPORTS OF COUNCIL OPEN ISSUES**

**OPPORTUNITY FOR CITIZENS TO BE HEARD**

**CONSENT AGENDA**

**BY COUNCILOR ANDERSON (PLANNING & ECONOMIC DEVELOPMENT)**

- 2. [23-0867R](#) RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH ST. MARY'S DULUTH CLINIC HEALTH SYSTEM, FOR THE DEMOLITION OF ST. MARY'S MEDICAL CENTER AS PART OF THE DULUTH REGIONAL EXCHANGE DISTRICT, IN THE AMOUNT OF \$11,820,000.

**Indexes:**

**Attachments:** [Exhibit A-1](#)

**This Resolution was adopted unanimously.**

- 3. [23-0869R](#) RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH ST. MARY'S DULUTH CLINIC HEALTH SYSTEM, FOR THE DESIGN AND CONSTRUCTION OF NEW BUS SHELTERS AS PART OF THE DULUTH REGIONAL EXCHANGE DISTRICT, IN THE AMOUNT OF \$627,444.51.

**Indexes:**

**Attachments:** [Exhibit A-2](#)

**This Resolution was adopted unanimously.**

- 4. [23-0871R](#) RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH ST. MARY'S DULUTH CLINIC HEALTH SYSTEM, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC REALM PRIVATE INFRASTRUCTURE RETAINING WALLS AS PART OF THE DULUTH REGIONAL EXCHANGE DISTRICT, IN THE AMOUNT OF \$3,473,578.00.

**Indexes:**

**Attachments:** [Exhibit A-3](#)

This Resolution was adopted unanimously.

- 5. [23-0892R](#) RESOLUTION ACCEPTING A PERMANENT EASEMENT FROM ST. LUKE'S HOSPITAL OF DULUTH FOR THE PURPOSES OF ACCESSING, INSPECTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, RECONSTRUCTING OR IMPROVING A HOT WATER EXTENSION AS PART OF THE REGIONAL EXCHANGE DISTRICT, AT NO COST TO THE CITY.

Indexes:

Attachments: [Exhibit 1-Resolution re easement](#)

This Resolution was adopted unanimously.

- 6. [23-0893R](#) RESOLUTION AUTHORIZING THE EXECUTION AND RECORDATION OF A DECLARATION OVER AN EASEMENT INTEREST FROM ST. LUKE'S HOSPITAL OF DULUTH FOR CONNECTION TO THE CITY'S THERMAL ENERGY SYSTEM AS PART OF THE REGIONAL EXCHANGE DISTRICT.

Indexes:

Attachments: [Exhibit 1-Resolution re declaration](#)

This Resolution was adopted unanimously.

**BY COUNCILOR MAYOU (PUBLIC WORKS & UTILITIES)**

- 7. [23-0886R](#) RESOLUTION APPROVING DULUTH ENERGY SYSTEM'S THERMAL ENERGY HOT WATER RATE FOR EASTERN CANAL PARK.

This Resolution was adopted unanimously.

**BY COUNCILOR HOBBS (RECREATION, LIBRARIES & AUTHORITIES)**

- 8. [23-0890R](#) RESOLUTION AUTHORIZING APPLICATION TO THE MINNESOTA POLLUTION CONTROL AGENCY FOR UP TO \$150,000 FROM THE PLANNING GRANTS FOR STORMWATER, WASTEWATER, AND COMMUNITY RESILIENCE PLANNING PROGRAM FOR A STORMWATER NEEDS ANALYSIS FOR SPIRIT MOUNTAIN.

This Resolution was adopted unanimously.

**END OF CONSENT AGENDA**

***The following entitled ordinances are to be read for the first time:***

**BY COUNCILOR ANDERSON (PLANNING & ECONOMIC DEVELOPMENT)**

9. [23-048-O](#) AN ORDINANCE AMENDING SECTIONS 50-18.5, HIGHER EDUCATION OVERLAY; 50-19.8, PERMITTED USE TABLE; 50-20.1, RESIDENTIAL USES; 50-20.3, COMMERCIAL USES; 50-20.5, ACCESSORY USES; 50-24, PARKING AND LOADING; AND 50-41, DEFINITIONS; RELATED TO OFF-STREET PARKING REQUIREMENTS IN THE UNIFIED DEVELOPMENT CHAPTER.

**Indexes:**

- Attachments:** [Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)

This Ordinance was read for the first time.

10. [23-049-O](#) ORDINANCE AMENDING CHAPTER 29A TO INCORPORATE EXISTING PARKING REQUIREMENTS FROM THE UDC DIRECTLY INTO THE CITY'S HOUSING, PROPERTY MAINTENANCE, AND RENTAL CODE.

This Ordinance was read for the first time.

**BY COUNCILOR HOBBS (RECREATION, LIBRARIES & AUTHORITIES)**

11. [23-047-O](#) ORDINANCE ADDING ARTICLE V TO CHAPTER 4 OF THE DULUTH CITY CODE REGULATING OWNERSHIP OF AIRPORT PROPERTY.

This Ordinance was read for the first time.

***The following entitled ordinances are to be read for the second time:***

**BY COUNCILOR ANDERSON (PLANNING & ECONOMIC DEVELOPMENT)**

12. [23-043-O](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY AN AREA SOUTH OF REDRUTH STREET AND NORTH OF SHERBURNE STREET, BETWEEN S 63RD AVENUE W AND S 64TH AVENUE W, FROM MIXED USE-BUSINESS (MU-B) TO MIXED USE-NEIGHBORHOOD (MU-N).

**Indexes:**

**Attachments:** [Attachment 1](#)  
[Attachment 2](#)

This Ordinance was adopted unanimously.

13. [23-044-O](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY THREE PARCELS ADJACENT TO 4831 GRAND AVENUE FROM RESIDENTIAL-TRADITIONAL (R-1) TO MIXED USE-NEIGHBORHOOD (MU-N) TO ELIMINATE SPLIT ZONING FOR AN EXISTING USE AND TO CONFORM TO THE COMPREHENSIVE PLAN.

**Indexes:**

**Attachments:** [Attachment 1](#)  
[Attachment 2](#)

This Ordinance was adopted unanimously.

**BY PRESIDENT KENNEDY (COMMITTEE OF THE WHOLE)**

14. [23-040-O](#) ORDINANCE AMENDING CHAPTER 4, ARTICLE II OF THE DULUTH CITY CODE TO MODERNIZE LANGUAGE, UPDATE SMOKING RESTRICTIONS, AND TO INCLUDE THE DULUTH AIRPORT AUTHORITY IN THE INDEMNITY SECTION.

This Ordinance was adopted unanimously.

15. [23-041-O](#) ORDINANCE AMENDING CHAPTER 4, ARTICLE IV, OF THE DULUTH CITY CODE TO MODERNIZE LANGUAGE AND UPDATE PARKING REGULATIONS.

This Ordinance was adopted unanimously.

16. [23-045-O](#) AN ORDINANCE REPEALING SECTION 39 OF THE DULUTH CITY CHARTER PERTAINING TO MUNICIPAL ELECTIONS - FINANCIAL DISCLOSURES BY POLITICAL COMMITTEES.

This Ordinance was adopted unanimously.

**BY COUNCILOR HOBBS (RECREATION, LIBRARIES & AUTHORITIES)**

17. [23-042-O](#) ORDINANCE AUTHORIZING THE DULUTH AIRPORT AUTHORITY TO ACCEPT FEDERAL AND STATE OF MINNESOTA GRANTS FOR IMPROVEMENTS TO THE DULUTH INTERNATIONAL AIRPORT AND SKY HARBOR AIRPORT AND TO EXECUTE GRANT DOCUMENTS ON

BEHALF OF THE CITY FOR YEAR 2024.

This Ordinance was adopted unanimously.

**COUNCILOR QUESTIONS AND COMMENTS**

**COUNCILOR PREVIEW OF UPCOMING BUSINESS**