



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]*

MN Statutes, 13D.02. *Members may participate by interactive technology*

Monday, July 28, 2025

6:00 PM

Council Chamber

ROLL CALL

Present: 8 - Councilor Azrin Awal, Councilor Wendy Durrwachter, Councilor Arik Forsman, Councilor Janet Kennedy, Councilor Roz Randorf, Councilor Tara Swenson, Vice President Lynn Nephew and President Terese Tomanek

PLEDGE OF ALLEGIANCE

PUBLIC HEARING: 25-0615R - RESOLUTION AUTHORIZING THE GRANT OF \$725,000 IN STATEWIDE AFFORDABLE HOUSING AID FUNDS TO ONE ROOF COMMUNITY HOUSING IN SUPPORT OF ITS AFFORDABLE HOUSING MISSION

This Public Hearing was held.

REPORTS FROM THE ADMINISTRATION

OPPORTUNITY FOR CITIZENS TO BE HEARD

Rachel Mary Anderson and Liana Sweezer spoke on housing in Duluth.

Eleanor Dolan spoke about councilor pay.

Mistvael Roberts and Jonas Randa spoke in support of the LGBTQ+ Commission.

Loren Martell spoke in regard to the Incline Village.

CONSENT AGENDA

A motion was made by Councilor Awal to pass the Consent Agenda. The motion was seconded by Councilor Kennedy.
The Consent Agenda passed unanimously.

BY COUNCILOR KENNEDY (PUBLIC SAFETY)

1. [25-0607R](#) RESOLUTION AUTHORIZING ACCEPTANCE OF A \$70,000 CRIME VICTIM SERVICES PROSECUTORIAL GRANT FROM THE MINNESOTA DEPARTMENT OF PUBLIC SAFETY, OFFICE OF JUSTICE PROGRAMS, TO PARTIALLY FUND A VICTIM SERVICES SPECIALIST POSITION IN THE CITY ATTORNEY'S OFFICE.

Indexes:

Attachments: [Exhibit A](#)
[Cover Memo](#)

This Resolution was adopted.

BY COUNCILOR DURRWACHTER (PURCHASING & LICENSING)

2. [25-0596R](#) RESOLUTION AUTHORIZING A THREE-YEAR ENTERPRISE LEVEL AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. FOR GEOGRAPHICAL INFORMATION SYSTEM LICENSING, SUPPORT AND MAINTENANCE FOR A TOTAL AMOUNT OF \$180,900.00 AND A YEARLY ESTIMATED AMOUNT OF \$60,300.00

Indexes:

Attachments: [25-0596R Resolution Cover Memo](#)
[Exhibit A](#)

This Resolution was adopted.

BY VICE PRESIDENT NEPHEW (PLANNING & ECONOMIC DEVELOPMENT)

3. [25-0605R](#) RESOLUTION AUTHORIZING AN INCREASE OF \$2,984 OF HOME-AMERICAN RESCUE PLAN PROGRAM FUNDS.

Indexes:

Attachments: [Cover Memo-HOME ARP Increase](#)
[ATTACHMENT HOME APR](#)

This Resolution was adopted.

4. [25-0615R](#) RESOLUTION AUTHORIZING THE GRANT OF \$725,000 IN STATEWIDE AFFORDABLE HOUSING AID FUNDS TO ONE ROOF COMMUNITY HOUSING IN SUPPORT OF ITS AFFORDABLE HOUSING MISSION

Indexes:

Attachments: [Cover Memo](#)
[One Roof SAHA Contract](#)
[CLT Business Subsidy Report](#)

This Resolution was adopted.

5. [25-0619R](#) RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AMENDED AND RESTATED MASTER SUBORDINATION AGREEMENT AND ESTOPPEL CERTIFICATE.

Indexes:

Attachments: [Cover Memo - New San Marco \(3\)](#)
[MSA - Nw Sn Mrc v.1_ss \(3\)](#)

This Resolution was adopted.

BY PRESIDENT TOMANEK (COMMITTEE OF THE WHOLE)

6. [25-0618R](#) RESOLUTION SUBMITTING A PETITION ORDINANCE TO VOTERS AT THE MUNICIPAL ELECTION ON NOVEMBER 4, 2025, AMENDING THE DULUTH CITY CODE TO GIVE TENANTS THE RIGHT TO REPAIR IN RESIDENTIAL RENTAL PROPERTY AND DEDUCT THE COST OF REPAIRS AND SETTING THE BALLOT QUESTION FOR THE NOVEMBER 4, 2025, ELECTION

Indexes:

Attachments: [Cover Memo](#)

This Resolution was adopted.

BY COUNCILOR TOMANEK (PUBLIC WORKS & UTILITIES)

7. [25-0606R](#) RESOLUTION AUTHORIZING A LIMITED USE PERMIT AGREEMENT WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR OPERATION AND MAINTENANCE OF FAIRMONT PARK/LAKE SUPERIOR ZOO FENCE AND LANDSCAPING IN THE TRUNK HIGHWAY 23 (GRAND AVENUE) RIGHT-OF-WAY.

Indexes:

Attachments: [Cover Memo](#)
[Letter of Expiration notice](#)
[Draft LUP](#)

This Resolution was adopted.

8. [25-0608R](#) RESOLUTION AMENDING A CONTRACT WITH NORTHLAND CONSTRUCTORS OF DULUTH FOR THE 2025 BLANKET PO FOR UTILITY REPAIRS FOR A TOTAL AMOUNT NOT TO EXCEED \$193,128.80.

Indexes:

Attachments: [Cover Memo](#)

[Site Map](#)

This Resolution was adopted.

9. [25-0609R](#) RESOLUTION AUTHORIZING AN AMENDMENT TO AGREEMENT L31084 WITH EVER-GREEN ENERGY FOR ADDITIONAL ENGINEERING SERVICES FOR THE DULUTH ENERGY SYSTEMS BOILER SYSTEM REDESIGN FOR AN INCREASE OF \$15,200 AND A NEW TOTAL AMOUNT NOT TO EXCEED \$258,850.

Indexes:

Attachments: [Exhibit A](#)

[Cover Memo](#)

This Resolution was adopted.

10. [25-0611R](#) RESOLUTION REVOKING AND ESTABLISHING VARIOUS ROAD SEGMENTS AS MUNICIPAL STATE AID STREETS IN ACCORDANCE WITH THE ROADWAY EXCHANGE AGREEMENT WITH ST. LOUIS COUNTY.

Indexes:

Attachments: [Cover Memo](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

This Resolution was adopted.

11. [25-0612R](#) RESOLUTION AMENDING CONTRACT L31124 WITH NORTHLAND CONSTRUCTORS OF DULUTH FOR THE UPPER LAKESIDE WATER INTERCONNECT - PHASE 1 PROJECT, TO INCREASE THE AMOUNT BY \$291,593.18, FOR A NEW TOTAL OF \$1,446,773.18.

Indexes:

Attachments: [Cover Memo](#)

[NCC Site Map](#)

BY COUNCILOR SWENSON (RECREATION, LIBRARIES & AUTHORITIES)

12. [25-0564R](#) RESOLUTION APPROVING A GREATER MINNESOTA LEGACY GRANT APPLICATION TO THE GREATER MINNESOTA REGIONAL PARKS AND TRAILS COMMISSION AND MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR THE SPIRIT MOUNTAIN NORDIC CENTER.

Indexes:

Attachments: [Cover Memo To Apply - Spirit](#)

This Resolution was adopted.

13. [25-0567R](#) RESOLUTION AUTHORIZING A GREATER MINNESOTA LEGACY GRANT APPLICATION TO THE GREATER MINNESOTA REGIONAL PARKS AND TRAILS COMMISSION AND MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR DULUTH TRAVERSE BIKE SKILLS AREA DEVELOPMENT AND TRAILHEAD IMPROVEMENTS.

Indexes:

Attachments: [Cover Memo Resolution to Apply - DT Trailheads](#)

This Resolution was adopted.

14. [25-0613R](#) RESOLUTION AUTHORIZING A CONTRACT WITH PEC SOLUTIONS LLC FOR ELECTRICAL UPGRADES AT SPIRIT MOUNTAIN FOR THE NEW CHAIRLIFT INSTALLATION PROJECT FOR AN AMOUNT NOT TO EXCEED \$199,969.00.

Indexes:

Attachments: [Cover Memo - Spirit Mountain Electrical Upgrades](#)

This Resolution was adopted.

END OF CONSENT AGENDA

The following entitled resolutions are also to be considered:

BY PRESIDENT TOMANEK (COMMITTEE OF THE WHOLE)

15. [25-0595R](#) RESOLUTION ADOPTING CITY CHARTER COMMISSION'S RECOMMENDATION FOR APPROPRIATE FEE PAID TO CITY COUNCIL MEMBERS FOR SERVICE ON THE CITY COUNCIL AND SETTING SAID FEE.

Indexes:Attachments: [Cover Memo](#)

A motion to amend this resolution was made by Councilor Randorf and Councilor Forsman. The motion was seconded by Councilor Awal. This motion passed unanimously.

A motion was made by Councilor Kennedy to pass this resolution as amended. The motion was seconded by Councilor Randorf. This Resolution passed as amended unanimously.

BY COUNCILOR SWENSON (RECREATION, LIBRARIES & AUTHORITIES)

16. [25-0614R](#) RESOLUTION AUTHORIZING THE NEGOTIATION OF DEVELOPMENT AND LEASE AGREEMENTS WITH EDEN RENEWABLES FOR THE CONSTRUCTION AND MANAGEMENT OF THE HAYFIELD SOLAR ENERGY PROJECT.

Indexes:Attachments: [Cover Memo - Hayfield Solar Energy Project](#)
[Hayfield Solar Energy Project location](#)

A motion was made by Councilor Randorf to pass this resolution. The motion was seconded by Councilor Awal.
Councilor Forsman abstained from this resolution, stating employee conflict.
This Resolution passed unanimously.

ORDINANCES TABLED**BY VICE PRESIDENT NEPHEW (PLANNING & ECONOMIC DEVELOPMENT)**

17. [25-020-O](#) AN ORDINANCE AMENDING CHAPTER 50, ARTICLE III, SECTIONS 19 AND 20.3.I, AND ARTICLE VI, SECTIONS 41.4 AND 41.16 OF THE DULUTH CITY CODE REGARDING DAYCARE FACILITIES AND DEFINITIONS.

Indexes:Attachments: [PLUTA-2505-0002 Staff Memo](#)
[Use Table - Daycare](#)
[Motion to Amend \(Nephew/Swenson\): Passed unanimously.](#)

This Ordinance was read for the first time.

BY COUNCILOR TOMANEK (PUBLIC WORKS & UTILITIES)

18. [25-014-O](#) ORDINANCE AMENDING CHAPTER 2 OF THE DULUTH CITY CODE BY

ADDING ARTICLE XXXVIII ESTABLISHING THE DULUTH
TRANSPORTATION COMMISSION.

This Ordinance remains on the table

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

BY VICE PRESIDENT NEPHEW (PLANNING & ECONOMIC DEVELOPMENT)

19. [25-017-O](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARCEL NO. 010-1773-00010 AND HALF OF ADJOINING RIGHTS-OF-WAY FROM RESIDENTIAL URBAN (R-2) TO MIXED USE NEIGHBORHOOD (MU-N)

Indexes:

Attachments: [PLUMA-2505-0004 Cover Memo](#)
 [1 PLUMA-2505-0004 Staff Report and Attachments](#)
 [2 6-10-25 PC Minutes \(not approved yet\)](#)

This Ordinance was adopted unanimously.

20. [25-018-O](#) AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, SECTION 27.3.C OF THE DULUTH CITY CODE REGARDING SCREENING OF COMMERCIAL CONTAINERS.

Indexes:

Attachments: [PLUTA-2503-0001 Cover Memo](#)
 [1 PLUTA-2503-0001 Staff Memo and Attachments](#)
 [2 6-10-25 PC Minutes](#)

This Ordinance was adopted unanimously.

21. [25-019-O](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARTS OF THE PARCELS DESCRIBED AS 010-2710-03550, 010-2710-03500, 010-3275-00032 FROM RESIDENTIAL- TRADITIONAL (R-1) TO RESIDENTIAL-PLANNED (R-P).

Indexes:

Attachments: [Cover Memo- PLUMA-2503-0003](#)
 [Attachment 1 - PLUMA-2503-0003 Staff Report With Attachments](#)
 [Attachment 2- Amended Concept Plan](#)
 [Attachment 3 - PC Meeting Minutes](#)
 [Attachment 4 - Public Comment](#)

This Ordinance was adopted unanimously.

COUNCILOR QUESTIONS AND COMMENTS

COUNCILOR PREVIEW OF UPCOMING BUSINESS