

**ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MARCH 21, 2023**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, March 21, 2023, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmember Essler, Klimpel and Theisen attending. Councilmember Freske was absent.

Staff present included the following;

- Public Works Director Egger
- Senior Planner Anthony Nemcek
- Community Development Director Kienberger
- Finance Director Malecha

APPROVAL OF AGENDA

City Administrator Martin noted the addition that was made yesterday, “6.h. 2022 Interfund Transfers”.

Motion by Weisensel Second by Klimpel

Motion to Adopt the Agenda

Ayes: 4.

Nays: None. Motion carried.

PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGEMENTS

3.a. Recognition of Jim Koslowski – Public Works Supervisor

Public Works Director Egger recognized Public Works Supervisor Jim Koslowski for his 32.5 years of service to the City. Koslowski will be retiring March 23rd.

3.b. Certificate of Achievement for Excellence in Financial Reporting Award

Finance Director Malecha presented the Certificate of Achievement for Excellence in financial reporting award from the Government Finance Officers Association for the 2021 Annual Comprehensive Finance Report. This is the 26th consecutive year that Rosemount has received this national award.

PUBLIC COMMENT

None

CONSENT AGENDA

Motion by Klimpel Second by Essler

Motion to approve consent agenda items with items 6.d. & 6.e. removed

- a. Bills Listing
- b. Minutes of the March 7, 2023 Regular Meeting
- c. Minutes of the March 7, 2023 Work Session Proceedings

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- ~~d. Fire Secretary Appointment~~
- ~~e. Officer Appointments – Fire Department~~
- f. Request by Scannell Properties #637, LLC for approval of a Final Plat for an outlot
- g. Accept Public Street and Utilities – Dunmore Addition
- h. 2022 Interfund Transfers

Ayes: Essler, Klimpel, Weisensel, Theisen
Nays: None. Motion carried.

6.d. Fire Secretary Appointment

Councilmember Theisen pulled this item for further recognition and expressed gratitude towards former secretary Bruce Sword on assisting with the transition of duties. The Council also thanked Jim Olinger for stepping on to this important role.

Motion by Theisen Second by Klimpel

Motion to approve the Appointment of James Olinger as Fire Secretary for a Period of Three Years

Ayes: Klimpel, Weisensel, Theisen, Essler
Nays: None. Motion carried.

6.e. Officer Appointments – Fire Department

Councilmember Theisen pulled this item for recognition.

Motion by Theisen Second by Essler

Motion to approve the Fire Department Leadership Position Appointments for 2023

Ayes: Weisensel, Theisen, Essler, Klimpel
Nays: None. Motion carried.

PUBLIC HEARINGS

7.A. PROPOSED TAX ABATEMENT LOCATED AT 1367 – 145TH STREET EAST

Community Development Director Kienberger discussed this is an item continued from a previous City Council meeting for Jimnist, LLC development team on a technology campus on approximately 280 acres of land owned by the University of Minnesota in its UMore Park site.

The agreement has not been finalized as the applicant is still working on legal review that would impact the timing of the abatement agreement. The project team asked for the abatement to be considered at a later date when the project details and agreements are finalized.

The City Attorney has recommended to close the public hearing and take no action at this time.

Mayor Weisensel opened the public hearing at 7:14 p.m.

No public comments received.

Motion by Weisensel Second by Klimpel

Motion to close the public hearing at 7:15 p.m.

Ayes: 4.

Nays: None. Motion carried.

9.a. Request by Jimnist, LLC, for approval of a Planned Unit Development Master Development Plan with Rezoning

Senior Planner Nemcek presented the plans to consider a request by Jimnist, LLC. for approval of a Planned Unit Development Master Development Plan with rezoning. The applicant is in the process of developing the site plan for a technology campus on approximately 280 acres of land owned by the University of Minnesota in its UMore Park site.

The applicant is requesting approval of a PUD Master Development Plan ahead of the submittal of formal site plan and plat approval requests to help guide the site's final design and alleviate any risk that their plans might be denied, which would necessitate significant revisions.

The proposed deviations from the City Code contained within the PUD request have minimal impact on adjacent properties mainly due to the size of the site and anticipated location of the site improvements in relation to the site's boundaries.

More detailed plans will need to be submitted as the applicant proceeds with final site development, but they must remain consistent with the overall master plan's provisions related to code deviations. These plans will be reviewed by Planning Commission.

Councilmember Essler questioned if this request for approval is unusual without knowing the specific project. Nemcek noted the developer could build something with this layout and still use same deviations from the code. However, the final site plan would still need to be reviewed and approved. Community Development Director Kienberger stated while this is unusual not knowing the specific project, several developers enter a non-disclosure agreements until they are certain the project will move forward for various reasons, i.e. competitive market.

Mayor Weisensel sees this action item as one of the many things the developer must complete to proceed with the process in getting the project moving forward.

Motion by Essler Second by Theisen

Motion to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance rezone the site from AG-Agriculture to BP PUD-Business Park Planned Unit Development.

Ayes: Theisen, Essler, Klimpel, Weisensel

Nays: None. Motion carried.

Motion by Essler Second by Theisen

Motion to adopt a resolution approving a PUD Master Development Plan for a technology campus on 280 acres west of Blaine Avenue and south of County Road 42, subject to conditions.

Ayes: Essler, Klimpel, Weisensel, Theisen
Nays: None. Motion carried.

Motion by Essler Second by Theisen

Motion to approve the Planned Unit Development Agreement and authorize the Mayor and City Clerk to enter into the agreement.

Ayes: Klimpel, Weisensel, Theisen, Essler
Nays: None. Motion carried.

9.b. Request by Northern States Power (Xcel Energy) for approval of a transmission facility permit to connect a substation in Inver Grove Heights to a new substation south of County Road 42 at Blaine Avenue

Senior Planner Nemcek presented the request by Northern States Power (Xcel Energy) for a transmission facility permit to erect, maintain, and operate a 115 kV Transmission Line and associated facilities.

The Project runs from the Inver Grove Substation at 105 Street East to a new substation within UMore Park west of Blaine Avenue approximately ½ miles south of County Road 42, a distance of approximately five miles. The transmission line will serve the development occurring in that area. The project will also increase capacity and improve reliability for existing customers.

State statute allowed for local government review of certain projects so long as specific conditions are met. As part of the review process, a formal Environmental Assessment (EA) was provided by the applicant, and relevant jurisdictions were provided an opportunity to comment on the proposed project.

The Planning Commission received comments from the public; impact to property, concerns about tree removal, concerns about electromagnetic frequencies and health risks. The Commission voted unanimously to recommend the City Council approve the transmission facility permit.

Councilmember Essler questioned if Xcel considered doing the project underground. A representative from Xcel stated it would cost approximately 6-10 times more to do the project underground and noted the amount of disturbance is typically more when underground. The representative noted the cables are encased in concrete.

Motion by Klimpel Second by Essler

Motion to accept the Environmental Assessment of the applicant's proposed transmission facility

Ayes: Weisensel, Theisen, Essler, Klimpel

Nays: None. Motion carried.

Motion by Klimpel Second by Essler

Motion to adopt a resolution approving a Transmission Facility Permit for Northern States Power, subject to condition

Theisen, Essler, Klimpel, Weisensel

Nays: None. Motion carried.

9.c. Receive Bids & Award Contract for Bid Package No. 1 – Public Works & Police Campus

Public Works Director Egger presented the bids for the first set of contracts on the Public Works & Police Campus project. The bids were competitive and approximately 10% under as estimated by Kraus Anderson. All prices include bid alternate (i.e. salt storage shed, cold storage building, rainwater reuse, screen wall in front of building, etc.) cost components where the bidder's work scope would include a portion of the alternate construction scope items.

The City has the right to remove alternates in early May if the second round of bids come back unfavorable. Council noted there is a cost benefit of doing the alternates right away versus down the road.

Kraus-Anderson followed up with the bidders to ensure nothing was missing from the bid and confirmed the contractors are committing to the numbers provided at the bid opening.

Motion by Klimpel Second by Theisen

Motion to Adopt a Resolution Receiving Bids and Awarding Contracts for Bid Package No. 1, Including Alternate Bid Items, on the Public Works & Police Campus Project

Ayes: Essler, Klimpel, Weisensel, Theisen

Nays: None. Motion carried.

ANNOUNCEMENTS

10.a. Staff Updates

City Administrator Martin thanked City Staff for their success at the Business Expo this past week as over 500 people attended and the City Council met with eighteen Youth Commission applicants prior to this meeting who will be announced at the April 4th regular Council meeting.

Mr. Martin also thanked Jim Koslowski and Sharon Nelson for their years of service as they both are retiring this week.

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10.b. Upcoming Community Calendar

Mayor Weisensel reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel and a second by Klimpel the meeting was at 7:53 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Erin Fasbender", written in a cursive style.

Erin Fasbender
City Clerk