



**City Council Agenda
City Council - Regular Session
June 2, 2025
6:00 p.m.**

Attending and Viewing the Meeting:

Attend the Meeting in Person: Government Center Council Chamber, 151 4th Street SE

View Meeting: Cable TV on Channels 180 or 188

Watch & Listen via Zoom: <https://bit.ly/43C0wM0>

Telephone in and Listen via Zoom: Call: 1-312-626-6799 Webinar ID: 857 4265 2922
Passcode: 252432

If you have a disability and require a reasonable accommodation to fully participate in the City Council meeting, please contact the City Clerk's office at least 2 business days before the Council meeting via email (cityclerk@rochestermn.gov) or telephone (507-328-2900) or TTY/TDD (507-328-2900) to discuss your accessibility needs.

Pledge of Allegiance

Vision, Principles, and Priorities for the City of Rochester

A. Open Comment Period

View the open comment period guidelines [online](#).

- A.1. Sign-up In Person 30 Minutes before the meeting. View Open Comment guidelines for additional ways to participate. Virtual participation is not available at this time.**

B. Call to Order/Roll Call

C. City Administrator's Report

D. Mayor's Report

E. Order of Agenda

F. Consent Agenda

F.1. Minutes for the City Council Meeting of May 19, 2025

Accepting the minutes and video of the May 19, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for June 2, 2025

Approving the listing of total disbursements for June 2, 2025, in the amount of \$20,647,912.47, including investment purchases of \$7,061,428.00 and accounts payable of \$13,586,484.47.

F.3. Med City Art Festival - Community Festival

Adopting a Resolution approving the special event permit application for the Med City Art Festival event and declaring it a community festival.

F.4. Golf Cart Permit for Route Including Viking Drive NW and Soldiers Field Drive SW

Adopting a resolution approving a route map for operating a golf cart on portions of city streets, including Viking Drive NW, Elton Hills Drive NW, 3rd and 4th Avenue NW, 6th Street NW, 1st Avenue SW, 6th Street SW, and Soldiers Field Drive SW.

F.5. Heritage Preservation Commission Rules of Procedure & Operation - Proposed Amendments

Ratifying the amendments to the Rules of Procedure & Operation of the Heritage Preservation Commission.

F.6. League of Minnesota Cities Insurance Trust (LMCIT) Liability Waiver Form

Authorizing execution of the League of Minnesota Cities Insurance Trust (LMCIT) Liability Waiver Form on behalf of the City, the Rochester Economic Development Authority, and the South Zumbro Watershed Joint Powers Board, and selecting the option to "not waive" the monetary limits on municipal tort liability for all related policies.

F.7. Boundary Clarification adjoining Cascade Lake Park and MAAB, LLC (Former Universal RV & Marine Property)

Authorizing the Mayor and City Clerk to execute a Quit Claim Deed to MAAB, LLC.

F.8. Contract Award: Fire Station 3 Roof Replacement

Authorizing a contract with Priority Construction in the amount of \$84,495 for labor and taxable material from the base bid scope plus improved performance shingle material upgrade for Fire Station 3 Roof Replacement - Project No. J1036.

F.9. Contract with Rochester Sand & Gravel and State Grant Agreement for John Adams Middle School Safe Routes to School Improvements - Project No. J4736

1. Adopting a Resolution approving a contract with Rochester Sand & Gravel for John Adams Middle School Safe Routes to School (SRTS) Improvements - Project No. J4736 and;
2. Adopting a Resolution approving the terms and conditions for the State of Minnesota Safe Routes to School Program Grant Agreement.

F.10. Contract with Pember Companies, Inc. for 4th St SE and 19th Ave SE Intersection Improvements - Project No. J6064

1. Rejecting ICON LLC's bid due to Proposal Irregularities for 4th St SE and 19th Ave SE Intersection Improvements - Project No. J6064 and;
2. Adopting a Resolution approving a contract with Pember Companies, Inc. for 4th St SE and 19th Ave SE Intersection Improvements - Project No. J6064

F.11. Agreement with ISD 535 for School Resource Officer Services

Adopting a Resolution authorizing a School Resource Officer Services Agreement with the Independent School District 535 (ISD 535), in the amount of \$45,993.00 per month for school resource officer services.

F.12. Utility Connection Agreement with Steven T. Sawyer Revocable Trust Dated October 1, 2012 - 1700 37th Ave SE

Authorizing the following:

1. A Utility Connection Agreement with Steven T. Sawyer and Julie A. Sawyer as trustees of the Steven T. Sawyer Revocable Trust dated October 1, 2012, to allow connection of their property to the municipal sanitary sewer and water systems;
2. A Certification with the Olmsted County Auditor for the collection of unpaid associated charges and interest as outlined in the agreement.

F.13. Annexation Petition No. CD2025-001ANX by the City of Rochester

Adopting a Resolution approving Annexation No. CD2025-001ANX, by the City of Rochester, to incorporate approximately 326 acres of land into the City Limits with the application of the Unified Development Code (UDC) default Low-Density Residential - Small Lot (R-2) zoning district.

F.14. Greater Minnesota Housing Infrastructure Grant Program

Adopting a Resolution acknowledging the City's support and sponsorship of an application to Minnesota Housing's Greater Minnesota Housing Infrastructure Grant Program to support the extension of 55th St NW from 60th Ave NW to the west to provide required secondary access to the Pebble Creek Sixth subdivision, resulting in 454 residential lots.

F.15. Downtown Historic District Property Preservation Program Funding

1. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$161,535 for the property located at 216 1 Ave SW.
2. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$6,750 for the property located at 326 and 328 South Broadway.
3. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$127,039 for the property located at 22 3 St SW.
4. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$245,185 for the property located at 324 South Broadway.

F.16. Modifying the DMC Development District Boundary

Adopting a Resolution approving the modification of the DMC Development District Boundary pursuant to Minnesota Statutes 469.43, as shown on the map and attachments.

F.17. Approval of DMC Strategic Development Funding for Loom Apartments

Adopting a Resolution approving the Loom Apartments as a DMC Public Infrastructure Project and authorization of up to \$4,000,000 in General State Infrastructure Aid (GSIA) from the Strategic Development Capital Improvement Plan (CIP) budget to support extraordinary costs associated with the Loom Apartments project.

F.18. DMC Strategic Development Funding for Aeon West Transit Village Phase 1

Adopting a Resolution authorizing the utilization of up to \$3.9 million in General State Infrastructure Aid (GSIA) from the Strategic Development Capital Improvement Plan (CIP) budget and up to \$4.9 million in Tax Increment Financing (TIF) to support the revised Aeon West Transit Village Phase 1 project.

Public Hearing Guidelines

View the public hearing guidelines [online](#).

Sign-up In Person 30 Minutes before the meeting. View Public Hearing guidelines for additional ways to participate. Virtual participation is not available at this time.

G. Public Hearings

G.1. Major Land Subdivision No. CD2025-011PLAT, by Build Wealth Inc., to be known as Flowing Brook Valley

Adopting a Resolution approving Major Land Subdivision No. CD2025-011PLAT, by Build Wealth Inc., for the subdivision of 98.67 acres into 37 residential lots and one outlot, with four conditions, to be known as Flowing Brook Valley.

G.2. Vacation Petition No. CD2025-005VAC by Onward Investors

Adopting a Resolution approving Vacation Petition No. CD2025-005VAC by Onward Investors, with two conditions of approval.

G.3. Growth Management Map Amendment No. CD2025-001GMMA by City of Rochester

Adopting a Resolution approving Growth Management Map Amendment (GMMA) No. CD2025-001GMMA, by City of Rochester, to amend approximately 145.5 acres from "Urban Expansion Beyond 2050" to "Near Term Urban Expansion" on the City's Growth Management Map.

G.4. Comprehensive Plan Amendment No. CD2025-002CPA by City of Rochester

Adopting a Resolution approving Comprehensive Plan Amendment No. CD2025-002CPA, by City of Rochester, consisting of a change of Land Use Classification on a 158.2 acre site, amending the Land Use Classification on 136.27 acres of property from "*Urban Reserve*" to "*Medium Density Residential*", 9.23 acres of "*Urban Reserve*" to "*Commercial and Business Development*" and 12.7 acres of "*Industrial*" designated property to "*Commercial and Business Development*".

G.5. Annexation Petition No. CD2025-003ANX by City of Rochester

1. Approving Annexation by Ordinance Petition No. CD2025-003ANX, by the City of Rochester, to incorporate approximately 158.2 acres of land into the City Limits with the application of "*Mixed Use General*" (MXG) zoning on 21.94 acres and "*Medium Density Residential*" (R-3) zoning on 136.27 acres. and;
2. Directing the City Attorney to prepare an Ordinance for first reading.

H. Reports and Recommendations

H.1. 2026 State Bonding Priorities Resolution

Adopting a Resolution supporting the City's 2026 state capital investment (bonding) priorities in ranked order:

1. Airport Parking Infrastructure & Energy Components
2. East Zumbro Sewer for Housing Opportunities
3. Planning for Civic Center Drive/South Broadway Ave

H.2. BioLabs Shared Lab Space Project as DMC Public infrastructure Project and GSIA Funding Allocation and Approval of the Mayor as a Signatory to a Memorandum of Understand for the Creation, Launch, and Operation of the Shared Lab Space.

1. Adopting a Resolution approving the BioLabs Shared Lab Space Project at Two Discovery Square as a DMC Public Infrastructure Project and authorizing up to \$8,000,000 in Strategic Development funding from General State Infrastructure Aid (GSIA) to support project development.
2. Approving the Mayor as signatory to a Memorandum of Understanding (MOU) for the creation, launch, and long-term operation of BioLabs Rochester in Discovery Square, Rochester, Minnesota.

H.3. Development Agreement Between the City of Rochester and Mayo Clinic - Vacation of 3rd and 4th Avenue SW

Adopting a Resolution approving a development agreement between the City of Rochester and Mayo Clinic to satisfy the conditions imposed by the Council when it approved vacation of 3rd and 4th Avenues SW.

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Annexation Petition No. CD2025-002ANX by North Rock Real Estate

Receiving and Filing the First Reading of Annexation Petition No. CD2025-002ANX, by North Rock Real Estate, to incorporate 33.56 acres of land into the Rochester City limits.

K. Ordinance Second Readings

K.1. Ordinance Second Reading and Adoption - Gas Franchise

Adopting an ordinance related to Gas Franchises.

K.2. Revised Annexation by Ordinance Application No. CD2024-007ANX by Danielson Farms and Stark Enterprises

Adopting an Ordinance approving Annexation by Ordinance Application No. CD2024-007ANX, by Danielson Farms and Stark Enterprises, to correct an Ordinance associated with the annexation of a 67.77-acre site, located at the intersection of 55th St NW and 18th Ave NW.

L. Tabled Items

M. Other Business

N. Adjournment