



**City Council Agenda
City Council - Regular Session
June 16, 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 June 2, 2025

Accepting the minutes and video of the June 2, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for June 16, 2025

Approving the listing of total disbursements for June 16, 2025, in the amount of \$20,772,480.35, including investment purchases of \$4,997,316.67 and accounts payable of \$15,775,163.68.

F.3. Updated 2025 Council Meeting Calendar

Adopting the updated 2025 calendar of regular meetings for the Common Council of the City of Rochester, Minnesota, in accordance with Minnesota State Statute Ch 13D subd. 1.

F.4. Annual Gambling Permit - Rochester Elks Lodge at Lucky's Bar and Grill

Adopting a Resolution authorizing an initial premises annual gambling permit for Rochester Elks Lodge 1091, operating out of Lucky's Bar and Grill, located at 304 1st Ave SW.

F.5. 2025 Strategic Priorities and Foundational Principles

Adopting updated Strategic Priorities and Foundational Principles:

- **Foundational Principles:** Compassion; Fiscal Responsibility and Sustainability; Inclusive Decision-making; Public Safety; Quality Services; Social Equity.
- **Strategic Priorities:** Economic Resilience; Housing Access; Inclusive Growth Management; Responsible Environmental Stewardship; Transformational Capital Projects.

F.6. Bid Advertisement – Regional Storm Water Management Facility Pond 308 (Kuehl Regional Pond) – Project No. J6677

Authorizing the advertisement for bids for the Regional Storm Water Management Facility Pond 308 (Kuehl Regional Pond) – Project No. J6677.

F.7. Contract Award: Sanitary Sewer Improvements West Zumbro WZ-04-1019 Phase 1- Project No. J7854

Adopting a Resolution awarding a contract to Elcor Construction, Inc. in the amount of \$2,948,166.22 for Sanitary Sewer Improvements West Zumbro WZ-04-1019 Phase 1- Project No. J7854.

F.8. City-Owner Contract: Public Improvements to Serve First & Banks of Rochester Apartments - Project No. J5603

Authorizing:

1. A City-Owner contract for Project No. J5603, "Public Improvements to Serve First & Banks of Rochester Apartments," with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, project and grading plan approvals, and Contractor's submission of the appropriate letter of credit and insurance documentation and;
2. A professional technical services contract with Widseth Smith Nolting & Associates, Inc., dba Widseth, for \$8,000, for work related to Project No. J5603, "Public Improvements to Serve First & Banks of Rochester Apartments," subject to City execution of the City-Owner contract.

F.9. City-Owner Contract: Public Improvements to Serve Prairie Ridge Subdivision - Project No. J5630

Authorizing:

1. A City-Owner contract for Project No. J5630, "Public Improvements to Serve Prairie Ridge Subdivision," with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, project and grading plan approvals, and Contractor's submission of the appropriate bond and insurance documentation and;
2. A professional technical services contract with Widseth Smith Nolting & Associates, Inc., dba Widseth, for \$350,773, for work related to Project No. J5630, "Public Improvements to Serve Prairie Ridge Subdivision," subject to City execution of the City-Owner contract.

F.10. City-Owner Contract: Reconstruction of Sunrise Ave SE to Serve Rose Harbor Fourth Subdivision Lot Splits - Project No. J5629

Authorizing:

1. A City-Owner contract for Project No. J5629, "Reconstruction of Sunrise Ave SE to Serve Rose Harbor Fourth Subdivision Lot Splits," with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, project and grading plan approvals, and Contractor's submission of the appropriate bond and insurance documentation and;
2. A professional technical services contract with GGG, Inc., dba G-Cubed, for \$18,937.50, for work related to Project No. J5629, "Reconstruction of Sunrise Ave SE to Serve Rose Harbor Fourth Subdivision Lot Splits," subject to City execution of the City-Owner contract.

F.11. Contract Award: Midwest Mechanical Solutions for Darcy Submerged Closed Loop Heat Exchanger and Installation for Parks and Forestry Relocation Project No. J3069

Awarding a contract in the amount \$821,280 to Midwest Mechanical Solutions for Darcy Solutions Submerged Closed Loop Heat Exchanger System and installation on the Parks and Forestry Relocation Project No. J3069.

F.12. Contract Award: Sanitary Sewer Improvements Institute Rd SW from Manhole 87/0783 to Crest Ln SW

Adopting a Resolution awarding a contract to Kats Excavating, LLC. in the amount of \$78,390.02 for Sanitary Sewer Improvements Institute Rd SW from Manhole 87/0783 to Crest Ln SW.

F.13. Contract Award: Heart of the City - Peace Plaza Paver Modifications - Project No. J8625

Adopting a Resolution awarding a contract to CD Tile and Stone in the amount of \$160,056 for the Heart of the City - East Peace Plaza Paver Modifications.

F.14. Change Order #1 with Mathiowetz Construction for the Project to Relocate and Reconstruct the Township Roads as Part of the Runway 03/21 Reconstruction Project at Rochester International Airport (RST)

Authorizing Change Order #1 with Mathiowetz Construction in the amount of \$25,591.54 and execution of any necessary documents related to additional state and federal funding.

F.15. Agreement: Olmsted County Fairgrounds Park and Ride

Adopting a Resolution approving an agreement with Olmsted County for park and ride services at the Fairgrounds.

F.16. 2025 Pedestrian Ramps in Various Locations - Project No. J4738

Adopting a Resolution approving a contract with Legends Concrete Inc. in the amount of \$69,842.90, for 2025 Pedestrian Ramps in Various Locations - Project No. J4738.

F.17. Utility Connection Agreement with Neil B. Willis & Janet Y. Willis - 2725 Salem Road SW

Authorizing the following:

1. Utility Connection Agreement with Neil B. Willis & Janet Y. Willis to allow connection of their property to the municipal sanitary sewer system and;
2. Certification with the Olmsted County Auditor for the collection of unpaid associated charges and interest as outlined in the agreement.

F.18. Septic System/Sanitary Sewer Utility Connection Agreement with Eric and AnJuanna Robinson - 2510 Hillside Ln SW

Authorizing a Septic System/Sanitary Sewer Utility Connection Agreement with Eric and AnJuanna Robinson to allow for repair or replacement of the current septic system serving their property until the property can be connected to municipal sanitary sewer at a later date.

F.19. Agency Agreement with Minnesota Department of Transportation for the 37th St NW Sidewalk Improvements from 18th Ave NW to W River Pkwy NW Project - Project No. J4714

Adopting a Resolution authorizing Agency Agreement No. 1059621 with the Minnesota Department of Transportation for Federal participation in the 37th St NW Sidewalk Improvements from 18th Ave NW to W River Pkwy NW Project - Project No. J4714.

F.20. Rochester Public Transit Agency Safety Plan Update

Adopting a Resolution approving Rochester Public Transit's Agency Safety Plan 2025 update.

F.21. Amendment to Existing Power Purchase Agreement (PPA) for Valley High Solar

Adopting a Resolution approving the Seventh Amendment to the Existing Power Purchase Agreement (PPA) for Valley High Solar.

F.22. Revocable Permit and Agreement with Shaw Acquisition Corporation for Landscape Plants in Utility Easements

Authorizing a Revocable Permit and Agreement ("the agreement") with Shaw Acquisition Corporation for the placement of landscape plants within utility easements.

F.23. Grant Acceptance and Professional Services Agreement to Provide Land Acquisition and Title Search Services

1. Authorizing professional services agreement with Mead & Hunt to provide land acquisition and title search services in the amount of \$159,000 at the Rochester International Airport (RST); and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Minnesota Department of Transportation (MN/DOT); and
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.24. Grant Acceptance and Contract Award to Mathiowetz Construction Company for the General Aviation Apron Reconstruction and Expansion Project at the Rochester International Airport (RST)

Pending receipt of necessary state and federal grant offers:

1. Awarding a contract to Mathiowetz Construction Company in the amount of \$12,341,272.04 (Schedules 1-5); and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Minnesota Department of Transportation (MN/DOT); and
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.25. Grant Acceptance and Professional Services Agreement with Mead & Hunt to Provide Construction Administration Services for the General Aviation Apron Reconstruction and Expansion Project at the Rochester International Airport (RST)

Pending receipt of necessary state and federal grant offers:

1. Executing a professional services agreement with Mead & Hunt in the amount of \$1,187,501.00 to provide construction administration services; and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Minnesota Department of Transportation (MN/DOT); and
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.26. Grant Acceptance and Contract Award to SM Hentges & Sons for Runway 03/21 (02/20) Reconstruction Phase 5 Base Bid and to Mathiowetz Construction for Phase 5 Alternate Bid #1 Dependent of Federal Aviation Administration Funding at the Rochester International Airport (RST)

Pending receipt of necessary state and federal grant offers:

1. Awarding a contract to SM Hentges & Sons in the amount of \$30,200,000.00 (Base Bid); and
2. Dependent on the availability of Federal Aviation Administration funding, Awarding a contract to Mathiowetz Construction Company in the amount of \$12,349,882.77 (Alternate #1); and
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Minnesota Department of Transportation (MN/DOT).
4. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.27. Grant Acceptance and Professional Services Agreement with Mead & Hunt to Provide Construction Administration Services for Runway 03/21 (02/20) Reconstruction Phase 5 for the Base Bid Work and also for Alternate Bid #1 Dependent of Federal Aviation Administration Funding at the Rochester International Airport (RST)

Pending receipt of necessary state and federal grant offers:

1. Executing a professional services agreement with Mead & Hunt for construction administration services in the amount of either \$2,962,018.00 (Base Bid only) or \$3,954,445.00 (Base Bid and Alternate Bid #1) dependent on available Federal Aviation Administration (FAA) funding; and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Minnesota Department of Transportation (MN/DOT); and
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.28. Grant Acceptance and Professional Services Agreement to Provide Professional Planning Services to the Airport in Convening a Joint Airport Zoning Board (JAZB) and Developing and Adopting a New Zoning Ordinance

Pending receipt of state grant offer:

1. Authorizing professional services agreement with Mead & Hunt in the amount of \$113,240.00 to provide professional planning services to the airport in convening a joint airport zoning board (JAZB) and developing and adopting new zoning ordinance; and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the State of Minnesota.

F.29. Environmental Assessment Worksheet No. CD2025-001ENV by Olmsted Aggregate

Adopting a Resolution accepting and approving the Environmental Assessment Worksheet (EAW) No. CD2025-001ENV, by Olmsted Aggregate, for the future conversion of an existing golf course to operate a new aggregate quarry.

F.30. Support for 2025 Low-Income Housing Tax Credits Applications

1. Adopting a Resolution supporting the Aeon/West Transit Village "The Liner" project application being submitted to Minnesota Housing as part of the 2025 Multifamily Consolidated RFP.
2. Adopting a Resolution supporting the Woda Cooper Development/Kendall Pointe project application being submitted to Minnesota Housing as part of the 2025 Multifamily Consolidated RFP.

F.31. State Transit Funding - 2026 and 2027

Adopting a Resolution approving applications and agreements with the State of Minnesota for the operation of Public Transit Fixed Route, Paratransit System, and Bus Rapid Transit.

F.32. DMC Strategic Development Funding for the Civic Center North Apartment Project

Adopting a Resolution authorizing the utilization of up to \$500,000 in General State Infrastructure Aid (GSIA) from the Strategic Development Capital Improvement Plan (CIP) budget and up to \$13.5 million in Tax Increment Financing (TIF) to support the Civic Center North Apartments Project by Rochester Civic Lot Limited Partnership and Rochester Tower LLC.

F.33. Professional Service Agreement with Mayo Clinic for Enhanced Safety Program

Adopting a Resolution:

1. Approving a Professional Services Agreement entitled Rochester Police Department and Mayo Clinic Enhanced Safety Program, and
2. Authorizing the addition of two (2) full-time (FTE) sworn licensed police officer positions to the Rochester Police Department to backfill for the assignment of two (2) police officers to support the program.

F.34. Settlement Agreement Related to Various Transportation Improvement District Fee Disputes

Approving a settlement agreement with various claimants stemming from previous litigation between Tap House Real Estate, LLC and the City of Rochester, in United States District Court matter No. 22-cv-00492 (ECT/DTS) (D. Minn.)

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. CD2025-018PLAT by Stonebrooke of Rochester LLC

Adopting a Resolution approving Major Land Subdivision No. CD2025-018 PLAT, by Stonebrooke of Rochester LLC, to be known as Stonebrooke 6th & 7th Addition, with four conditions, for the subdivision of 62.5 acres into 83 single-family residential lots, 100 townhome lots, and four outlots.

G.2. Issuance of Multifamily Housing Revenue Bonds Relating to the Rochester Civic Lot Affordable Project

Adopting a Resolution adopting the Housing Program, the issuance of Conduit Multifamily Housing Revenue Obligations and the execution of related documents relating to the Rochester Civic Lot Affordable Project.

G.3. Multifamily Housing Revenue Bonds Relating to the Onward Civic Center Phase I Project

Opening the public hearing, receiving public comment, and then closing the public hearing.

H. Reports and Recommendations

H.1. FEMA SAFER Grant Application Submittal

Adopting a Resolution authorizing the Fire Department to apply for a FEMA SAFER Grant to hire eight additional firefighters, increasing ladder company staffing citywide from three to four personnel per unit.

H.2. Downtown Historic District Property Preservation Program Funding

Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$245,185 for the property located at 324 South Broadway.

Clerk's Note: This item was adopted at the June 2, 2025, Council meeting, and was subsequently vetoed by Mayor Norton. The veto automatically places the item back on the next agenda for reconsideration. To override a veto, the item must pass with a supermajority of the body voting Aye (5 regardless of quorum). The item may only be considered as it was passed. No amendments may be made.

I. Council Initiated Actions

I.1. Council Initiated Action - Stonebridge Subdivision Connectivity Feasibility Study

Considering a Council Initiated Action (CIA) requesting that Public Works conduct a feasibility study to assess trail connectivity options for the Stonebridge subdivision.

I.2. Council Initiated Action - Cook Park Pickleball Urgent Repair, Funding \$75,000 or 1/4 of the Cost of Repairs through the use of 2025 Contingency Funds

Considering a Council Initiated Action (CIA) requesting that City Council allocate \$75,000--or a proportional share--toward urgent repairs of the Cook Park pickleball courts, using 2025 Contingency Funds. This request also proposes that the Park Board fund the remaining balance not covered by the City and community contributions.

J. Ordinance First Readings

J.1. Annexation Petition No. CD2025-003ANX by City of Rochester

Receiving and Filing the First Reading of 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.

K. Ordinance Second Readings

K.1. Zoning Map Amendment No. CD2025-003ZC by City of Rochester

Adopting an Ordinance Approving Zoning Map Amendment No. CD2025-003ZC, by the City of Rochester, to change the zoning district designation of an approximately 55.48-acre parcel from LI (Light Industrial) to SI (Special Industrial) located west of Broadway Ave N, east of East River Rd NE, south of 44th St NE, and north of 41st St NE.

L. Tabled Items

M. Other Business

M.1. Rochester Economic Development Authority (EDA) Meeting of June 16, 2025

1. Recessing to a meeting of the Rochester Economic Development Authority (EDA).
2. Adopting the findings of the Rochester EDA.

N. Adjournment