



**City Council Agenda
City Council - Regular Session
February 3, 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/2OGnZYB>

Telephone in and Listen via Zoom: Call: 1-312-626-6799 Webinar ID: 912 4541 8192
Passcode: 162027

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 January 22, 2025

Accepting the minutes and video of the January 22, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for February 3, 2025

Approving the listing of total disbursements for February 3, 2025, in the amount of \$7,459,246.29 including investment purchases of \$0 and accounts payable of \$7,459,246.29.

- F.3. Microsoft Software License and Services Enterprise Agreement Renewal**
Authorizing execution of a 3-year Microsoft Software License and Services Enterprise Agreement in the total amount of \$1,222,331.97 for licensed use of all Microsoft applications and services such as Office 365 applications like Outlook, Teams, Word, PowerPoint, and Excel as well as the server system, database licenses, anti-virus protections and more.
- F.4. Enterprise Resource Planning Software Requests for Proposals**
Authorizing the release of Requests for Proposals (RFPs) for Enterprise Resource Planning (ERP) software.
- F.5. Capital Projects - Semi-Annual Transfer of Funds**
Adopting a Resolution closing completed improvement projects, or completed phases within specific projects, and transferring funds pursuant to the City Charter, Section 11.10; and to transfer the stated amounts to fund active projects listed in Item No. 2 of the attached Resolution.
- F.6. 2024 Destination Medical Center Annual Report to the Minnesota State Legislature**
Adopting a Resolution approving the 2024 Destination Medical Center Annual Report.
- F.7. Bid Advertisement - 2025 Chip Seal Street Rehabilitation - Project No. J114**
Authorizing the advertisement for bids and scheduling a bid opening on March 4, 2025, at 11:30 a.m. for the 2025 Chip Seal Street Rehabilitation - Project No. J114.
- F.8. Bid Advertisement - 2025 Overlay Street Rehabilitation - Project No. J115 and 2025 Overlay Manhole Rehabilitation - Project No. J4369**
Authorizing the advertisement for bids and scheduling a bid opening on March 4, 2025, at 11:15 a.m. for 2025 Overlay Street Rehabilitation - Project No. J115 and 11:45 am for 2025 Overlay Manhole Rehabilitation - Project No. J4369.
- F.9. Bid Advertisement - Concrete Pavement Rehabilitation of Northern Heights Dr NE from Broadway Ave N to 22nd Ave NE - Project No. J7342**
Authorizing the advertisement for bids and scheduling a bid opening on March 4, 2025, at 11:00 a.m. for Concrete Pavement Rehabilitation (CPR) of Northern Heights Dr NE from Broadway Ave N to 22nd Ave NE - Project No. J7342.
- F.10. Bid Advertisement - 2025 Sidewalk and Pedestrian Ramp Improvements NW District 1-2 - Project No. J4730**
Authorizing the advertisement for bids and scheduling a bid opening on March 4, 2025, for the construction of the 2025 Sidewalk and Pedestrian Ramp Improvements NW District 1-2 - Project No. J4730.
- F.11. Contract Amendment - City Pond 90 Restoration and Improvements Project - Project No. J6738**
Approving a contract amendment with S.L. Contracting Inc. in the amount of \$75,000 for the disposal of pond dredging material for the City Pond 90 Restoration and Improvements Project – Project No. J6738.
- F.12. Essex Estates Eighth Boulevard Tree Green Facilities Agreement**
Authorizing execution of a Boulevard Tree Green Facilities Agreement with Essex Estates Properties, LLC for the planting of Boulevard Trees within the Essex Estates Eighth Subdivision.
- F.13. National Endowment for the Arts Grant for Arts Project Grant Application**
Approving the recommendation of submittal to the National Endowment for the Arts for a Grant for Arts Project Grant application for the planning and design of temporary wayfinding signage in downtown.

F.14. Cooperative Construction Agreement with Minnesota Department of Transportation for the Trunk Highway 14 Mill and Overlay Project

Adopting a Resolution authorizing a Cooperative Construction Agreement with the Minnesota Department of Transportation (MnDOT) addressing the City's cost-participation in the construction of State Project 5502-106.

F.15. Contract with WHKS for Final Design of the Upgrade/Replace Zumbro River Siphon at Silver Lake and Sewer Extension - Project No. J7829

Authorizing a contract with WHKS, in the amount of \$349,228 from February 4, 2025, to June 30, 2026, for the design of Upgrade/Replace Zumbro River Siphon at Silver Lake and Sewer Extension - Project No. J7829 and; Advertisement for bids and scheduling a bid opening once the design is completed for the project.

F.16. Utility Connection Agreement with Georges and Erin Montillet - 1614 4th Ave SW

Authorizing the following:

1. A Utility Connection Agreement with Georges and Erin Montillet to allow connection of their property to the municipal sanitary sewer and water systems and;
2. A Certification with the Olmsted County Auditor for the collection of unpaid associated charges and interest as outlined in the agreement.

F.17. Utility Connection Agreement with Gerald Williams - 2420 Crest Lane SW

Authorizing the following:

1. A Utility Connection Agreement with Gerald Williams to allow connection of Owner's property to the municipal sanitary sewer system and;
2. A Certification with the Olmsted County Auditor for the collection of unpaid associated charges and interest as outlined in the agreement.

F.18. Revocable Permit and Agreement with Boulders of Rochester, LLC for Flag Poles in a Slope Easement

Authorizing a Revocable Permit and Agreement ("the agreement") with Boulders of Rochester, LLC for the placement of five flag poles within a slope easement.

F.19. Minnesota Public Facilities Authority Grant Acceptance

Adopting a Resolution authorizing:

1. The Public Utility Board to accept the Minnesota Public Facilities Authority Grant (MPFA).
2. Multiyear budget amendments for 2025 - 29 to fund a project of up to \$26.7M and the related revenues, expenses, and associated access fee to the property owner for indirect costs for improvements to customer owned property not covered by the grant.

F.20. Sale of Excess Accredited Generation Capacity

Authorizing Sales Agreements for excess accredited generation capacity for planning years June 1, 2025 - May 31, 2026 and June 1, 2026 - May 31, 2027.

F.21. Rochester Downtown Alliance: Social Ice 2025 Community Festival

Adopting a Resolution approving the special event permit application for the Rochester Downtown Alliance: Social Ice 2025 Community Festival and officially declaring the event a community festival.

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. Annexation Petition No. CD2024-008ANX by Bigelow Homes, LLC

1. Approving Annexation by Ordinance Petition No. CD2024-008ANX, by Bigelow Homes, LLC., to incorporate approximately 28.84 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 and;
2. Directing the City Attorney to prepare an Ordinance for first reading.

G.2. Zone Change No. CD2024-004ZC by Bigelow Homes, LLC

1. Approving Zone Change No. CD2024-004ZC, by Bigelow Homes, LLC., changing the zoning designation on a 38.88-acre site from R-1 (Mixed Single Family Residential) to R-2 (Low-Density Residential - Small Lot) and;
2. Directing the City Attorney to prepare an Ordinance for first reading.

H. Reports and Recommendations

H.1. Chateau Theater Operating Agreement Renewal Addendum

Authorizing the Chateau Theater Operating Agreement Renewal Addendum effective May 19, 2025 - May 18, 2026.

H.2. Regional Sports and Recreation Complex - Project No. J2870 - Real Estate Acquisition

1. Authorizing finalization of negotiations with Seneca Foods Corporation to purchase the approximately 160 acres of property in the amount of \$5,000,000 for the Rochester Sports and Recreation Complex, to be finalized by survey of the property.
2. Directing the City and design team to continue the Phase One of the Rochester Sports and Recreation Complex design efforts, focusing on the outdoor-oriented program to meet the regional impact required by the Sales Tax Funding.
3. Directing the City team to continue to explore future funding options and partnerships to implement the indoor-oriented features in a second phase of the project.

I. Council Initiated Actions

J. Ordinance First Readings

K. Ordinance Second Readings

K.1. Annexation Petition No. CD2024-007ANX by Danielson Farms and Stark Enterprises

Adopting an Ordinance approving Annexation by Ordinance No. CD2024-007ANX, by Danielson Family Farms, to incorporate a 67.77-acre site and change of zoning designation to Low-Density Residential - Small Lot (R-2).

L. Tabled Items

M. Other Business

N. Adjournment