



**City Council Agenda
City Council - Regular Session
November 17, 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 YouTube: [City of Rochester, MN - YouTube](#)

If you require a reasonable accommodation to fully participate in the City Council meeting, please complete our [reasonable accommodations form](#) at least 2 business days prior to the Council meeting. You can also reach the City Clerk's Office via email (cityclerk@rochestermn.gov), 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 November 3, 2025](#)

Accepting the minutes and video of the November 3, 2025, meeting as the official record of the City Council.

F.2. [Accounts Payable for November 17, 2025](#)

Approving the listing of total disbursements for November 17, 2025, in the amount of \$41,909,015.42, including investment purchases of \$17,151,669.79 and accounts payable of \$24,757,345.63.

F.3. [2025 Third Quarter Investment Performance Report](#)

Receiving and filing 2025 Third Quarter Investment Performance Report for the period ending September 30, 2025.

F.4. 2026 Election Polling Location Designation

Adopting a Resolution designating polling locations for elections occurring in 2026.

F.5. Engagement of Services Agreement with Smith Schafer and Associates, LTD. for Fiscal Years 2025 and 2026 Audit Services

Authorizing an Engagement of Services Agreement with Smith Schafer and Associates, LTD in the amount of \$94,500 and \$98,000 for the fiscal year 2025 and 2026, respectively, for audit services of the City's financial transactions and controls.

F.6. Slattery Park Neighborhood Arts District & Street Signs

Approving the Slattery Park neighborhood as a local Arts District and the installation of street signs to identify this designation.

F.7. Creekview Meadows Third Boulevard Tree Green Facilities Agreement

Authorizing execution of a Boulevard Tree Green Facilities Agreement with Creekview Meadows LLC for the planting of boulevard trees within the Creekview Meadows Third subdivision.

F.8. Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave NE/SE - Project No. J7348

Adopting a Resolution setting an assessment hearing on January 5, 2025, for the Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave NE/SE - Project No. J7348.

F.9. Utility Connection Agreement with Robert and Kendall Gregerson - 3306 16th Ave NE

Authorizing the following:

1. A Utility Connection Agreement with Robert and Kendall Gregerson 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.10. Contracts with Fitzgerald Excavating & Trucking for the City Ponds 99, 153, and 247 Dredging and Restoration Project – Project No. J6742

1. Adopting a Resolution approving a contract with Fitzgerald Excavating & Trucking in the amount of \$367,930 for the City Ponds 99 and 153 Dredging and Restoration Project – Project No. J6742-1; and
2. Adopting a Resolution approving a contract with Fitzgerald Excavating & Trucking in the amount of \$334,597 for City Pond 247 Dredging and Restoration Project – Project No. J6742-2.

F.11. Contract Award - 2026 Annual Supply of Chemical for Water Reclamation Plant

Adopting a Resolution awarding a contract to Hawkins, Inc., in the amount of \$374,513.40 for a one-year supply of Anhydrous Ferric Chloride received on November 5, 2025.

F.12. 2026 Unified Development Code Required Boulevard Tree Planting Contract

Authorizing the 2026 Unified Development Code Boulevard Tree Planting Contract with Jim Whiting Nursery in the amount of \$64,212.00.

F.13. Revision to Final Plat No. CD2015-002PLAT, known as Creekside Subdivision

Approving a revision to Final Plat No. R2015-002PLAT, known as Creekside Subdivision, to edit an erroneous dimensional standard for the curve length along the east line of Lot 5, Block 2, near the cul-de-sac at the south end of Cascade Creek Rd NW.

F.14. Design Variance to the State Aid Route Standards for 6th Street Bridge, Neighborhood Safety & Riverfront Improvements Project

Adopting a Resolution requesting a design variance from the Minnesota Department of Transportation (MnDOT) State Aid Operations Rules design standards for the 6th Street Bridge, Neighborhood Safety & Riverfront Improvements Project.

F.15. Executing the Purchase of the Real Property Identified as Parcel Identification Numbers: 642434041956, 642424041950, 642431041952, 642432041953, 642424041942. All are located near 611 40th St SE, Rochester, Minnesota.

Approving the finalization of negotiations with Mark Leitzen to purchase approximately 126 acres of property in the amount of \$1,352,500.

F.16. Opposition to a Land Use Plan Amendment to Remove Approximately 140 acres from the City's Urban Service Area

Adopting a Resolution opposing an Olmsted County Land Use Plan Amendment request by Adler Meadows, LLC., to remove approximately 140 acres from the City's Urban Service Area.

F.17. Big Sky North Coast Corridor Route Analysis

Adopting a Resolution supporting inclusion of a Rochester route alternative in the Big Sky North Coast Corridor, as identified in the Federal Railroad Administration's (FRA) Corridor Identification and Development Program.

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. 2026 Special Service District Service Charges

Adopting a Resolution authorizing the imposition of \$409,419.78 in service charges within the Downtown Special Service District for 2026.

G.2. Certification for Collection with Taxes of Unpaid Special Charges - Weed, Snow, Rubbish and Tree Removal, Secure Property, Property Violation, and Impound Towing

Adopting a Resolution levying proposed assessments for weed removal, snow removal, rubbish removal, tree removal (under \$1,000), secure property, property violation, and impound towing assessed over a period of one year with an interest rate of 5%; tree removal (over \$1,000 and less than \$5,000) assessed over three years with an interest rate of 5%; and tree removal (over \$5,000) assessed over eight years with an interest rate of 5%.

G.3. Certification for Collection with Taxes for Unpaid Administrative Citations for Weed and Snow Removal

Adopting a Resolution levying parcels for proposed assessments for weed removal administrative fines - Project No. 70512601 and snow removal administrative fines - Project No. 70522601, assessed over a period of one year with an interest rate of 5%.

G.4. Certification for Collection with Taxes of Unpaid Utility Charges - Electric, Sewer, Water, and Storm Water

Adopting a Resolution levying the proposed assessments for unpaid utility charges, assessed over a period of one year with an interest rate of 5%.

G.5. Historic Landmark Designation - 225 NW 1st Ave - Central Park

1. Approving the designation of Central Park as a historic landmark, as detailed in the eligibility study report; and
2. Directing the City Attorney to prepare an Ordinance for first reading.

G.6. Vacation Petition No. CD2025-007VAC by Olmsted Medical Center

Adopting a Resolution approving Vacation Petition No. CD2025-007VAC, by Olmsted Medical Center (OMC), with one condition, to vacate a 66-foot-wide public right-of-way, approximately 450 feet in length, dedicated for the 19th Ave SE street alignment south of College Parkway SE.

G.7. Growth Management Map Amendment No. CD2025-003GMMA

Adopting a Resolution approving Growth Management Map Amendment No. CD2025-003GMMA to amend the City's Growth Management Map in accordance with changes in sanitary sewer availability since its last update in 2021.

H. Reports and Recommendations

H.1. 2026 Legislative Priorities and Bonding Resolution

1. Adopting the 2026 City of Rochester Legislative Priorities; and
2. Adopting a Resolution supporting the City's 2026 state capital investment (bonding) priority in alignment with the adopted 2026 Legislative Priorities.

H.2. Bid Advertisement - Management and Operations of Public Transit Services

Authorizing the solicitation of responses to a Request for Proposal for the Management and Operations of Transit Services.

I. Council Initiated Actions

I.1. Council Initiated Action - Refinement of the Disconnected Parcels and Trail Gap Analysis

Considering a Council Initiated Action (CIA) requesting that City Council direct staff to refine the Disconnected Parcels and Trail Gap GIS analysis by incorporating prioritization criteria based on street classification, population density, and access to key destinations; collaborate with the Pedestrian and Bicycle Advisory Committee and the Mode Shift Coordinator to improve prioritization criteria; and present results and potential funding strategies to City Council during a Study Session by Spring 2026.

J. Ordinance First Readings

K. Ordinance Second Readings

K.1. Roadway Name Change: A Section of 36th St NW to 22nd Ave NW

Adopting an Ordinance renaming a roadway section of 36th St NW located south of 37th St NW between 21st Ave NW and 22nd Ave NW, within Rolling Greens Third Addition, to 22nd Ave NW

L. Tabled Items

L.1. Designating the Office of the City Clerk to Administer and Regulate Administrative Citations and Enforcement

1. Removing the Item from the Table; and
2. Adopting a Resolution designating the Office of the City Clerk to regulate and administer Administrative Citations and Enforcement pursuant to the authority and parameters outlined in the Rochester Code of Ordinances Chapter 1-2.

Clerk's Note: The item must be "removed from the table" by a simple majority vote before any discussion can occur. Should the item fail to be removed from the table, then the resolution cannot be considered.

M. Other Business

N. Adjournment