



**City Council Agenda
City Council - Regular Session
December 9, 2024
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. Accounts Payable for December 9, 2024

Approving the listing of total disbursements for December 9, 2024, in the amount of \$10,601,650.19 including investment purchases of \$0 and accounts payable of \$10,601,650.19.

F.2. Minutes for the Canvassing Board Meeting of November 13, 2024

Accepting the minutes and video of the November 13, 2024, Canvassing Board meeting as the official record of the City Council.

F.3. 2025 Election Polling Location Designation.

Adopting a Resolution designating polling locations for any elections occurring in 2025.

- F.4. Premises Permit Application - Rochester Juvenile Hockey Association at Lucky's Bar and Grill**
Adopting a Resolution authorizing the issuance of an initial premises permit application for the Rochester Juvenile Hockey Association, operating at Lucky's Bar and Grill located at 304 1st Ave SW.
- F.5. Implementation of Parking Rate Study Proposed Time Limit Changes**
Adopting a Resolution amending the Comprehensive Traffic and Parking Resolution Book to change the time limits of on-street parking meters as proposed in the recently completed Parking System Evaluation and Rate Study.
- F.6. Parking Agreement with GH Holdings, LLC. for Residents of 318 Commons**
Adopting a Resolution authorizing the execution of a Parking Lease Agreement with GH Holdings, LLC. for residents of 318 Commons, located at 318 1st Ave SW, to park in City parking ramps per the terms of the agreement.
- F.7. 2025-27 Non-Exempt / Non-Contract Meet & Confer Terms and Conditions of Employment**
Adopting a Resolution approving the 2025-27 terms and conditions of employment for the City of Rochester Non-exempt / Non-contract Meet and Confer group.
- F.8. 2025-27 Department Head Meet & Confer Group Terms and Conditions of Employment**
Adopting a Resolution approving the 2025-27 terms and conditions of employment for the City of Rochester Department Head Meet and Confer group.
- F.9. City Administrator Merit Adjustment**
1. Approving the summary of City Administrator's performance review based on the Council President's evaluation.
2. Authorizing a 3% merit increase.
- F.10. Preliminary Approval for Conduit Revenue Bonds for Affordable Housing Projects**
1. Adopting a Resolution granting preliminary approval for conduit revenue bonds to finance costs associated with the construction of the DevCo Preservation Affordable Apartments project.
2. Adopting a Resolution granting preliminary approval for conduit revenue bonds to finance costs associated with the construction of the Onward Civic Center Drive Phase I project.
3. Adopting a Resolution granting preliminary approval for conduit revenue bonds to finance costs associated with the construction of the Onward Civic Center Drive Phase II project.
4. Adopting a Resolution granting preliminary approval for conduit revenue bonds to finance costs associated with the construction of the Lincoln Avenue Communities project.
- F.11. Rochester Technology Campus Alternative Areawide Review Scoping Document**
Adopting the Final Order and Record of Decision for the Rochester Technology Campus Alternative Areawide Review Scoping Document.

F.12. City-Owner Contract: Public Improvements to Facilitate the 15kV Distribution, Tunnels & Distribution - Marion Bus 10/11 Feeder Extension, Pedestrian Tunnel (Package B1) - Project No. J5625

Authorizing:

1. A City-Owner contract for Project No. J5625, "Public Improvements to Facilitate the 15kV Distribution, Tunnels & Distribution - Marion Bus 10/11 Feeder Extension, Pedestrian Tunnel (Package B1)," 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 WSB LLC, for \$271,377, for work related to Project No. J5625, "Public Improvements to Facilitate the 15kV Distribution, Tunnels & Distribution - Marion Bus 10/11 Feeder Extension, Pedestrian Tunnel (Package B1)," subject to City execution of the City-Owner contract.

F.13. Service Agreement with Eagleview/Pictometry for Aerial Photography Flights from 2025 through 2030 and Related Cost-Sharing Memorandum of Understanding (MOU) with Olmsted County

1. Authorizing a Service Agreement with Eagleview/Pictometry, in the amount of \$97,350 per year, from 2025 through 2030 for aerial photography flights, services, and products and;
2. Authorizing a Memorandum of Understanding (MOU) with Olmsted County defining terms for cost sharing as a percentage basis of the contract with Eagleview/Pictometry from 2025 through 2030.

F.14. Purchase of New Firefighting Self-Contained Breathing Apparatus (SCBA) Air Paks

Authorizing the expenditure of \$613,084.50 from the Rochester Fire Department (RFD) Information Technology Revolving Fund (ITRF No. 49917) in Fiscal Year (FY) 2024 to purchase 90 new, Scott Self-Contained Breathing Apparatus (SCBA) Air-Paks for emergency response.

F.15. Revocable Permit and Agreement with Mayo Clinic - North Parking Ramp Overhead Canopy and Pedestrian Tunnel in Right-of-Way

Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of an overhead canopy and a pedestrian tunnel within the right-of-way of 1st St NW, West Center St, 4th Ave NW, and 5th Ave NW to serve the North Parking Ramp.

F.16. Revocable Permit and Agreement with Mayo Clinic - North Parking Ramp Private Improvements in Right-of-Way

Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of private improvements within the right-of-way of 1st St NW, West Center St, 4th Ave NW, and 5th Ave NW to serve the North Parking Ramp.

F.17. 2025 Destination Medical Center Corporation (DMCC) Capital Budget Amendment

Adopting a Resolution amending the 2025-2029 Capital Improvement Plan (CIP) to include an additional \$1.6 million in 2025 for City infrastructure improvements related to the Bold. Forward. Unbound. investment.

F.18. Coordination Agreement with Mayo Clinic for Infrastructure Improvements in the Public Right-of-Way

Authorizing a coordination agreement with Mayo Clinic, a Minnesota non-profit organization, for infrastructure improvements in the public right-of-way.

F.19. Voting Operations, Technology, & Election Resources (VOTER) Account Agreement For the 2024 Election Cycle

Adopting a Resolution allowing the City of Rochester to receive \$21,698.86 from the Office of the Secretary of State from the Voting Operations, Technology, & Election Resources (VOTER) Account for the 2024 Election Cycle.

F.20. Budget Amendment & Contract Award: Construction Manager at Risk (CMAR) Amendment No. 1, Downtown Building Energy Transition (DBET) Phase 2 - Project No. J1037

1. Authorizing a budget increase to Downtown Building Energy Transition (DBET) Phase 2 - Project No. J1037 from \$22,900,000 to \$25,528,810 with the increase projected to be covered by tax credits.
2. Authorizing Amendment No. 1 Guaranteed Maximum Price (GMP) in the amount of \$6,862,071 to the Construction Manager at Risk (CMAR) professional services contract with Kraus Anderson Construction Company for the Downtown Building Energy Transition (DBET) Phase 2 - Project No. J1037.

F.21. Memorandum Opposing Olmsted County General Land Use Plan (GLUP) Text Amendment Eliminating City Requirements to Approve County Land Use Plan Amendments within the Urban Service Area

Adopting a Resolution with the Memorandum of Opposition incorporated urging the Olmsted County Commissioners to recognize and uphold the importance of the current County policy language that requires City approval before an amendment may be made to City Urban Service Areas.

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. Growth Management Map Amendment No. CD2024-002GMMA by Danielson Farms and Stark Enterprises

Adopting a Resolution approving Growth Management Map Amendment (GMMA) No. CD2024-002GMMA, by Danielson Farms and Stark Enterprises, to amend approximately 27.1 acres from "Urban Expansion Beyond 2050" to "Near Term Urban Expansion" on the City's Growth Management Map.

G.2. Annexation Petition No. CD2024-007ANX by Danielson Farms and Stark Enterprises

1. 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); and
2. Directing the City Attorney to prepare an Ordinance for first reading.

G.3. Vacation Petition No. CD2024-007VAC by the City of Rochester

Adopting a Resolution approving Vacation Petition No. CD2024-007VAC, by the City of Rochester, with two conditions, to vacate the public right-of-way (ROW) and utility easements associated with Morris Rd NE.

G.4. Final Plat No. CD2024-039PLAT to be known as Pennington Business Park 9th Subdivision

Adopting a Resolution approving Final Plat No. CD2024-039PLAT, by DevCo Preservation LLC, to be known as Pennington Business Park 9th Subdivision, with one condition, for the resubdivision of five lots into a single 11.58-acre parcel.

G.5. Second Amendment to the 2024 Annual Action Plan of the City's Community Development Block Grant Program

Approving a second amendment to the 2024 Annual Action Plan for the City of Rochester's Community Development Block Grant (CDBG) Program to reallocate funding.

H. Reports and Recommendations

H.1. 2025 Legislative Priorities and Bonding Resolution

1. Adopting The 2025 City of Rochester Legislative Priorities; and
2. Adopting a Resolution supporting the City's 2025 state capital investment (bonding) priorities in ranked order:
 1. Airport Solar Covered Parking and Electric Vehicle Charging Stations.
 2. Sewer Infrastructure Investments for Housing Opportunities.
 3. Riverfront Redevelopment Planning.

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Text Amendment No. CD2024-002TA by the City of Rochester Amending Various Areas of the Unified Development Code (UDC)

Receiving and Filing the First Reading of Text Amendment No. CD2024-002TA, to amend language in various areas of the Unified Development Code (UDC).

K. Ordinance Second Readings

K.1. Ordinance Amending Sections 2-18-1 and 2-18-4 relating to the Downtown Special Service District

Adopting an Ordinance amendment to Rochester Code of Ordinances (RCO) Chapter 2-18, relating to Downtown Special Service District.

L. Tabled Items

M. Other Business

N. Adjournment