



**City Council Agenda
City Council - Regular Session
March 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 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 March 3, 2025

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

F.2. Accounts Payable for March 17, 2025

Approving the listing of total disbursements for March 17, 2025, in the amount of \$20,720,644.26, including investment purchases of \$9,999,455.06 and accounts payable of \$10,721,189.20.

F.3. Appointments to Boards and Commissions

Approving the Mayoral appointment of:

1. George Boayue to the Citizens Advisory on Transit, effective immediately, to fill the unexpired term of K. Panesar ending December 31, 2027.
2. Casey McQuade to the Sustainability and Resiliency Commission, effective immediately, to fill the unexpired term of B. Kreitner ending December 31, 2026.

F.4. 2025 Rochester Pride: Community Festival

Adopting a Resolution approving the special event permit application for the 2025 Rochester Pride celebration and declaring the event a community festival.

F.5. 2025 Celebration of a City, LLC - Rochesterfest

Adopting a Resolution approving the special event permit application for the 2025 Celebration of a City, LLC - Rochesterfest and declaring the event a community festival.

F.6. Donation from Douglas Voeltz to the Rochester Police Department

Adopting a Resolution accepting a \$5,000 check donation to the Rochester Police Department.

F.7. Automobile Theft Prevention Grant

Adopting a Resolution approving the application and if awarded, acceptance of an Automobile Theft Prevention grant.

F.8. Council Chambers AV Implementation Request for Proposals - Project No. J1964

Authorizing the release of Request for Proposals (RFPs) for the implementation and maintenance of advanced audiovisual and conferencing technologies in the Council Chambers.

F.9. Bid Advertisement – John Adams Middle School Safe Routes to School Improvements - Project No. J4736

Authorizing the advertisement for bids for the John Adams Middle School Safe Routes to School (SRTS) Improvements Project - Project No. J4736.

F.10. Bid Advertisement – Reconstruction of 50th Ave NW - Project No. J9720

Authorizing the advertisement for bids and scheduling a bid opening on April 22, 2025, at 11:00 a.m. for the Reconstruction of 50th Ave NW - Project No. J9720.

F.11. 2024 Certification of Contributions Related to the Destination Medical Center Development

Authorizing the submittal of the Certification of Contributions form related to the Destination Medical Center (DMC) development for the 2024 calendar year to the Department of Employment and Economic Development (DEED).

F.12. Purchase and Installation Agreement with Johnson Hardware Company, LLC for Door Frames, Doors, and Door Hardware

Authorizing an agreement with Johnson Hardware Company, LLC in the amount \$82,050 for the purchase and installation of door frames, doors, and door hardware at the Center Street parking ramp.

F.13. Professional Services Contract Amendment - SRF, INC. for Architectural & Engineering (A&E) Design - Rochester Downtown Link Rapid Transit - Project No. J8707

Authorizing a contract amendment to the professional services contract with SRF Consulting Group, Inc. to increase the contract amount by \$3,288,210.01 to a total contract amount of \$20,217,865.00 for architectural and engineering (A&E) design and construction administration services for the Rochester Downtown Link Rapid Transit - Project No. J8707.

- F.14. Contract with Ti-Zack Concrete, LLC for Concrete Pavement Rehabilitation of Northern Heights Dr NE from Broadway Ave N to 22nd Ave NE - Project No. J7342**
Adopting a Resolution approving a contract with Ti-Zack Concrete, LLC for Concrete Pavement Rehabilitation (CPR) of Northern Heights Dr NE from Broadway Ave N to 22nd Ave NE - Project No. J7342.
- F.15. Contract with WHKS for Final Design of the Reconstruction of 400 Block Center St W, 10 Block of 5th Ave NW, and 400 Block of 1st St NW - Project No. J7857**
1. Authorizing a contract with WHKS, in the amount of \$79,160 from March 18, 2025 - December 31, 2026, for Reconstruction of 400 Block Center St W, 10 Block of 5th Ave NW, and 400 Block of 1st St NW - Project No. J7857 and;
2. Authorizing City staff to advertise for bids and schedule a bid opening once the project's design is completed.
- F.16. City-Owner Contract: Public Improvements Associated with Mayo Clinic 6th Ave SW Pedestrian Tunnel - Project No. J5637**
Authorizing:
1. A City-Owner contract for Project No. J5637, "Public Improvements Associated with Mayo Clinic 6th Ave SW Pedestrian Tunnel," 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 \$107,310, for work related to Project No. J5637, "Public Improvements Associated with Mayo Clinic 6th Ave SW Pedestrian Tunnel," subject to City execution of the City-Owner contract.
- F.17. Contract with WHKS for Preliminary Design of the Sanitary Sewer to Serve Westridge (Unnamed EZ-08MOD) - Project No. J7861**
Authorizing a contract with WHKS, in the amount of \$27,820 from March 18, 2025, to December 31, 2025, for the Preliminary Design of the Sanitary Sewer to Serve Westridge (Unnamed EZ-08MOD) - Project No. J7861.
- F.18. Contract with Rochester Sand & Gravel for 2025 Overlay Street Rehabilitation - Project No. J115**
Adopting a Resolution awarding a contract to Rochester Sand & Gravel, in the amount of \$3,009,690 for 2025 Overlay Street Rehabilitation - Project No. J115.
- F.19. Contract with Alcon Excavating, Inc. for 2025 Overlay Manhole Rehabilitation - Project No. J4369**
Adopting a Resolution awarding a contract to Alcon Excavating, Inc., in the amount of \$407,350 for 2025 Overlay Manhole Rehabilitation - Project No. J4369.
- F.20. Replacement Purchase of Trimble R580 Global Navigation Satellite System**
Authorizing the purchase of a Trimble R580 Global Navigation Satellite System (GNSS) rover and accessories including software subscription for sub-foot accuracy from Frontier Precision in the amount of \$8,590.14.
- F.21. 2025 Sidewalk and Pedestrian Ramp Improvements NW District 1-2 - Project No. J4730**
Adopting a Resolution:
1. Approving a contract with Ti-Zack Concrete, LLC., in the amount of \$2,766,483.90 for 2025 Sidewalk and Pedestrian Ramp Improvements NW District 1-2 - Project No. J4730.
2. Establishing Sidewalk Improvement District NW-1.
3. Establishing Sidewalk Improvement District rates to be collected from 2026 to 2030.

F.22. Rochester Area Economic Development, Inc. Loan Approval and Business Subsidy Agreement for TAM Technologies, Inc.

1. Adopting the recommendation of the Rochester Area Economic Development, Inc. Board to provide a \$150,000 loan to TAM Technologies Inc. from the Economic Development Fund (EDF) and;
2. Authorizing execution of a Business Subsidy Agreement with TAM Technologies Inc. establishing reporting and compliance requirements.

F.23. Minnesota Housing Local Housing Trust Fund Grants Program

Adopting a Resolution acknowledging the City's support and sponsorship of an application to Minnesota Housing's Local Housing Trust Fund Grants Program to support the Coalition for Rochester Area Housing's Local Housing Trust Fund to continue to leverage combined funding and policy tools to advance the creation and preservation of affordable and workforce priced housing in the Rochester area.

F.24. Professional Services Agreement with Mead & Hunt to Coordinate a New Passenger Facility Charge Application

Authorizing professional services agreement with Mead & Hunt to coordinate a new passenger facility charge (PFC) application and submit it to the Federal Aviation Administration (FAA) on behalf of the City of Rochester/Rochester International Airport.

F.25. Grant Acceptance and Professional Services Agreement with Mead and Hunt to Prepare Bid Documents for Procurement of an Aircraft Rescue and Fire Fighting Vehicle

Grant Acceptance and Professional Services Agreement to Prepare Bid Documents for Procurement of an Aircraft Rescue and Fire Fighting Vehicle and Associated Equipment and Tools for the Rochester International Airport (RST) by the following actions:

1. Authorizing professional services agreement with Mead & Hunt to prepare bid documents for procurement of an Aircraft Rescue and Fire Fighting vehicle and associated equipment and tools for the Rochester International Airport (RST); and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the State of Minnesota.
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.26. Reimbursable Agreement with the Department of Transportation for Federal Aviation Administration

Authorizing execution of a reimbursable agreement with the Department of Transportation – Federal Aviation Administration (FAA) to allow the FAA to do work related to the Runway 03/21 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. Issuance of General Obligation Revenue Bonds Pursuant through Conduit Financing on Behalf of Mayo Clinic

Adopting a Resolution for Issuance of General Obligation Revenue Bonds Pursuant to Conduit Financing on Behalf of Mayo Clinic in the amount of \$500,000,000 for a Mayo Clinic project consisting of renovations and upgrades to various facilities as allowed under Minnesota Statutes, Sections 469.152 - 469.165.

G.2. Reconstruction of 17 1/2 St NW from 19th Ave NW to 21st Ave NW (RPU Project IO No. 7013911) - Project No. J7855

1. Adopting a Resolution levying the proposed assessments related to Reconstruction of 17 1/2 St NW from 19th Ave NW to 21st Ave NW (RPU Project IO No. 7013911) - Project No. J7855 and;
2. Authorizing the advertisement for bids and scheduling a bid opening on April 22, 2025, at 11:00 a.m. for Reconstruction of 17 1/2 St NW from 19th Ave NW to 21st Ave NW (RPU Project IO No. 7013911) - Project No. J7855.

G.3. Public Right-of-Way Vacation No. CD2025-002VAC by TD Bulldog Investments LLC

Adopting a Resolution approving Public Right-of-Way Vacation No. CD2025-002VAC, by TD Bulldog Investments LLC, with one condition, to vacate an approximate 130-foot-long public right-of-way.

G.4. Utility Easement Vacation No. CD2025-003VAC by Rochester Title

Adopting a Resolution approving Utility Easement Vacation No. CD2025-003VAC, by Rochester Title, with one condition, to vacate an approximate eight-foot wide utility easement.

G.5. Zone Change No. CD2025-002ZC by Build Wealth MN, Inc

Approving Zone Change No. CD2024-002ZC, by Build Wealth MN, Inc., changing the zoning designation on a 1.07-acre site from R-2 (Low-Density Residential - Small Lot) to R-3 (Medium Density Residential) and; Directing the City Attorney to prepare an Ordinance for the first reading.

G.6. Comprehensive Plan Amendment No. CD2025-001CPA by Build Wealth MN, Inc

Adopting a Resolution approving Comprehensive Plan Amendment No. CD2025-001CPA, by Build Wealth MN, Inc., consisting of a change of Land Use Classification on a 1.07-acre site, from Low Density Residential to Medium Density Residential.

H. Reports and Recommendations

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Pill Hill Historic Landmark District Designation

Receiving and Filing the First Reading designating the Pill Hill Historic District as a local historic landmark district and amending the zoning map to reflect the historic landmark district.

K. Ordinance Second Readings

K.1. Annexation by Ordinance Application No. CD2024-006ANX by the City of Rochester

Adopting an Ordinance approving Annexation by Ordinance Application No. CD2024-006ANX, by the City of Rochester, to correct an Ordinance associated with the annexation of a 1.03-acre site, located 300 feet north of Wilder Rd NW.

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

Adopting an Ordinance 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).

K.3. Annexation Petition No. CD2024-008ANX by Bigelow Homes, LLC

Adopting an Ordinance 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.

L. Tabled Items

M. Other Business

N. Adjournment