



**City Council Agenda
City Council - Regular Session
December 1, 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 17, 2025](#)

Accepting the minutes and video of the November 17, 2025, meeting as the official record of the City Council.

F.2. [Accounts Payable for December 1, 2025](#)

Approving the listing of total disbursements for December 1, 2025, in the amount of \$15,815,312.66, including investment purchases of \$0 and accounts payable of \$15,815,312.66.

F.3. Reappointments to Boards and Commissions

Approving the Mayoral reappointments of:

1. Chad Boeddeker to the Heritage Preservation Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
2. Tyjuan Connell to the Heritage Preservation Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
3. Ryan Mihalak to the Library Board, effective January 2, 2026, for their first three-year term ending January 1, 2029.
4. Ethan Swanson to the Pedestrian and Bicycle Advisory Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
5. Paula (Wright) LaRochelle to the Pedestrian and Bicycle Advisory Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
6. Lisa Ross to the Planning and Zoning Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
7. Jeremy Andrist to the Planning and Zoning Commission, effective January 1, 2026, for their second three-year term ending December 31, 2028.
8. Nicolas Yost to the Planning and Zoning Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
9. Roger Friedli to the Police Policy Oversight Commission, effective January 1, 2026, for their second three-year term ending December 31, 2028.
10. Edward Cohen to the Sustainability and Resiliency Commission, effective January 1, 2026, for their first three-year term ending December 31, 2028.
11. Amy Caucutt to the Sustainability and Resiliency Commission, effective January 1, 2026, for their second three-year term ending December 31, 2028.

F.4. 2026-28 Collective Bargaining Agreement – International Association of Firefighters, Local 520

Adopting a Resolution approving the recommended changes to the collective bargaining agreement with the International Association of Firefighters, Local 520, for the years 2026-2028.

F.5. Summary of Performance Evaluation for City Administrator Alison Zelms

Approving summary of City Administrator's performance based on the closed session of the City Council held November 24th, 2025, with the meeting being closed pursuant to Minn. Stat. 13D.05, subd. 3(a).

F.6. Budget Amendment for the 2025 Water Utility Related to Water Main Oversizing Expenses

Adopting a Resolution authorizing a budget amendment for the water utility to convert water main oversizing reimbursement costs up to \$1,075,000 from a water utility capital expense to a water connection charge expense for fiscal year 2025.

F.7. Bid Advertisement: North Broadway Park and Ride - Project No. J2114

Authorizing the advertisement for bids and scheduling a bid opening at a time to be determined for the construction of the North Broadway Park and Ride.

F.8. Contract Amendment with Toole Design Group for Transportation Planning and Engineering Design Services - Project Number J8908

Authorizing Contract Amendment No.2 for Project No. J8908, "Reimagining 6th Avenue West and Reconnecting the Downtown Mobility Network" in an amount not to exceed \$76,000 for needed preliminary engineering work on the 6th Avenue West corridor and evaluation of 2nd Ave SW as the new potential bike route.

F.9. Purchase of Hand-Held Global Positioning System Unit

Authorizing the purchase of one Trimble Global Positioning System (GPS) unit from Frontier Precision in the amount of \$14,176.70 to provide survey-grade precision information gathering for construction and maintenance of City infrastructure.

F.10. First Amendment to the Rochester MN Sports Services Agreement and Executing the 12-Month Term Extension

Authorizing the First Amendment to extend the term of the 2019 Rochester MN Sports Services Agreement through December 31, 2026, providing the City with the option to renew for additional three-year periods, and authorizing City staff to execute the amendment.

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. Adoption of the 2026 Property Tax Levy, 2026-2027 Operating Budget, and 2026-2031 Capital Improvement Plan (CIP) Budget

Adopting Resolutions approving the following:

1. 2026-2027 Operating Budget.
2. 2026-2031 Capital Improvement Plan Budget.
3. 2026 General Tax Levy of \$118,284,623.
4. 2026-2027 Electric and Water Utility Budgets (in concurrence with the Rochester Public Utility Board.)
5. 2026 Electric and Water Utility rate, fee, and tariff adjustments (in concurrence with the Rochester Public Utility Board.)

Approving payment in lieu amounts for 2026 in the amounts of \$848,742 for Parking in Lieu, \$2,074,800 for Sewer Utility in Lieu, and \$713,190 for Storm Water Utility in Lieu.

H. Reports and Recommendations

H.1. Site Development Agreement with Mayo Clinic for Conditional Site Plan Approval for the Construction of the North Arrival Center and the South Parking Ramp

Authorizing a Site Development Agreement with Mayo Clinic, a Minnesota non-profit organization for conditional site plan approval for the construction of the North Arrival Center and the South Parking ramp as part of Bold. Forward. Unbound in Rochester.

I. Council Initiated Actions

I.1. Council Initiated Action - Allocating Funds for Salvation Army Security Needs and Rental Assistance Program

Considering a Council Initiated Action (CIA) requesting that City Council allocate \$20,000 from the Contingency Fund to Salvation Army to support security needs for their Dental and Medical programs and for their Rental Assistance program.

J. Ordinance First Readings

J.1. Text Amendment No. CD2025-001TA by the City of Rochester

Receiving and Filing the First Reading of Text Amendment No. CD2025-001TA, to amend language in various areas of the Unified Development Code (UDC).

K. Ordinance Second Readings

K.1. 2026 Master Fee Schedule

Adopting an Ordinance establishing the 2026 Master Fee Schedule.

K.2. Adopting an Ordinance Repealing and Updating with a Replacement of the Rochester Code of Ordinances Chapter 8-11 Relating to Special Events

Adopting the proposed Ordinance amendments to the Rochester Code of Ordinances Chapter 8-11 Relating to Special Events.

L. Tabled Items

M. Other Business

N. Adjournment