



**City Council Agenda
City Council - Regular Session
December 2, 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. Minutes for the City Council Meeting of November 18, 2024

Accepting the minutes and video of the November 18, 2024, meeting as the official record of the City Council.

F.2. Accounts Payable for December 2, 2024

Approving the listing of total disbursements for December 2, 2024, in the amount of \$11,235,018.31 including investment purchases of \$0 and accounts payable of \$11,235,018.31.

F.3. Reappointments to Boards and Commissions

Approving the Mayoral reappointments of:

1. Kanchan Panesar to the Citizens Advisory on Transit effective January 1, 2025, for their second three-year term ending December 31, 2027.
2. Benjamin Zastrow to the Heritage Preservation Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
3. Jennifer Shabel to the Heritage Preservation Commission effective January 1, 2025, for their second three-year term ending December 31, 2027.
4. Mark Hubly to the Heritage Preservation Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
5. Nicholas Goetzfridt to the Library Board effective January 1, 2025, for their first three-year term ending January 1, 2028.
6. Steve Baule to the Library Board effective January 1, 2025, for their second three-year term ending January 1, 2028.
7. Dennis Brooks to the Music Board-Ward 3 effective January 1, 2025, for their first three-year term ending December 31, 2027.
8. Robert Klein to the Music Board-Ward 5 effective January 1, 2025, for their first three-year term ending December 31, 2027.
9. Steven Robbins to the Music Board-Ward 2 effective January 1, 2025, for their first three-year term ending December 31, 2027.
10. Thomas McLaurin to the Music Board-Ward 5 effective January 1, 2025, for their second three-year term ending December 31, 2027.
11. Dave Pesch to the Pedestrian and Bicycle Advisory Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
12. Aaron Buckley to the Pedestrian and Bicycle Advisory Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
13. Danielle (Dana) Gerberi to the Pedestrian and Bicycle Advisory Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
14. Ruchi Gupta to the Planning and Zoning Commission effective January 1, 2025, for their second three-year term ending December 31, 2027.
15. Alissa Moe to the Planning and Zoning Commission effective January 1, 2025, for their second three-year term ending December 31, 2027.
16. Robert Cline to the Planning and Zoning Commission effective January 1, 2025, for their second three-year term ending December 31, 2027.
17. Bruce Snyder to the Police Policy Oversight Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
18. Phil Wheeler, NAACP representative, to the Police Policy Oversight Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
19. William Tran, student representative, to the Sustainability and Resiliency Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
20. Amanda Barbeau to the Sustainability and Resiliency Commission effective January 1, 2025, for their first three-year term ending December 31, 2027.
21. Amanda Holloway to the Sustainability and Resiliency Commission effective January 1, 2025, for their second three-year term ending December 31, 2027.
22. Bailey Perreault to the Zoning Board of Appeals effective January 1, 2025, for their second three-year term ending December 31, 2027.

F.4. Donation of Music Library Holdings to Local Non-Profit Organizations

Approving the donation of the music library holdings to local non-profit organizations with the condition that public access to the collection be maintained in perpetuity.

F.5. Essex Estates Seventh 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 Seventh Subdivision.

F.6. Contract Award - Rochester Civic Theatre Roof Replacement - Project No. J3501

Authorizing a contract with The Garland Company in the amount of \$261,427.92 for tax-exempt owner-purchased roofing material for the Rochester Civic Theatre Roof Replacement - Project No. J3501

F.7. Contract Award: Rochester Civic Theatre Roof Replacement - Project No. J3501

Authorizing a contract with Jackson and Associates in the amount of \$1,112,000 for labor and taxable material from the base bid scope as well at alternates 1, 3 and 4 for the Rochester Civic Theatre Roof Replacement - Project No. J3501

F.8. Contract with ProCore Solutions Construction Management Software for Link Bus Rapid Transit (BRT) - Project No. J8707

Authorizing a contract with ProCore Solutions in the amount of \$185,023.82 for construction management software related to the Link Bus Rapid Transit (BRT) - Project No. J8707.

F.9. Contract with Kimley-Horn for West Transit Village Sanitary Sewer Improvements - Project No. J7859

Authorizing:

1. A contract with Kimley-Horn, in the amount of \$39,905 from November 19, 2024, to December 31, 2025, for the design of the West Transit Village Sanitary Sewer Improvements - Project No. J7859 and;
2. Advertisement for bids and scheduling a bid opening once the design is completed for the West Transit Village Sanitary Sewer Improvements - Project No. J7859.

F.10. Solar Land Lease Amendment with Westside Solar Partners, LLC

Authorizing an amendment to the Solar Land Lease agreement with Westside Solar Partners, LLC, to permit a future road over the southeast portion of the leased property.

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. 2025 Property Tax Levy, 2025 Operating Budget, and 2025-2029 Capital Improvement Plan (CIP) Budget

Adopting Resolutions approving the following:

1. 2025 Operating Budget.
2. 2025-2029 Capital Improvement Plan Budget.
3. 2025 General Tax Levy of \$111,645,142.
4. 2025 Electric and Water Utility Budgets (in concurrence with the Rochester Public Utility Board.)
5. 2025 Electric and Water Utility rate, fee, and tariff adjustments (in concurrence with the Rochester Public Utility Board.)
6. Payment in lieu amounts for 2025 in the amounts of \$816,098 for Parking in Lieu, \$1,995,000 for Sewer Utility in Lieu, and \$685,760 for Storm Water Utility in Lieu.

G.2. Final Plat No. CD2024-040PLAT by Meier Companies

Adopting a Resolution approving Final Plat No. CD2024-040PLAT by Meier Companies, to be known as Cassidy Farms First, with four conditions, for the subdivision of 33.09 acres into 43 single-family residential lots and three outlots.

H. Reports and Recommendations

H.1. 2024 Experience Rochester Annual Update

1. Receiving and filing the 2023 Experience Rochester and Mayo Civic Center Corporation "Year in Review" Report.
2. Accepting the 2024 budget for Experience Rochester and Mayo Civic Center Corporation.

H.2. Development Agreement with Mayo Clinic for Development of West Transit Village

Authorizing a development agreement with the Mayo Clinic, a Minnesota non-profit organization, for a mixed-use development known as the West Transit Village.

I. Council Initiated Actions

J. Ordinance First Readings

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

Receiving and Filing the First Reading of Annexation by Ordinance No. CD2024-006ANX, by the City, to incorporate 1.03 acres of land into the Rochester City Limits.

J.2. Zone Change No. CD2024-002ZC by City View Flats LLC

Receiving and Filing the First Reading of Zone Change No. CD2024-002ZC, by City View Flats LLC, to change the zoning designation on a 10-acre site from R-2 (Low Density Residential - Small Lot) to R-3 (Medium Density Residential).

K. Ordinance Second Readings

K.1. 2025 Master Fee Schedule

Adopting an Ordinance establishing the 2025 Master Fee Schedule.

K.2. Ordinance Amendment to Rochester Code of Ordinances Section 8-8-10 Related to the Juvenile Curfew Ordinance

Adopting an Ordinance amendment to Rochester Code of Ordinances 8-8-10 extending the Juvenile Curfew Ordinance through December 31, 2026.

K.3. Annexation Petition No. CD2024-004ANX by Olmsted County

Adopting an Ordinance approving Annexation by Ordinance No. CD2024-004ANX, by Olmsted County, to incorporate approximately 36.84 acres of land into City Limits.

K.4. Annexation Petition No. CD2024-005ANX by the City of Rochester

Adopting an Ordinance approving Annexation by Ordinance No. CD2024-005ANX, by the City, to incorporate approximately 49.90 acres of land into the City Limits.

K.5. Text Amendment No. CD2024-001TA Medical Overlay District

Adopting an Ordinance approving Text Amendment No. CD2024-001TA by the City, for the amendment of the Unified Development Code (UDC) to establish a Medical Overlay District and to repeal and replace the Medical Institutional Campus Special District and Support Campus Special District.

L. Tabled Items

M. Other Business

N. Adjournment