



**City Council Agenda
City Council - Regular Session
November 3, 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 October 20, 2025](#)

Accepting the minutes and video of the October 20, 2025, meeting as the official record of the City Council.

F.2. [Accounts Payable for November 3, 2025](#)

Approving the listing of total disbursements for November 3, 2025, in the amount of \$27,997,532.27, including investment purchases of \$0 and accounts payable of \$27,997,532.27.

F.3. [Delegate for the National League of Cities City Summit](#)

Appointing Mayor Norton as the City of Rochester voting delegate for the National League of Cities City Summit.

- F.4. Broker Engagement for the Marketing of the Vacant Land Adjacent to Fire Station 2**
Authorizing Dialect Real Estate Advisors to seek proposals from qualified brokerage firms to assist with the marketing and sale of the approximately 1.1-acre parcel of vacant land adjacent to Fire Station 2.
- F.5. Minnesota Department of Transportation Infrastructure Investment and Jobs Act Match Program funding for North Broadway Park and Ride Project**
Adopting a Resolution approving applications and agreements with the State of Minnesota for the receipt of grant funds from the Minnesota Department of Transportation's (MnDOT) Infrastructure Investment and Jobs Act Match Program for the North Broadway Park and Ride facility project.
- F.6. Contribution Agreement with Leitzen Concrete Products, Inc. - Related to Public Improvements to 8 1/2 Ave NW - Project No. J6607**
Authorizing a contribution agreement with Leitzen Concrete Products, Inc., for public improvements constructed as part of City Project No. J6607.
- F.7. Environmental Assessment Worksheet No. CD2025-002ENV by U.S. Homes, LLC (Lennar)**
Adopting a Resolution accepting and approving the Environmental Assessment Worksheet (EAW) No. CD2025-002ENV, by U.S. Homes, LLC (Lennar), for the future development of 443 single-family residential units.
- F.8. Updated City-Owner Contract: Public Utilities to Serve Skyline Flats - Project No. J5643**
 1. Rescinding OA297-25 adopted on October 6, 2025; and
 2. Authorizing an updated City-Owner contract for Project No. J5643, "Public Utilities to Serve Skyline Flats" 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;
 3. Approving an updated Professional Technical Services contract with Short Elliott Hendrickson, Incorporated, for \$33,900, for work related to Project No. J5643, "Public Utilities to Serve Skyline Flats," subject to City execution of the City-Owner contract.
- F.9. City-Owner Contract Amendment No 1: Public Improvements to Serve Mayo Clinic BFUiR (Package A) - Project No. J5632**
 1. Authorizing a City-Owner Contract Amendment No. 1 for Project No. J5632, "Public Improvements to Serve Mayo Clinic BFUiR (Package A)," with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, and;
 2. Amending a Contract for Professional Technical Services with WSB LLC for an additional \$44,724 related to City-Owner Contract Amendment No. 1 for Project No. J5632, "Public Improvements to Serve Mayo Clinic BFUiR (Package A)," subject to City execution of the City-Owner Contract Amendment No. 1.
- F.10. City-Owner Contract: Public Improvements to Serve Overland Reserve - Project No. J5660**
 1. Authorizing a City-Owner contract for Project No. J5660, "Public Improvements to Serve Overland Reserve" 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. Approving a Professional Technical Services contract with GGG, Inc., for \$19,050, for work related to Project No. J5660, "Public Improvements to Serve Overland Reserve," subject to City execution of the City-Owner contract.
- F.11. Revocable Permit and Agreement with Trotter Haven Apartments LLLP for Private Improvements with a Utility Easement**
Authorizing a Revocable Permit and Agreement ("the agreement") with Trotter Haven Apartments LLLP for the placement of staircases and bike racks within a utility easement.

F.12. Property Acquisition for Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave E- Project No. J7348

Adopting a Resolution authorizing:

1. Initiation of property acquisition for Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave E- Project No. J7348.
2. The Public Works Department to negotiate and acquire the necessary real estate (temporary easements) at appraised values for the Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave E- Project No. J7348.
3. The City Administrator to approve settlements exceeding the appraised value by 15% or up to \$50,000, whichever is more.
4. Use of the 90-day "Quick Take" for land acquisition associated with the Reconstruction of Center St E from the Zumbro River Bridge to 11th Ave E- Project No. J7348.

F.13. Contribution Agreement with Northbridge Church - Related to Outlot B, Hadley Creek Outlots Second

Authorizing a contribution agreement with Northbridge Church for Outlot B, Hadley Creek Outlots Second.

F.14. Air Quality Alliance Memorandum of Understanding

Adopting a Resolution authorizing a Memorandum of Understanding for the Air Quality Alliance.

F.15. Development Agreement with West 34 Partners, LLC for Badger Heights

Authorizing a development agreement with West 34 Partners, LLC for a residential development to be known as Badger Heights.

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. Request to Remove Properties from the Downtown Commercial Historic District

Adopting a Resolution denying the request for historic landmark removal from properties at 7 2nd Street SW, 21 2nd Street SW, and 23 2nd Street SW.

G.2. Reconstruction of Center Street E from the Zumbro River Bridge to 11th Ave NE/SE - Project No. J7348

Authorizing Council Action for the following:

Public Improvement Hearing

1. Adopting a Resolution ordering the improvements and preparation of plans for the Reconstruction of Center Street E from the Zumbro River Bridge to 11th Ave NE/SE - Project No. J7348

Assessment Hearing

2. Adopting a Resolution levying the proposed assessments related to the Reconstruction of Center Street E from the Zumbro River Bridge to 11th Ave NE/SE - Project No. J7348

G.3. 2026 Community Development Block Grant Allocations

Adopting a Resolution approving the 2026 Annual Action Plan as required by the United States Department of Housing and Urban Development for the receipt of Community Development Block Grant (CDBG) funds.

H. Reports and Recommendations

H.1. Library Master Plan

Receiving and adopting the 2025 Library Master Plan.

I. Council Initiated Actions

I.1. Council Initiated Action - Allocating Funds for Food Support

Considering a Council Initiated Action (CIA) requesting that City Council allocate \$100,000 from the Contingency Fund to supplement the costs of Channel One to supply food and formula to residents who may lose federal benefits in November 2025.

I.2. Council Initiated Action - Big Sky North Coast Corridor Route Analysis

Considering a Council Initiated Action (CIA) requesting that staff analysis of a City proposal to include Rochester in the Big Sky North Coast Corridor.

J. Ordinance First Readings

J.1. 2026 Master Fee Schedule

Receiving and filing the first reading of an Ordinance establishing the 2026 Master Fee Schedule.

K. Ordinance Second Readings

L. Tabled Items

M. Other Business

N. Adjournment