



**City Council Agenda
City Council - Regular Session
May 5, 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 April 21, 2025

Accepting the minutes and video of the April 21, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for May 5, 2025

Approving the listing of total disbursements for May 5, 2025, in the amount of \$15,518,831.54, including investment purchases of \$0 and accounts payable of \$15,518,831.54.

F.3. Off-Site Gambling Permit - Whitlock - Sonnenberg VFW Post 1215

Adopting a Resolution authorizing Whitlock - Sonnenberg VFW Post 1215 to conduct an off-site gambling event at Graham Park - Olmsted County, located at 1403 3rd Ave SE, from July 21, 2025, through July 27, 2025.

F.4. Appointments to Boards and Commissions

Approving the appointment as recommended by the Olmsted County Board of Commissioners and accepted by Mayor Norton:

1. Bob Hopkins to the Library Board, effective retroactively to January 1, 2025, for a one-year term ending December 31, 2025 (replacing L. Podulke-Smith).

F.5. Budget Amendment - Contingency Request for RPD & BRT Officer Program

Adopting a Resolution authorizing a budget amendment and the expenditure of \$92,256 from contingency funds for the support of the additional law enforcement officers previously approved for the proposed Link Rapid Transit project.

F.6. Bid Advertisement - Link Bus Rapid Transit (BRT) Maintenance Bay Addition - Project No. J8707

Authorizing an advertisement for bids with a bid opening date of May 27, 2025 for the Link Bus Rapid Transit Maintenance Bay Addition- Project No. J8707.

F.7. Contract with Fitzgerald Excavating & Trucking for Reconstruction of 50th Ave NW - Project No. J9720

Adopting a Resolution awarding a contract to Fitzgerald Excavating & Trucking in the amount of \$1,756,871.57 for the Reconstruction of 50th Ave NW - Project No. J9720.

F.8. Septic System/Sanitary Sewer Utility Connection Agreement with David T. & Alice C. Nelson - 2318 Merrihills Dr SW

Authorizing a Septic System/Sanitary Sewer Utility Connection Agreement with David T. & Alice C. Nelson to allow for repair or replacement of the current septic system serving their property until the property can be connected to municipal sanitary sewer at a later date.

F.9. City-Owner Contract: Public Improvements to Serve Ponderosa Pine Subdivision, Phase 2 - Project No. J5607

Authorizing:

1. A City-Owner contract for Project No. J5607, "Public Improvements to Serve Ponderosa Pine Subdivision, Phase 2," 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 WSE Engineering Services, Ltd, for \$34,388.75, for work related to Project No. J5607, "Public Improvements to Serve Ponderosa Pine Subdivision, Phase 2," subject to City execution of the City-Owner contract.

F.10. City-Owner Contract: Public Improvements to Serve Rochester Sand & Gravel for CD2024-040SDP - Project No. J5614

Authorizing:

1. A City-Owner contract for Project No. J5614, "Public Improvements to Serve Rochester Sand & Gravel for CD2024-040SDP," 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 Bolton & Menk, Inc., for \$37,655, for work related to Project No. J5614, "Public Improvements to Serve Rochester Sand & Gravel for CD2024-040SDP," subject to City execution of the City-Owner contract.

F.11. Contract with Elcor Construction - Link Bus Rapid Transit (BRT) Civil Underground Utilities and Infrastructure - Project No. J8707

Adopting a Resolution awarding a contract to Elcor Construction, Inc. in the amount of \$21,284,394.16 for the Link Bus Rapid Transit (BRT) Civil Underground Utilities and Infrastructure - Project No. J8707.

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. Zoning Map Amendment No. CD2025-003ZC by City of Rochester

1. Approving Zoning Map Amendment No. CD2025-003ZC, by the City of Rochester, to change the zoning district designation of an approximately 55.48-acre parcel from LI (Light Industrial) to SI (Special Industrial) located west of Broadway Ave N, east of East River Rd NE, south of 44th St NE, and north of 41st St NE, and;
2. Directing the City Attorney to prepare an Ordinance for first reading.

G.2. Major Land Subdivision No. CD2025-003PLAT by Build Wealth MN Inc.

Adopting a Resolution approving Major Land Subdivision No. CD2025-003PLAT, by Build Wealth MN Inc., to be known as London Brook Ponds, with two conditions, for the subdivision of 6.25 acres into 50 residential lots, one lot for a future multi-family building, one lot for a future daycare, and one lot for storm water treatment facilities.

G.3. Utility Easement Vacation No. CD2025-004VAC by Chick-fil-A, Inc.

Adopting a Resolution approving Utility Easement Vacation No. CD2025-004VAC, by Chick-fil-A, Inc., to vacate an approximate ten-foot wide utility easement and a fifteen-foot wide watermain easement.

G.4. Request for Landmark Removal - 309, 311, 313, 315, 317 South Broadway

Adopting a Resolution denying the request for landmark removal at 309, 311, 313, 315, 317 South Broadway.

G.5. Appeal Heritage Preservation Commission Denial of Certificate of Appropriateness - 311 Broadway Development LLC Project

Denying the request to overturn the decision of the Heritage Preservation Commission (HPC) to deny the Certificate of Appropriateness for 309, 311, 313, 315, and 317 South Broadway, based on findings that it does not meet adopted Secretary of Interior Standards and a demolition permit is required.

H. Reports and Recommendations

H.1. 6th Street Bridge and Riverfront Projects Update

Update on the 6th Street bridge, riverfront, and neighborhood safety improvements project, including:

- Design
- Engagement
- Project Milestones & Timeline
- Budget

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Ordinance Relating to Gas Franchises

Receiving and filing the first reading of an ordinance related to Gas Franchises.

J.2. Revised Annexation by Ordinance Application No. CD2024-007ANX by Danielson Farms and Stark Enterprises

Receiving and Filing the First Reading of Annexation by Ordinance Application No. CD2024-007ANX, by Danielson Farms and Stark Enterprises, to correct an Ordinance associated with the annexation of a 67.77-acre site, located at the intersection of 55th St NW and 18th Ave NW.

K. Ordinance Second Readings

K.1. Ordinance Amendment to Rochester Code of Ordinances Chapter 2-12-1 relating to Police Department Personnel

Adopting an Ordinance amendment to Rochester Code of Ordinances 2-12-1 removing Community Service Officers from the Ordinance.

K.2. Zone Change No. CD2025-002ZC by Build Wealth MN, Inc

Adopting an Ordinance approving Zone Change No. CD2025-002ZC, 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).

K.3. Zoning Map Amendment No. CD2025-001ZC by SHS Construction

Adopting an Ordinance approving Zoning Map Amendment No. CD2025-001ZC, by SHS Construction, to change the zoning district designation of an approximately four-acre parcel from R-2 (Single-Family Small Lot) to MX-C (Mixed-Use Center) located south of Marion Rd SE and west of Pearl Ct SE at 2221 Marion Rd SE.

L. Tabled Items

M. Other Business

N. Adjournment