



**City Council Agenda
City Council - Regular Session
October 6, 2025
6:00 p.m.**

Attending and Viewing the Meeting:

Attend the Meeting in Person: Rochester Public Utilities, Community Room, 4000 East River Road NE, Rochester

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 September 22, 2025](#)

Accepting the minutes and video of the September 22, 2025, meeting as the official record of the City Council.

F.2. [Accounts Payable for October 6, 2025](#)

Approving the listing of total disbursements for October 6, 2025, in the amount of \$14,799,845.72, including investment purchases of \$0 and accounts payable of \$14,799,845.72.

F.3. [Appointment to Boards and Commissions](#)

Approving the Mayoral appointment of:

1. Paul Marino to the Park Board-Ward 2, effective immediately, to fill the unexpired term of T. Whitehill ending June 20, 2028.

- F.4. Summary of Performance Evaluation for City Attorney Michael Spindler Krage**
1. Approving summary of City Attorney Michael Spindler Krage's performance based on the closed session of the City Council held September 29th, 2025, with the meeting being closed pursuant to Minn. Stat. 13D.05, subd. 3(a).
 2. Authorizing a 3% merit increase based on successful performance as outlined in the employment agreement.
 3. Authorizing an amendment to the employment agreement, attached.
- F.5. Renewable Energy Power Purchase Agreement**
- Adopting a Resolution authorizing the City to enter into a Wind Energy Purchase Agreement by and through Rochester Public Utilities for the Restore Renewables Dodge Center Wind Project and the Engie North Hills Wind Project.
- F.6. Developer Parking Agreement Policy**
- Approving the Developer Parking Agreement Policy.
- F.7. Memorandum of Understanding between the City of Rochester and the Bring Back the Clock Board**
- Authorizing repeal of the 2021 Memorandum of Understanding and approval of a new Memorandum of Understanding between the City of Rochester and the Bring Back the Clock Board for the historic clock tower project.
- F.8. Bid Advertisement - 2026 Water Reclamation Plant Chemical Supply**
- Adopting a Resolution authorizing the City Clerk to advertise for bids for a one-year supply of Anhydrous Ferric Chloride as indicated in the specifications for the Water Reclamation Plant.
- F.9. City-Owner Contract: Public Utilities to Serve Skyline Flats - Project No. J5643**
1. Authorizing a 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;
 2. Approving a 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.10. Amend Contract with SEH for Right of Way and Land Acquisitions Engineering Services for Link Bus Rapid Transit (BRT) - Project No. J8707**
- Adopting a Resolution amending a contract to Short Elliot Hendrickson, LLC, in the amount of \$467,170 to \$566,170 for Right of Way and Land Acquisition Engineering Services related to the Link Bus Rapid Transit (BRT) - Project No. J8707.
- F.11. Revocable Permit and Agreement with Mayo Clinic - East Gonda Building Entrance Private Improvements within 2nd Ave SW Right-of-Way and Watermain Utility Easement**
- Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of private improvements within the right-of-way of 2nd Ave SW and a watermain utility easement as part of the upgrades being made to the east entrance of Mayo Clinic's Gonda Building.
- F.12. Revocable Permit and Agreement with Mayo Clinic - SDSC Medium Voltage Electrical Distribution Upgrades Duct Bank in Right-of-Way**
- Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of an electrical duct bank within the right-of-way of Valleyhigh Dr NW.

F.13. Reconstruction of 2 Ave SW from 1 St SW to Center Street West - Project No. J7858

Adopting a Resolution approving a contract with Carl Bolander & Sons Co. in the amount of \$744,228 for 2025 Reconstruction of 2 Ave SW from 1 St SW to Center Street West - Project No. J7858.

F.14. Roadway Name Change: A Section of 36th St NW to 22nd Ave NW

1. Approving the renaming of a roadway section of 36th St NW located south of 37th St NW between 21st Ave NW and 22nd Ave NW, within Rolling Greens Third Addition, to 22nd Ave NW and;
2. Directing the City Attorney to prepare an Ordinance for first reading.

F.15. Septic System/Sanitary Sewer Utility Connection Agreement with Randall Ehleringer and Kari Douglas-Ehleringer - 2040 Merrihills Dr SW

Authorizing a Septic System/Sanitary Sewer Utility Connection Agreement with Randall Ehleringer and Kari Douglas-Ehleringer 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.16. Property Acquisition for Sanitary Sewer Improvements West Zumbro WZ-04-1019 Phase 2- Project No. J7854

Adopting a Resolution authorizing initiation of property acquisition for Sanitary Sewer Improvements West Zumbro WZ-04-1019 Phase 2- Project No. J7854 with the following conditions:

1. City ownership of the Easements is necessary and for a public purpose in furtherance of the Project;
2. The proper City officers and agents are authorized and directed to secure the City's ownership of the Easements by direct purchase and, if necessary, through the exercise of eminent domain;
3. The City Administrator is authorized to approve the appraised values for the Easements for the purposes of using the "quick take" procedure under Minn. Stat. § 117.042;
4. The Public Works Department is authorized to negotiate and acquire the Easements at appraised values, and the City Administrator is authorized to directly purchase and to settle the takings of the Easements at 15% above the appraised value or up to \$50,000, whichever amount is greater;
5. The City Attorney or his designee is authorized and directed to take all steps reasonably necessary on behalf of the City to commence eminent domain proceedings to take the Easements that cannot be timely purchased, including using the "quick take" procedure under Minn. Stat. § 117.042.

F.17. Development Assistance Agreement relating to the Shared Lab Space Project in Two Discovery Square

Adopting a Resolution authorizing a Development Assistance Agreement with Rochester 2 Associates, LLC for the Shared Lab Space Project at Two Discovery Square.

F.18. Badger Heights Boulevard Tree Green Facilities Agreement

Authorizing execution of a Boulevard Tree Green Facilities Agreement with West 34 Partners LLC., for the planting of Boulevard Trees within the Badger Heights Subdivision.

F.19. Stonebrooke Sixth Boulevard Tree Green Facilities Agreement

Authorizing execution of a Boulevard Tree Green Facilities Agreement with Stonebrooke of Rochester LLC., for the planting of Boulevard Trees within the Stonebrooke Sixth Subdivision.

F.20. Property Acquisition - Cascade Creek Restoration Phase 2

Adopting a Resolution authorizing:

1. Staff to acquire 43.48 acres from Ralph & Agnes Nigon Family Farms LLC as outlined in the purchase agreement and for the reasons stated and;
2. The Mayor and City Clerk to sign any documents necessary to acquire the subject property.

F.21. Downtown Historic District Property Preservation Program Funding

1. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$14,000 for the property located at 319 South Broadway.
2. Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$123,761 for the property located at 317 South Broadway.

F.22. Electric Vehicle Charging Rates Policy

Adopting the proposed Resolution establishing the Electric Vehicle (EV) Charging Rates Policy, effective January 1, 2026.

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. Final Plat No. CD2025-032PLAT by West 34 Partners LLC. - Badger Heights Final Plat

Adopting a Resolution approving Final Plat No. CD2025-032PLAT, by West 34 Partners LLC., to be known as Badger Heights, with two conditions, for the subdivision of 33.56 acres of land into 55 residential lots and two outlots.

G.2. 2026 Master Fee Schedule

1. Approving an Ordinance establishing the 2026 Master Fee Schedule.
2. Directing the City Attorney's office to prepare an Ordinance for the first reading on November 3, 2025.

H. Reports and Recommendations

H.1. 2026 and 2027 Destination Medical Center Corporation Budget - Operating and Capital

Adopting a Resolution approving:

1. The 2026 operating budget of \$5,012,040 and the 2027 operating budget of \$5,251,692 of the Destination Medical Center Corporation (DMCC) which includes funding for DMCC, DMC EDA and City Project Management.
2. The 2026-2031 Capital Improvement Plan for the DMCC totaling \$183,739,841 including \$40,861,769 in 2026 and \$44,767,251 in 2027 which also includes the 2026 and 2027 operating budget.
3. Extension of the DMCC working capital loan for 2026 in the amount of \$1,000.
4. Extension of the Destination Medical Center Economic Development Agency monthly working capital loan each year for 2026 and 2027 in the amount of \$150,000.

H.2. Transit Fall Service Changes

Reviewing Rochester Public Transit Fall service changes. No City Council action requested.

H.3. Community Based Partnerships: Sports and Recreation Programs

Approving up to \$55,000 for communications and marketing investment from 2025 contingency funds.

H.4. Bid Advertisement - Rochester Sports and Recreation Complex -Project No. J2870

1. Authorizing the advertisement of bids for the Rochester Sports and Recreation Complex - Project No. J2870
2. Directing staff to finalize an MOU with RCTC or continue to negotiate a similar framework to optimize near and long-term recreational facility needs.

I. Council Initiated Actions

J. Ordinance First Readings

K. Ordinance Second Readings

K.1. Zone Change No. CD2025-004ZC by Veldco

Adopting an Ordinance approving Zone Change No. CD2025-004ZC, by Veldco, amending the zoning designation on a 5.48-acre site from MXS (Mixed Use Street) to MXC (Mixed Use Center).

L. Tabled Items

M. Other Business

N. Adjournment