



**City Council Agenda
City Council - Regular Session
April 21, 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 7, 2025

Accepting the minutes and video of the April 7, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for April 21, 2025

Approving the listing of total disbursements for April 21, 2025, in the amount of \$22,188,685.76, including investment purchases of \$12,608,709.44 and accounts payable of \$9,579,976.32.

F.3. 2:00 a.m. On-Sale Liquor Endorsement Renewals

Adopting a Resolution approving the list of recommended on-sale intoxicating liquor license 2:00 a.m. endorsements, subject to submission of all required information, documentation, and fees for each renewal and full approvals by referral departments.

F.4. Rochester Downtown Alliance: Thursdays Downtown 2025 - Community Festival

Adopting a Resolution approving the special event permit application for the Rochester Downtown Alliance: Thursdays Downtown 2025 event and declaring the event a community festival.

F.5. Proposed Ordinance Adoption to Rochester Code of Ordinances Chapter 91A - Related to Gas Franchises

1. Approving the proposed ordinance related to Gas Franchises; and
2. Directing the City Attorney to prepare an ordinance for first reading.

F.6. Bid Advertisement: Emergency Operations Center Dispatch Area Improvements

Approving a Bid Advertisement for the Emergency Operations Center (EOC) Dispatch Area Improvements with an electronic bid opening on May 28, 2025.

F.7. Contract Award: Hussey Seating for Mayo Civic Center Bleacher Replacement J3501.

Awarding a contract in the amount of \$127,550 to Hussey Seating for bleacher structure and frame replacement in the Mayo Civic Center Arena.

F.8. Contract Award: Border States Electric for Long Lead Electrical Gear and Emergency Generator

Awarding a contract to Border States Electric in the amount of \$635,996 for long lead electrical gear and emergency generator for the Maintenance Service Center Facility (Formerly Parks and Forestry).

F.9. Contract with GoodPointe Technology for Pavement Management Consulting Services

Authorizing a contract with GoodPointe Technology in the amount of \$58,000 for Pavement Management Consulting Services.

F.10. Contract Award: Construction Manager at Risk (CMAR) Amendment #1, Relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) Campus – Project No. J3069

1. Authorizing Amendment No. 1 Guaranteed Maximum Price (GMP) in the amount of \$19,765,762 to Benike Construction for the Relocation of Parks & Forestry operations to the Public Works & Transit Operations Center (PWTOC) – Project No. J3069
2. Authorizing a budget of \$10,044,985 for City and CMAR purchases of tax-exempt materials for the Relocation of Parks & Forestry operations to the Public Works & Transit Operations Center (PWTOC) – Project No. J3069.

F.11. City-Owner Contract: Public Improvements to Facilitate Minnesota Energy Resources 12IN Gas Main Relocation - Project No. J5639

Authorizing:

1. A City-Owner contract for Project No. J5639, "Public Improvements to Facilitate Minnesota Energy Resources (MERC) 12IN Gas Main Relocation," 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 WSB LLC for \$96,810 for work related to Project No. J5639, "Public Improvements to Facilitate MERC 12IN Gas Main Relocation," subject to City execution of the City-Owner contract.

F.12. City-Owner Contract: Public Improvements to Serve Cassidy Farms Second Subdivision - Project No. J5638

Authorizing:

1. A City-Owner contract for Project No. J5638, "Public Improvements to Serve Cassidy Farms Second Subdivision," 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 Widseth Smith Nolting & Associates, Inc., for \$34,375, for work related to Project No. J5638, "Public Improvements to Serve Cassidy Farms Second Subdivision," subject to City execution of the City-Owner contract.

F.13. City-Owner Contract: Public Watermain, Offsite Extensions, to Serve Prairie Ridge Subdivision - Project No. J5645

Authorizing:

1. A City-Owner contract for Project No. J5645, "Public Watermain, Offsite Extensions, to Serve Prairie Ridge Subdivision," with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, project and grading plan approvals, Contractor's submission of the appropriate bond and insurance documentation, and Owner obtaining all offsite watermain utility easements; and
2. A professional technical services contract with Widseth Smith Nolting & Associates, Inc., for \$56,589, for work related to Project No. J5645, "Public Watermain, Offsite Extensions, to Serve Prairie Ridge Subdivision," subject to City execution of the City-Owner contract.

F.14. Professional Services Agreement with Mend Collaborative - Historic Downtown District Visioning Plan

Authorizing execution of a professional services agreement with Mend Collaborative to engage with stakeholders and develop a vision plan for the Downtown Commercial Historic District in an amount not to exceed \$124,940.

F.15. Authority and Administration of the Minnesota Wetland Conservation Act

Adopting a Resolution accepting the City's authority and administrative responsibility to implement the Wetland Conservation Act and delegating certain functions of the Wetland Conservation Act to a qualified representative from Olmsted County.

F.16. Access Agreement with Southgate Enterprises, LLC - Future Removal of Access 15th Ave SE

Authorizing an access agreement with Southgate Enterprises, LLC, to memorialize the City's future right to remove a driveway access from 15th Ave SE.

F.17. Pedestrian Facilities Agreement & Temporary Construction Easement - Southgate Enterprises, LLC

Authorizing a pedestrian facilities agreement and temporary construction easement with Southgate Enterprises, LLC, to ensure the installation of pedestrian facilities along the entire frontage of its property abutting US Hwy 14 right-of-way.

F.18. Development Agreement with West 80 Partners LLC for Prairie Ridge

Authorizing a development agreement with West 80 Partners LLC for a residential development to be known as Prairie Ridge.

F.19. Easement Area and Storm Water Pond Maintenance Agreement with Centurion Ridge Homeowners Association

Authorizing an easement area and storm water pond maintenance agreement with Centurion Ridge Homeowners Association, a Minnesota nonprofit corporation, memorializing both parties' obligations related to City Pond 421 and the associated drainage easement area.

F.20. Individual Site Development Agreement with Mathy Construction Company for Further Development of the Rochester Sand & Gravel Property

Authorizing an individual site development agreement with Mathy Construction Company, a Wisconsin corporation, for further development of the Rochester Sand & Gravel property associated with Development Application No. CD2024-040SDP.

F.21. Contribution Agreement with Mayo Clinic - Future Public Alley Reconstruction

Authorizing a contribution agreement with Mayo Clinic, a Minnesota non-profit corporation, for future public alley reconstruction serving the Mayo Switchgear Building project.

F.22. Reinstating the Joint Airport Zoning Board

Adopting a Resolution reinstating the Joint Airport Zoning Board.

F.23. Grant Acceptance and Professional Services Agreement to Provide Design Engineering Services Related to the Proposed Additional Federal Aviation Administration (FAA) Low Level Windshear Alert System (LLWAS) Station at the Rochester International Airport (RST)

1. Authorizing professional services agreement with Mead & Hunt to provide design engineering services related to the proposed additional Federal Aviation Administration (FAA) Low Level Windshear Alert System (LLWAS) station at the Rochester International Airport (RST); and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the State of Minnesota.
3. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the Federal Aviation Administration (FAA).

F.24. State Grant for Airport Snow Removal Equipment

Adopting a Resolution authorizing execution of a grant agreement with the State of Minnesota in the amount of \$55,834.22 for the purchase of snow removal equipment.

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. Finalists for Appointment to the Ethical Practices Board

Holding a public hearing to:

1. Solicit input from the public on the finalists for the Ethical Practices Board; and
2. Share the comments received from the public hearing with the Appointing Committee.

G.2. Final Plat No. CD2025-008PLAT by West 80 Partners

Adopting a Resolution approving Final Plat No. CD2025-008PLAT by West 80 Partners, LLC, to be known as Prairie Ridge, subject to five conditions, for the subdivision of 75.04 acres into 51 single-family lots, 250 townhome lots, and 3 parcels for future multi-family development.

G.3. Final Plat No. CD2025-010PLAT by Meier Companies

Adopting a Resolution approving Final Plat No. CD2025-010PLAT by Meier Companies, to be known as Cassidy Farms Second, with five conditions for the subdivision of 3.29 acres into 10 residential lots.

G.4. Final Plat No. CD2025-009PLAT by Farmland LLC

Adopting a Resolution approving Final Plat No. CD2025-009PLAT by Farmland, LLC, to be known as Hadley Creek 5th, with twelve conditions, for the subdivision of 17.5 acres of land into 57 residential lots and five outlots.

H. Reports and Recommendations

H.1. Rochester City Council Appointments to Any Path Home

Approving the 2025 appointment of a Councilmember to Any Path Home.

H.2. Contract Award: AVI for Council Chambers AV Implementation - Project No. J1964

Authorizing a contract to AVI in the amount of \$592,093.97 with an additional 10% contingency to be split by the City and County for the Council Chambers AV Implementation - Project No. J1964.

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Revised Annexation by Ordinance Application No. CD2024-008ANX by Bigelow Homes, LLC

Receiving and Filing the First Reading of Annexation by Ordinance Application No. CD2024-008ANX, by Bigelow Homes, LLC., to correct an Ordinance associated with the annexation of a 28.84-acre site, located on the northwest edge of the City.

K. Ordinance Second Readings

K.1. Pill Hill Historic Landmark District Designation

Receiving and Filing the Second Reading designating the Pill Hill Historic District as a local historic landmark district and amending the zoning map to reflect the historic landmark district.

L. Tabled Items

M. Other Business

N. Adjournment