



**City Council Agenda
City Council - Regular Session
February 19, 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/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 February 3, 2025.

Accepting the minutes and video of the February 3, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for February 19, 2025

Approving the listing of total disbursements for February 19, 2025, in the amount of \$40,829,089.65, including investment purchases of \$0 and accounts payable of \$40,829,089.65.

F.3. Mayo Civic Center / Convention & Visitors Bureau Board Reappointments

Approving the appointments to the Mayo Civic Center/Convention and Visitors Bureau Board of Directors of:

1. Samuel Prabhakar, effective December 1, 2024 for their first three-year term ending November 30, 2027.
2. Jess Hemenway, effective December 1, 2024 for their second three-year term ending November 30, 2027.

F.4. Adult Entertainment (Individual Escort) License for Justus Woods

Adopting a Resolution approving the Adult Entertainment License for Justus Woods.

F.5. Purchase of Parking Meter Housings

Authorizing the purchase of 354 parking meter housings in the amount of \$145,202.72 from Duncan Parking Technologies, Inc.

F.6. Full Time Equivalent Sanitary Sewer Engineer for Public Works Department

Adopting a Resolution authorizing hiring a Full Time Equivalent Sanitary Sewer Engineer in Fiscal Year 2025 and directing the Finance Department to complete the requisite 2025 budget amendment.

F.7. Transition of Three Airport Fire Trucks from Aqueous Film Forming Foam (AFFF) to Fluorine-Free Foam (F3) and Acceptance of a Grant from the Minnesota Pollution Control Agency (MPCA)

1. Authorizing the proposal with Terracon, and
2. Adopting a Resolution accepting the grant and authorizing execution of grant agreements with the State of Minnesota (Minnesota Pollution Control Agency).

F.8. Airport Terminal Building Basement Lease Amendment for Storage of Materials

Executing an amendment to the Airport Terminal Basement Lease Agreement extending the end date to December 31, 2025, with the same annual rate in the amount of \$64,181 (no change from previous year) for storage of various City materials and records.

F.9. Setting a Public Hearing Relating to a Mayo Clinic Facilities Renovation and Upgrade Project and The Issuance of Related Conduit Bonds

Adopting a Resolution setting a public hearing for March 17, 2025, related to the issuance of conduit bonds in the amount of \$500,000,000 for a Mayo Clinic project consisting of renovations and upgrades to various facilities as allowed under Minnesota Statutes, Sections 469.152 - 469.165.

F.10. Grant Acceptance and Amendment No.1 to the Professional Services Agreement for General Aviation (GA) Apron Reconstruction & Expansion Design Services at the Rochester International Airport (RST)

1. Authorizing Amendment No.1 to the professional services agreement with Mead & Hunt for general aviation apron reconstruction and expansion design services 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.11. License and Services Agreement with 8x8, Inc. for Cloud-Based Telephone Services

Authorizing a 3-year License and Services Agreement with 8x8 Inc. in the amount of \$237,528 for the City's cloud-based telephone system.

F.12. Revocable Permit and Agreement with The First Unitarian Universalist Church of Rochester, Minnesota, for a Light Pole in a Utility Easement

Authorizing a Revocable Permit and Agreement ("the agreement") with The First Unitarian Universalist Church of Rochester, Minnesota, for the placement of a light pole within a utility easement.

F.13. Assignment of Lease for City Property Leased by Leon DeCook for Oak Summit Golf Course

Authorizing the execution of the First Assignment of Golf Course Land Lease from Leon DeCook to MGK, LLC.

F.14. Downtown Property Preservation Program Funding Request for 224 1 Ave SW

Adopting a Resolution authorizing Downtown Property Preservation Program funding (GSIA) in the amount of \$22,500 for a project that will include building system upgrades to the property located at 224 1 Ave SW.

F.15. Revised Annexation by Ordinance Application No. CD2024-006ANX by the City of Rochester

1. Approving a revised Annexation by Ordinance Application No. CD2024-006ANX, by the City of Rochester, to correct an Ordinance associated with the annexation of a 1.03-acre site, located 300 feet north of Wilder Rd NW, previously approved by Council and adopted on November 18, 2024; and
2. Directing the City Attorney to prepare a revised Ordinance for first reading.

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. Pill Hill Historic Landmark District

1. Approving the designation of the proposed Pill Hill historic landmark district as detailed in the submitted application; and
2. Directing the City Attorney to prepare an ordinance for first reading.

G.2. Reconstruction of 17 1/2 St NW from 19 Ave NW to 21 Ave NW (RPU Project IO No. 7013911) - Project No. J7855

1. Ordering the improvements within Reconstruction of 17 1/2 St NW from 19 Ave NW to 21 Ave NW (RPU Project IO No. 7013911) - Project No. J7855 to be made.
2. Ordering preparation of plans for the Reconstruction of 17 1/2 St NW Reconstruction from 19 Ave NW to 21 Ave NW (RPU Project IO No. 7013911) - Project No. J7855.
3. Adopting a Resolution setting the Assessment hearing on March 17, 2025, for the qualifying portion of costs to be paid through assessing the abutting property owners of the Reconstruction of 17 1/2 St NW Reconstruction from 19 Ave NW to 21 Ave NW (RPU Project IO No. 7013911) - Project No. J7855.
4. Ordering the preparation of an assessment roll for the Reconstruction of 17 1/2 St NW Reconstruction from 19 Ave NW to 21 Ave NW (RPU Project IO No. 7013911) - Project No. J7855.

G.3. Vacation Petition No. CD2024-010VAC by SCK, LLC

Adopting a Resolution approving Vacation Petition No. CD2024-010VAC, by SCK, LLC., for the vacation of a 14-foot wide alley right-of-way within Block 10, West Zumbro Addition subdivision plat.

G.4. Property Tax Abatements for Relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) Campus

Adopting a Resolution approving property tax abatements for the relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) Campus.

H. Reports and Recommendations

H.1. Zero Emission Bus Assessment Report

Receiving and filing the Zero Emission Bus Transition Assessment Report for Rochester Public Transit (RPT) provided by Hatch Associates Consultants, Inc.

H.2. Destination Medical Center (DMC) Strategic Redevelopment Funding for 2nd Street Public Realm Enhancements

Adopting a Resolution authorizing the expenditure of Destination Medical Center (DMC) Strategic Redevelopment funds in the amount of \$2,372,500 for 2nd Street public realm enhancement.

H.3. Amendment to the 2025 Destination Medical Center Corporation (DMCC) Capital Budget related to the Heart of the City Project

Adopting a Resolution approving an amendment to the 2025-2030 Capital Improvement Plan (CIP) to include an additional \$175,000 in 2025 for City infrastructure improvements related to Heart of the City project.

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Annexation Petition No. CD2024-008ANX by Bigelow Homes, LLC

Receiving and Filing the First Reading of Annexation by Ordinance Petition No. CD2024-008ANX, by Bigelow Homes, LLC., to incorporate approximately 28.84 acres of land into the City Limits with the application of the Unified Development Code (UDC) default Low-Density Residential - Small Lot (R-2) zoning district.

J.2. Zone Change No. CD2024-004ZC by Bigelow Homes, LLC

Receiving and Filing the First Reading of Zone Change No. CD2024-004ZC, by Bigelow Homes, LLC., changing the zoning designation on a 38.88-acre site from R-1 (Mixed Single Family Residential) to R-2 (Low-Density Residential - Small Lot).

J.3. Annexation by Ordinance Application No. CD2024-006ANX by the City of Rochester

Receiving and Filing the First Reading of Annexation by Ordinance Application No. CD2024-006ANX, by the City of Rochester, to correct an Ordinance associated with the annexation of a 1.03-acre site, located 300 feet north of Wilder Rd NE.

K. Ordinance Second Readings

K.1. Zone Change No. CD2024-003ZC by Diamond Land Holdings LLC

Adopting an Ordinance approving Zone Change No. CD2024-003ZC, by Diamond Land Holdings LLC, changing the zoning designation on an approximately 2.39-acre site from MX-S (Mixed Use Street-Oriented) to MX-C (Mixed Use Center).

L. Tabled Items

M. Other Business

M.1. Rochester Economic Development Authority (EDA) Meeting of February 19, 2025

1. Recessing to a meeting of the Rochester Economic Development Authority (EDA).
2. Adopting the findings of the Rochester EDA.

N. Adjournment