



**City Council Agenda
City Council - Regular Session
April 7, 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 March 17, 2025

Accepting the minutes and video of the March 17, 2025, meeting as the official record of the City Council.

F.2. Accounts Payable for April 7, 2025

Approving the listing of total disbursements for April 7, 2025, in the amount of \$22,905,090.45, including investment purchases of \$0 and accounts payable of \$22,905,090.45.

- F.3. Annual Gambling Permit - Byron Youth Football Association at the Kahler Inn and Suites**
Adopting a Resolution authorizing an initial premises annual gambling permit for Byron Youth Football Association operating at the Kahler Inn and Suites - 9 3rd Ave NW.
- F.4. Donations to the City of Rochester Police Department's Animal Control Shelter**
Adopting a Resolution accepting several donations to the Rochester Police Department's Animal Shelter.
- F.5. State of Minnesota Human Trafficking Investigators Task Force Joint Powers Agreement with the Rochester Police Department.**
Adopting a Resolution approving the Rochester Police Department (RPD) entering into a Joint Powers Agreement with the State of Minnesota for the purpose of participating in a Human Trafficking Investigators Task Force.
- F.6. 2025-27 Collective Bargaining Agreement – American Federation of State, County and Municipal Employees, Local 319**
Approving 2025-27 Collective Bargaining Agreement – American Federation of State, County and Municipal Employees, Local 319.
- F.7. 2024 Annual Report for the Ethical Practices Board**
Receiving and filing the 2024 Annual Report of the Ethical Practices Board.
- F.8. Amendment to Rochester Code of Ordinances Chapter 2-12-1 relating to Police Department Personnel**
 1. Approving a proposed Ordinance amendment to Rochester Code of Ordinances Section 2-12-1 related to Police Department Personnel, removing Community Service Officers from the ordinance.
 2. Directing the City Attorney to prepare the Ordinance for First Reading.
- F.9. Bid Advertisement: Fire Station 3 Roof Replacement**
Authorizing advertisement for bids and conducting a bid opening on May 8, 2025, for the Fire Station 3 Roof Replacement - Project No J1036.
- F.10. Bid Advertisement - 2025 Storm Water Catch Basin Rehabilitation Project - Project No. J6743**
Authorizing the advertisement for bids for the 2025 Storm Water Catch Basin Rehabilitation Project – Project No. J6743.
- F.11. Contract Award - Amano McGann, Inc. for Parking Ramp Equipment and Technology - Project No. J2574**
Adopting a Resolution awarding a contract to Amano McGann, Inc. in the amount of \$1,757,714, for Parking Ramp Equipment and Technology - Project No. J2574.
- F.12. Contract Award: West Transit Village Sanitary Sewer Improvements - Project No. J7859**
Adopting a Resolution awarding a contract to Elcor Construction, Inc. in the amount of \$204,438 for West Transit Village Sanitary Sewer Improvements - Project No. J7859.
- F.13. Contract with Scott Construction, Inc. for 2025 Chip Seal Street Rehabilitation - Project No. J114**
Adopting a Resolution awarding a contract to Scott Construction, Inc., in the amount of \$658,327 for 2025 Chip Seal Street Rehabilitation - Project No. J114.

F.14. Contract with Bolton & Menk for Design Services for Quarry Ridge Pond (Pond 251) Improvement Project – Project No. J6571

Authorizing a contract with Bolton & Menk for \$102,781 for the design of the Quarry Ridge Pond (Pond 251) Improvement Project – Project No. J6571.

F.15. City-Owner Contract: Public Watermain & Hydrant to Serve Mayo Clinic, St Mary's Campus Parking Ramp (Ramp 50) - Project No. J5636

Authorizing:

1. A City-Owner contract for Project No. J5636, "Public Watermain & Hydrant to Serve Mayo Clinic, St Mary's Campus Parking Ramp (Ramp 50)," 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 Kimley-Horn and Associates, Inc., for \$23,200, for work related to Project No. J5636, "Public Watermain & Hydrant to Serve Mayo Clinic, St Mary's Campus Parking Ramp (Ramp 50)," subject to City execution of the City-Owner contract.

F.16. City-Owner Contract: Public Improvements to Serve Mayo Clinic North Parking Structure, Phase 1 - Project No. J5624

Authorizing:

1. A City-Owner contract for Project No. J5624, "Public Improvements to Serve Mayo Clinic North Parking Structure, Phase 1," 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 \$32,572 for work related to Project No. J5624, "Public Improvements to Serve Mayo Clinic North Parking Structure, Phase 1," subject to City execution of the City-Owner contract.

F.17. City-Owner Contract: Public Sanitary Sewer, Watermain and Hydrants to Serve Northbridge Church - Project No. J5593

Authorizing:

1. A City-Owner contract for Project No. J5593, "Public Sanitary Sewer, Watermain and Hydrants to Serve Northbridge Church," 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 Short-Elliott-Hendrickson, Incorporated, for \$16,900, for work related to Project No. J5593, "Public Sanitary Sewer, Watermain and Hydrants to Serve Northbridge Church," subject to City execution of the City-Owner contract.

F.18. City-Owner Contract: Public Improvements to Serve Mayo Clinic Prospect Utility Plant Expansion, Phase 1 - Project No. J5627

Authorizing:

1. A City-Owner contract for Project No. J5627, "Public Improvements to Serve Mayo Clinic Prospect Utility Plant Expansion, Phase 1," 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 \$23,762.50 for work related to Project No. J5627, "Public Improvements to Serve Mayo Clinic Prospect Utility Plant Expansion, Phase 1," subject to City execution of the City-Owner contract.

F.19. City-Owner Contract: Public Storm Water Improvements to Serve West Transit Village - Project No. J5635

Authorizing:

1. A City-Owner contract for Project No. J5635, "Public Storm Water Improvements to Serve West Transit Village," 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 Kimley-Horn and Associates, Inc., for \$94,000, for work related to Project No. J5635, "Public Storm Water Improvements to Serve West Transit Village," subject to City execution of the City-Owner contract.

F.20. City-Owner Contract: Public Improvements to Serve Hadley Creek Estates Fifth Subdivision - Project No. J5626; and Public Improvements to Serve Hadley Creek Estates Sixth Subdivision - Project No. J5642

Authorizing:

1. A City-Owner contract for Project No. J5626, "Public Improvements to Serve Hadley Creek Estates Fifth Subdivision," and Project No. J5642, "Public Improvements to Serve Hadley Creek Estates Sixth 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 \$183,849, for work related to Project No. J5626, "Public Improvements to Serve Hadley Creek Estates Fifth Subdivision, and Project No. J5642, "Public Improvements to Serve Hadley Creek Estates Sixth Subdivision," subject to City execution of the City-Owner contract.

F.21. Extension of Existing Limited Use Permits with the Minnesota Department of Transportation

Authorizing the execution of the Limited Use Permits (LUP) Nos. 5502-0059 and 5509-0048 with the Minnesota Department of Transportation through March 1, 2035, and February 1, 2035, respectively, to replace the existing LUPs No. 5502-0039, 5502-0040, 5502-0041, and 5502-0056 for Trunk Highway (TH) 14 and No. 5509-002 for TH 63.

F.22. Revocable Permit and Agreement with Mayo Clinic - Pedestrian Tunnel and Vertical Circulation Buildings in 2nd St SW Right-of-Way to Serve Future Hospital

Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of a pedestrian tunnel and two vertical circulation buildings within the right-of-way of 2nd St SW to serve the future hospital to be constructed by Mayo Clinic.

F.23. Septic System/Sanitary Sewer Utility Connection Agreement with Robert and Mary Trousdale - 2505 Hillside Ln SW

Authorizing a Septic System/Sanitary Sewer Utility Connection Agreement with Robert and Mary Trousdale 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.24. Revocable Permit and Agreement with Mayo Clinic - Chilled Water Lines in 6th Ave NW Right-of-Way to Serve Mayo Lot 26 Utility Building

Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement of two chilled water lines within the right-of-way of 6th Ave NW to serve the utility building to be constructed on Mayo Lot 26 by Mayo Clinic.

F.25. Initiate the Municipal Consent Process with the Minnesota Department of Transportation for the Broadway Avenue South/Trunk Highway 14 (12th St SE/SW) Intersection Improvement Project - Project No. J6073

Scheduling a Public Hearing on May 19, 2025, for the consideration of Municipal Consent for the Broadway Avenue South/Trunk Highway 14 (12th St SE/SW) Intersection Improvement Project - Project No. J6073 (State Project 5502-109).

F.26. Revocable Permit and Agreement with Mayo Clinic - Plantings in Right-of-Way for Mayo Lot 26 Utility Building

Authorizing a revocable permit and agreement ("the agreement") with Mayo Clinic for placement plantings in the right-of-way of 6th Ave NW and West Center St for the utility building to be constructed on Mayo Lot 26 by Mayo Clinic.

F.27. Annexation Petition No. CD2025-001ANX by City of Rochester

Adopting a Resolution approving Annexation No. CD2025-001ANX, by the City of Rochester, to incorporate approximately 330 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.

F.28. Partial Redemption of Certain Outstanding General Obligation Lodging Tax Revenue Bonds, Series 2015A

Approving a Resolution providing for the partial redemption of certain outstanding general obligation lodging tax revenue bonds, Series 2015A.

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. Major Land Subdivision No. CD2025-001PLAT by Creekview Meadows, LLC

Adopting a Resolution approving Major Land Subdivision No. CD2025-001PLAT, by Creekview Meadows, LLC., to be known as Creekview Meadows Third, for the subdivision of eight acres into 25 single-family lots, subject to three conditions of approval.

H. Reports and Recommendations

H.1. Sale of \$10,985,000 General Obligation Tax Abatement Bonds, Series 2025A for the Relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) Campus

Adopting a Resolution awarding the sale of \$10,985,000 general obligation tax abatement bonds, series 2025A fixing their form and specifications; directing their execution and delivery; and providing for their payment.

H.2. Home Ownership Creation Program - Westbury Recommendation

Adopting a Resolution approving the contribution of \$4,380,000 to the Westbury development to support the creation of 219 for-sale homes via the Home Ownership Creation Program.

H.3. Any Path Home Charter Agreement

Reviewing the Any Path Home Charter Agreement.

I. Council Initiated Actions

J. Ordinance First Readings

J.1. Police Department Personnel - Chapter 2-12-1

Receiving and filing the first ordinance reading relating to Police Department Personnel - Chapter 2-12-1.

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

Receiving and Filing the First Reading of Zone Change No. CD2024-002ZC, 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).

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

Receiving and Filing the First Reading of 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.

K. Ordinance Second Readings

K.1. Revised Annexation by Ordinance Application No. CD2024-005ANX by the City of Rochester

Adopting an Ordinance approving Annexation by Ordinance Application No. CD2024-005ANX, by the City of Rochester, to correct an Ordinance associated with the annexation of a 49.90-acre site, located south of Wheelock Dr NE and north of Silver Creek Rd NE.

L. Tabled Items

M. Other Business

N. Adjournment