



AGENDA

Rogers City Council

May 13, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

Individuals may address the Council about any item not contained on the regular agenda. A maximum of 10 minutes is allocated for the Forum. If the full 10 minutes are not needed for the Forum, the Mayor will continue with the agenda. If additional time is needed for the Forum, the Council will continue the Forum following Other Business on the agenda. The Council will take no official action on items discussed at the Forum, with the exception of referral to staff of Commission for future report.

3. PRESENTATIONS

4. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

5. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

5.1 Approval of the April 22, 2025 Work Session Minutes and the April 22, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of a Special Event Permit Application and Request to Waive Fees from the Rogers Lions Club for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street

5.4 Approval of a Temporary On-Sale Liquor License for the Rogers Lions Club for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street

5.5 Scheduling a City Council Work Shop for Tuesday, May 27, 2025 at 6:00 p.m.

- 5.6 Approve Job Descriptions and Posting Building Inspector Positions
- 5.7 Approval of a Consent to the Amended and Restated Easement Agreement for 21400 John Milless Drive (former Muni)
- 5.8 Approval of Resolution 2025-35 Approving the Participation of the Hennepin County Housing and Redevelopment Authority in an Affordable Housing Project (Duffy Main Street Senior)
- 5.9 Approval of an Easement Encroachment Agreement and Trail Easement with T5 Rogers, LLC for the Property at 13510 Rogers Drive
- 5.10 Approval of the Selection of Kutak Rock as the City's Bond and Economic Development Legal Counsel
- 5.11 Approve the Extended North Memorial Ambulance Lease of Rogers Fire Station 1 Space
- 5.12 Approve Quote to Paint Rogers Fire Station 1 Apparatus Bay and Other Areas
- 5.13 Approval of Playground Purchase for Territorial Park
- 5.14 Approve and Authorize Execution of a Grade Crossing Construction and Maintenance Agreement for Fletcher Bypass, City Project No. 1409, Between BNSF Railway Company and City of Rogers
- 5.15 Approval for Fiber Expansion to South Community Park
- 5.16 Authorize Purchase of Replacement Compressor Controller from Gartner Refrigeration
- 5.17 Approval of Resolution 2025-38; Accepting Donation to the City from the Rogers Fire Auxiliary

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

- 7.1 Consideration of the Main Street Center 2nd Addition Preliminary and Final Plat by Duffy Development
- 7.2 Consider Items Related to Wood Lane Villas (Benzinger Properties, Inc.) - 17-Lot Residential Subdivision
 - Ord. 2025-05 Rezoning to PUD
 - Res. 2025-36 Summary of Ord. 2025-05
 - Res. 2025-37 Approving Preliminary Plat and Master Development Plan for Wood Lane Villas

7.3 Approval of Ordinance No. 2025-04, An Ordinance Mandating the Hauling of Source Separated Organics

8. OTHER BUSINESS

9. CORRESPONDENCE AND REPORTS

10. ADJOURN



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.1

Subject: Approval of the April 22, 2025 Work Session Minutes and the April 22, 2025 City Council Meeting Minutes

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve the April 22, 2025 Work Session minutes and the April 22, 2025 City Council meeting minutes.

Overview / Background / Analysis

Staff Recommendation

Motion to approve the April 22, 2025 Work Session minutes and the April 22, 2025 City Council meeting minutes.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

- A. 04222025min worksession
- B. 04222025min



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.2

Subject: Approval of Bills and Claims

Prepared By: Bridget Bruska, Finance Director

Recommended Council Action

Motion to approve bills and claims as presented.

Overview / Background / Analysis

According to the City's purchasing policy, all purchases made by City staff must be reviewed and approved by the City Council during each Council meeting via the consent agenda.

The accounts payable registers detailing the payments issued by the City since the cutoff date of the last Council meeting are attached to this item.

Staff Recommendation

Motion to approve bills and claims as presented.

Financial Impact: N/A

Source Fund: N/A

Budgeted? N/A

Supporting Documentation

- A. AP Cover Sheet
- B. 04-18-2025 Checks #95062-95094 & ACH Payments
- C. 04-25-2025 Checks #95095-95133 & ACH Payments
- D. 05-02-2025 Checks #95134-95163 & ACH Payments
- E. March Purchasing Cards
- F. April Purchasing Cards



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.3

Subject: Approval of a Special Event Permit Application and Request to Waive Fees from the Rogers Lions Club for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve a Special Event Permit application and request to waive fees from the Rogers Lions Club for Oktoberfest, September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street.

Overview / Background / Analysis

The City has received a Special Event Permit application from the Rogers Lions for Oktoberfest, to be held September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street. Staff also received a request from the Rogers Lions to waive all required permit application and escrow fees.

The application has been routed to the appropriate department heads, and a permit will not be issued until all department heads have approved.

Staff Recommendation

Motion to approve a Special Event Permit application and request to waive fees from the Rogers Lions Club for Oktoberfest, September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

A. Fee waiver request letter



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.4

Subject: Approval of a Temporary On-Sale Liquor License for the Rogers Lions Club for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve application from the Rogers Lions Club for a Temporary On-Sale Liquor License for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street.

Overview / Background / Analysis

The Rogers Lions have submitted a Temporary On-Sale Liquor License application for Oktoberfest, permitting liquor sales on September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street. All required paperwork has been received by the City for this application.

Staff Recommendation

Motion to approve application from the Rogers Lions Club for a Temporary On-Sale Liquor License for Oktoberfest; September 6, 2025 at the 21st Century Bank Event Center, 12716 Main Street.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.5

Subject: Scheduling a City Council Work Shop for Tuesday, May 27, 2025 at 6:00 p.m.

Prepared By:

Recommended Council Action

Overview / Background / Analysis

Staff Recommendation

Financial Impact:

Source Fund:

Budgeted?

Supporting Documentation

None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.6

Subject: Approve Job Descriptions and Posting Building Inspector Positions

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Motion to approve the Building Inspector Position descriptions and authority to recruit for one full-time and one part-time Building Inspector.

Overview / Background / Analysis

During the 2025 budget process, the Council discussed a change to in-house building inspection services and directed staff to work toward implementation. Staff recommended the shift to create efficiencies in permit issuance, increase collaboration between city departments, develop an inspection staff aligning with city goals and vision, make more of a city connection with new businesses and homeowners, allow for better collaboration and relationship building with residents and business owners alike, improve disaster resilience, and much more.

The next step is to approve the building inspector's job description and the building inspector's posting, interviewing, and hiring. Due to market research and conversations with other local cities, staff suggest developing a Building Inspector 1 and 2 position description to attract quality applicants with additional experience, with the ability to reach a broader market with the Inspector 1 qualifications if needed. The hope would be to hire a the Inspector 2 level for the full-time position if the applicant pool is sufficient. This is the next step in developing a city-operated building inspection program, which is crucial to safety, development, and sustainability. It enhances public safety, ensures compliance with building codes, streamlines processes, generates revenue, promotes sustainability, and increases public trust in the city's commitment to quality building construction. The long-term benefits of managing inspections in-house far outweigh the initial investment, providing both direct and indirect advantages to our community.

Staff Recommendation

Approve the Building Inspector Position and Authority to Recruit for one Full-Time and one Part-Time Building Inspector (part-time position per job description but with pro-rated sick/vacation/holiday benefits).

Financial Impact:

Source Fund:

Budgeted? Yes

Supporting Documentation

- A. Building Inspector 1 - 5.2.2025 - Draft
- B. Building Inspector 2 - 5.2.2025 - draft



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.7

Subject: Approval of a Consent to the Amended and Restated Easement Agreement for 21400 John Milless Drive (former Muni)

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Motion to approve the consent to the Amended and Restated Easement Agreement for 21400 John Milless Drive.

Overview / Background / Analysis

In early December 2024, the City of Rogers sold the property at 21400 John Milless Drive (formerly the Muni) to 21400, LLC (dba Craft & Crew Hospitality) for the purposes of converting the property into The Block - Rogers, a bar and restaurant. Through the due diligence and site plan process, the freestanding sign for the Holiday gas station, 13028 Main Street, was determined to be outside the approved easement area location and was to be moved. The moving of the sign was to allow for the installation of new sand volleyball courts. Over the course of the past several months, 21400, LLC and Holiday Station Stores worked through the process of identifying a new sign location and additional details related to the sign. Both parties have come to an agreement related to an Amended and Restated Easement Agreement, which shifts the location of the sign to the west. A new sign is anticipated to be installed within the coming weeks.

When the city sold the property to 21400, LLC, the city gave a loan back to the buyer related to the construction and enhancements they would be doing to the property. With the loan that was given, the city holds a mortgage against the property. As a mortgagee to the property, the city must provide consent to any changes to easements or other property-related items. As such, the city must consent to the Amended and Restated Easement Agreement related to the freestanding sign. This item has been reviewed, and city staff have been involved in all the discussions between Holiday and 21400, LLC. The consent does not affect any city-related items with the property nor anything with the outstanding loan.

Staff Recommendation

Staff recommends the approval of the consent to the Amended and Restated Easement Agreement for 21400 John Milless Drive.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Location Map
- B. City of Rogers Consent
- C. Amended and Restated Easement Agreement for 21400 John Milless Dr



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.8

Subject: Approval of Resolution 2025-35 Approving the Participation of the Hennepin County Housing and Redevelopment Authority in an Affordable Housing Project (Duffy Main Street Senior)

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Motion to approve Resolution 2025-35 approving the participation of the Hennepin County Housing and Redevelopment Authority in an affordable housing project (Duffy).

Overview / Background / Analysis

Beginning in 2019, the City of Rogers entered into agreements to sell city-owned property on Main Street for the redevelopment of the property into a 40-unit senior affordable multifamily development with an attached senior center and small commercial space. As a part of this development, numerous funding sources and grants have been allocated towards the project. This has included funding through the State of Minnesota and Hennepin County. Through the grant funds that have been allocated to the project, many of those awards require the city to be a pass-through entity for the developer to receive the funding or require a specific city consent, via resolution, for the development to receive grant funding.

The Duffy development has previously been awarded funding through the Hennepin County Housing and Redevelopment Authority's Affordable Housing Incentive Fund (AHIF). The AHIF program funds the development of affordable housing units through loan interest deferred loans that can be used for new construction, rehabilitation of existing housing units, and preservation. The proposed resolution by the city supports Duffy development in receiving funds through this program. The AHIF program would be a direct contract between the developer and county and there is no administrative expense or time required from city staff.

Staff Recommendation

Staff recommend approval of Resolution 2025-35 approving the participation of the Hennepin County Housing and Redevelopment Authority in an affordable housing project (Duffy).

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

A. Resolution 2025-35



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.9

Subject: Approval of an Easement Encroachment Agreement and Trail Easement with T5 Rogers, LLC for the Property at 13510 Rogers Drive

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Motion to approve an Easement Encroachment Agreement and Trail Easement with T5 Rogers, LLC for the property at 13510 Rogers Drive, with any such final changes to be approved by the City Attorney and City Administrator.

Overview / Background / Analysis

At the April 22, 2025, meeting, the City Council approved a site plan and variance for the former Wells Fargo property at 13510 Rogers Drive. The approved plans allow for a 1,600-square foot expansion to the south side of the building and additional expansions to the parking fields. The improvements are related to incorporating Take 5 oil change into the property and the conversion of the existing building into a multi-tenant commercial. As part of the land use approval conditions, the property owner, T5 Rogers, LLC, must enter into an Easement Encroachment Agreement with the city for the areas of the parking lot and freestanding signage which fall into easement areas. The Easement Encroachment Agreement ensures the property owner is responsible for maintenance of the encroaching improvements and the city is able to remove said improvements, if needed. Additionally, the property owner included a trail easement on the south side of the property related to the existing trail that is there but does not currently have an easement.

Draft versions of both documents are attached to this memorandum. Upon complete execution of the documents, they will be recorded against the property.

Staff Recommendation

Staff recommends the approval of the Easement Encroachment Agreement and Trail Easement with T5 Rogers, LLC for the property at 13510 Rogers Drive, with any such final changes to be approved by the City Attorney and City Administrator.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

A. Location Map

- B. Easement Encroachment Agreement - T5 Rogers
- C. Trail Easement Document - T5 Rogers



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.10

Subject: Approval of the Selection of Kutak Rock as the City's Bond and Economic Development Legal Counsel

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Motion to approve the selection of Kutak Rock as the City's bond and economic development legal counsel.

Overview / Background / Analysis

At the March 11th, 2025 meeting, the City Council authorized the release of a request for proposals for the purposes of exploring options for bond and economic development legal services. The city received five (5) proposals from different firms which were each qualified for the services. The proposals were reviewed and discussed by City Administrator Stahmer, Finance Director Bruska, and Community Development Director Angell. Three (3) firms were selected to be interviewed. Interviews took place with the staff as previously mentioned and the public finance consultant, Jason Aarsvold from Ehlers. Following the interviews, Kutak Rock was the unanimous selection of the interview panel.

Kutak Rock is a national firm with more than 550 lawyers and locations in 19 cities. The Minneapolis office would serve as the primary office for the city with Jenny Boulton serving as the lead responsible attorney. Ms. Boulton has significant experience and knowledge of Rogers, having served as the city's primary bond counsel for many years at a different law firm. Additional staff who would be assigned to Rogers include attorneys Gina Fiorini and Justin Reppe, and associate Madaline Simon. Kutak Rock and the primary attorneys all bring significant experience in assisting municipalities with bonding and economic development services. The firm also has attorneys that specialize in taxation, real estate, and other areas that are available to the city, if needed.

City Attorney Bob Vose, Kennedy & Graven, will continue to serve as the primary legal counsel for the city. The selection of Ms. Boulton and Kutak Rock is for the specialized areas of bond issuance and economic development functions. Economic development functions include items such as tax abatement, tax increment financing, loans, and grants.

Staff Recommendation

Staff recommends the approval of Kutak Rock being selected as the City of Roger's bond and economic development legal counsel.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

A. Kutak Rock Proposal



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.11

Subject: Approve the Extended North Memorial Ambulance Lease of Rogers Fire Station 1 Space

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Approve extending the current contract with an ending date of August 31, 2025.

Overview / Background / Analysis

North Memorial's current lease to park in Rogers Fire Station 1 Bay and utilize the day room as employee space expired May 1st, 2025. Over the past two years, the RFD has analyzed space needs caused by this lease and the service delivery provided by this lease. Throughout this process, it has been determined that the current lease does not fulfill everyone's needs and impacts the RFD's day-to-day space and facility needs. Chief Farrens has worked with North to identify ways to keep their presence in the building more, or increase the hours they have a staffed truck at Rogers Fire Station 1. Unfortunately, no agreements were reached due to space constraints and the call demands of North Memorial in other areas. After August 30th, North has stated they will still park a truck at Rogers when it meets their deployment needs, and utilize the station's interior for a quick break area, etc. We want to thank North EMS for the services it provides to the community. We will continue to support our shared mission of providing quick and efficient public safety services to everyone in Rogers.

Staff Recommendation

Approve extending the current contract with an ending date of August 31, 2025.

Financial Impact:

Source Fund:

Budgeted? No

Supporting Documentation

A. Extended North Memorial Lease - North Signed



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.12

Subject: Approve Quote to Paint Rogers Fire Station 1 Apparatus Bay and Other Areas
Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Motion to approve Approve Fire Station 1 Re-painting.

Overview / Background / Analysis

Staff request to fund the Fire Station #1 improvements listed in this memo with unspent bond proceeds from the Fire Station #2 project. The paint in the bay areas, and many others included in this project, is original to the building. The painting of the bays was anticipated to be brought back to the council in the total project scope of remodeling Rogers Fire Station 1. However, while receiving quotes from numerous paint vendors, all companies requested the ability to paint the areas before installing the new floor covering. The new floor is set to be installed in the second week of August. As such, we would like to request that this additional item be included before a total project scope can be presented to the City Council. Once the Fire Station #2 project is fully completed, staff will return with a comprehensive list and price estimates to the council. FLT Ende met with two companies to get similar quotes. CertaPro painters came in as the lower-price option, with a longer limited warranty, and agreed upon paint types in our high-moisture and use areas, such as the wash bay. The selected vendor has been very responsive to our questions and stated the ability to work around our day-to-day operations.

Staff Recommendation

Approve Fire Station 1 Re-painting.

Financial Impact: \$24,980.00

Source Fund: 2024A Bond Proceeds -
Fund 449

Budgeted? No

Supporting Documentation

- A. CertaPro Paint Quote RFD ST 1
- B. Sunrise Painting Quote RFD ST1



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.13

Subject: Approval of Playground Purchase for Territorial Park

Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action

Move to approve the purchase of the play system for Territorial Park from Midwest Playscapes.

Overview / Background / Analysis

In 2021, the City Council approved the Territorial Park Master Plan following a recommendation from the Parks and Recreation Advisory Commission. The city's long-term park plan envisions this neighborhood park between the Skye Meadows and Harvest View developments.

As outlined in the 2025 Capital Improvement Plan, construction of Territorial Park is included in the current year's budget. Funding is provided through the Park Dedication Fund, which is supported by developer fees and designated for the development of public park infrastructure.

In 2024, the City entered into a professional services agreement with Anderson Engineering to complete the park's final design and manage construction services. Following concept reviews, the City engaged in a community feedback process, including a mailed survey to over 200 nearby residents and a request for public input on social media.

A public comment opportunity, although not a formal hearing, was held at the Parks and Recreation Advisory Commission's March meeting. Feedback received was used to inform updates to the park layout and playground design.

After the public comment and discussion, the updated playground design was reviewed by Joe Lucht of Anderson Engineering and Tim Solomonson, Project Manager with Midwest Playscapes at the April Parks and Recreation Advisory Commission. Based on this review, the Commission recommended proceeding with a separate purchase of playground equipment through Sourcewell. This approach provides significant cost savings—eliminating general contractor mark-up and securing a 10% discount through the cooperative purchasing agreement.

The Parks and Recreation Advisory Commission will be meeting on May 8, 2025 to finalize their recommendation regarding the two package options attached. Staff will communicate that final recommendation to Council during the May 13, 2025 Council

meeting presentation.

By purchasing the playground equipment directly through Midwest Playscapes and Sourcewell, the City is reducing project costs while fully complying with state procurement guidelines. The cost for the playground purchase is \$403,658.56, and there is a 12-week lead time for playground equipment.

Staff Recommendation

Authorize staff to proceed with the purchase of playground equipment from Midwest Playscapes through Sourcewell Cooperative Purchasing for Territorial Park, in line with the approved park design and funding allocation from the Park Dedication Fund.

Financial Impact: \$403,658.56

Source Fund: 404-Park Dedication

Budgeted? Yes

Supporting Documentation

- A. Midwest Playscapes Quote Territorial Park
- B. Territorial Park_20250220_01_03_BL_Renders
- C. Territorial Park_20250220_01_03_OR_Renders



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.14

Subject: Approve and Authorize Execution of a Grade Crossing Construction and Maintenance Agreement for Fletcher Bypass, City Project No. 1409, Between BNSF Railway Company and City of Rogers

Prepared By: Mike Albers, Assistant City Engineer

Recommended Council Action

Motion to Approve and Authorize Execution of a Grade Crossing Construction and Maintenance Agreement for Fletcher Bypass, City Project No. 1409, Between BNSF Railway Company and City of Rogers

Overview / Background / Analysis

On June 28, 2022, the city was advised by the US Department of Transportation Federal Highway Administration (FHWA) that the Consolidated Appropriations Act, 2022 (Public Law 117-103) appropriates a total of \$2,444,927,823 for Highway Infrastructure Programs (HIP) from the General Fund of the Treasury for fiscal year (FY) 2022. Of such amount, \$846,927,823 is set aside for "Community Project Funding / Congressionally Directed Spending." The Fletcher Bypass was included with the 307 projects allocated \$845,719,823. Fletcher Bypass was allocated \$3,501,040.

On June 27, 2023, the City Council directed staff to proceed with the preliminary design, environmental documentation, easement acquisition and final design work for the Fletcher Bypass project, City Project No. 1409. This project is scheduled to be constructed in 2025 and 2026.

In order to construct the Fletcher Bypass improvements, permanent and temporary construction easements are required for the Burlington Northern Santa Fe (BNSF) Railroad crossing. The City's consultant, city staff, Hennepin County staff, the City Attorney and County Attorneys have been diligently negotiating a railroad crossing and easement agreements with BNSF. In the five years of negotiating the necessary agreements with BNSF there have been approximately 22 exchanges of draft agreements with comments and 5 or 6 meetings with all parties involved in an attempt to reach an agreement. On March 25, 2025, the City Council amended a previous resolution to include BNSF in the ongoing condemnation proceedings based on this apparent impasse. Soon afterward, BNSF sent a revised agreement which is acceptable to the City and County Attorneys as well as city and county staff.

The Fletcher Bypass project is identified in the City's 2024 Capital Improvement Program and the total project cost is estimated to be \$13,350,000. Hennepin County has agreed to a 50/50 split on the construction and engineering costs and a 50/50 split

on right of way costs incurred after 4/15/2022.

BNSF's representatives estimated the railroad easement at \$19,845 for the permanent easement, \$2,425.00 for the temporary easement (for a 3-year period), \$2,500 for administrative fees, \$157,581 for the railroad crossing, and \$412,291 for the railroad crossing signal equipment. Additionally, the cost of flagger services provided by the BNSF will be borne by the project. The estimated cost for one (1) flagger is approximately between \$1,200-\$2,000 for an eight (8) hour basic day with time and one-half or double time for overtime, rest days and holidays. The total estimated cost for flagger services for the project is \$200,000. BNSF is also requiring \$524,929.00 towards the lifespan maintenance and future reconstruction of the railroad crossing signal equipment, to be paid to BNSF upon invoice to the City and prior to the placing in-service of the crossing and signal equipment for public roadway use. The County will not participate in this cost.

Below is a potential but aggressive schedule (asterisks indicate items outside of the city's control):

Fletcher Bypass - Potential Project Schedule	Start Date
Submit Plans to MnDOT	5/5/2025
* MnDOT Agency Review	5/5/2025
BNSF Agreement to City Council	5/13/2025
Execute BNSF Agreement and Easements	5/14/2025
Submit Right of Way Certification 1	6/13/2025
* MnDOT Project Authorization	6/13/2025
* Hennepin County Agreement to City Council	TBD
Place Ad for Bid	7/3/2025
Add run dates	7/10/2025
Bid Opening	8/1/2025
* Civil Rights review	8/1/2025
Award Contract	8/26/2025

Staff Recommendation

Motion to Approve and Authorize Execution of a Grade Crossing Construction and

Maintenance Agreement for Fletcher Bypass, City Project No. 1409, Between BNSF Railway Company and City of Rogers

Financial Impact: \$1,319,571

Source Fund: Multiple City Funds,
Hennepin County, Federal

Budgeted? Yes

Supporting Documentation

A. Grade Crossing Construction and Maintenance Agreement



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.15

Subject: Approval for Fiber Expansion to South Community Park

Prepared By: Jason Greninger, IS Director

Recommended Council Action

Motion to approve fiber construction for Rogers South Community Park at a cost not to exceed \$21,000.

Overview / Background / Analysis

Staff recommends connecting the City fiber network to the warming house/concession stand at South Community Park.

This connection is needed for network services, including building cameras, wifi, door access, computers, and phone service.

The City fiber is located on the east side of Main Street, near the Northridge Fellowship Church. Elk River ISD 728 has given the City permission to run City fiber through their conduit and to their hand hole located at Rogers Elementary. The City fiber would then continue south on the west side of Main Street and connect to the warming house/concession stand.

Staff Recommendation

Staff recommends Arvig to complete the fiber construction due to their familiarity with ISD 728 fiber and the project location.

Financial Impact:

Source Fund: 410-Local Option Sales Tax

Budgeted? Yes

Supporting Documentation

- A. Arvig Proposal
- B. Proposed Fiber Route



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.16

Subject: Authorize Purchase of Replacement Compressor Controller from Gartner Refrigeration

Prepared By: Mike Bauer, Parks & Recreation Director

Recommended Council Action

Move to approve the emergency repair and replacement of the ice plant controller at the Activity Center.

Overview / Background / Analysis

During a scheduled quarterly preventive maintenance (PM) visit at the Activity Center, our PM contractor powered down Compressor #1 for servicing. Upon attempting to restart the unit, the compressor controller failed to power it back on. The issue was reported to the League of Minnesota Cities Insurance Trust (LMCIT), and Gartner Refrigeration, the manufacturer's recommended service provider, conducted further diagnostics.

Gartner identified two failed capacitors within the controller. These component failures likely caused additional internal damage. A complete inspection revealed no serviceable parts remaining, and replacement of the controller was determined to be the only viable solution.

LMCIT has confirmed that the repair will be covered minus the City of Rogers' deductible. The estimated cost of the new compressor controller is \$17,200. The city's building controls contractor will incur additional costs for programming and integration.

Staff Recommendation

Authorizing the purchase and replacement of the Compressor #1 controller at the Activity Center, including necessary programming work, with costs covered by LMCIT insurance minus the deductible.

Financial Impact: \$1000 (LMCIT Deductible)

Source Fund: 205-450-5205-43100-0000

Budgeted? No
N/A

Supporting Documentation

A. 0225-7005-1 RAC C1 Controller



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 5.17

Subject: Approval of Resolution 2025-38; Accepting Donation to the City from the Rogers Fire Auxiliary

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Motion to approve Resolution 2025-38; Accepting a Donation to the City from the Rogers Fire Auxiliary

Overview / Background / Analysis

The Rogers Fire Auxiliary supports the Rogers Fire Department and community members through donations to various projects and items they support. The Rogers Fire Auxiliary has graciously donated \$4,800 to wrap Engine 22, making the paint scheme match the other fire apparatus within the city and rebranding it to its new designation as Engine 12. This builds cohesion and pride within the RFD fleet of apparatus, and allows the project to be completed at a no cost impact to the residents and businesses of Rogers.

Staff Recommendation

Motion to approve Resolution 2025-38; Accepting a Donation to the City from the Rogers Fire Auxiliary

Financial Impact: + \$4,800.00

Source Fund:

Budgeted? No

Supporting Documentation

A. 2025-38 Accepting Donations to the City - Rogers Fire Auxiliary - Wrap Engine 22



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 7.1

Subject: Consideration of the Main Street Center 2nd Addition Preliminary and Final Plat by Duffy Development

Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Motion to approve Resolution 2025-34 granting approval of the preliminary and final plat for Main Street Center 2nd Addition, subject to the conditions as listed in the resolution.

Overview / Background / Analysis

Beginning in 2019, the City of Rogers began conversations with Duffy Development related to the redevelopment of the former Senior Center and city-owned properties at 13001 Main Street. On January 24th, 2023, the city approved the site plan for the mixed-use development which featured a new 40-unit senior affordable apartment building with commercial space and a public senior center. Since the time of approval of the site plan (and the time leading up to the site plan approval), city staff have worked extensively with Duffy Development to ensure the site design meets all requirements. The proposed request is a preliminary and final plat related to the previously approved development and adjustment of lot lines around the Canfield property.

Subject Property

The property, PIDs 2312023240051 and 2312023240050, is approximately 2.27 acres in size and located along Main Street and John Deere Blvd. The property was previously multiple properties but was re-platted under the Main Street Center Addition plat as two parcels to make way for the proposed development and sales. Lot 1, Block 1, Main Street Center is the former Canfield building which was sold to W&W properties previously. Lot 2, Block 1, Main Street Center is the property on which the Duffy development is proposing to take place. The properties are zoned and guided as Downtown Mixed-Use.

Proposed Plat

The Main Street Center 2nd Addition proposed plat would re-plat the existing two parcels and create three (3) lots and one outlot (all under Block 1). Lot 1 would be the former Canfield building with minor adjustments to the lot lines to incorporate the existing conditions into the lot. Lot 2 would be the senior apartments and senior center building and a portion of the parking area. Lot 3 would be the future commercial use. Outlot A would be the alley and a portion of the parking lot which would be deeded to the city in the future for the purposes of public parking. The requirement for the re-plat

ties to the developer's lender requirements and what is eligible for funding from each funding source.

There are no proposed changes to the development as part of the preliminary and final plat request.

Planning Commission Review

The Main Street Center 2nd Addition preliminary and final plat request was discussed at the May 5th Planning Commission. This review included a public hearing. Two individuals spoke at the public hearing. One individual expressed concerns about the general safety of the Main Street corridor. One individual spoke in favor of the proposed plat. The Planning Commission unanimously recommended approval of the proposed preliminary and final plat (one member abstained).

Staff Recommendation

Staff recommends approval of Resolution 2025-34 granting approval of the preliminary and final plat for Main Street Center 2nd Addition, subject to the conditions as listed in the resolution.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2025-34
- B. Location Map
- C. Main Street Center 2nd Addition Preliminary Plat
- D. Main Street Center 2nd Addition Final Plat
- E. Preliminary Plat Simplified Exhibit



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 7.2

Subject: Consider Items Related to Wood Lane Villas (Benzinger Properties, Inc.) - 17-Lot Residential Subdivision

- Ord. 2025-05 Rezoning to PUD
- Res. 2025-36 Summary of Ord. 2025-05
- Res. 2025-37 Approving Preliminary Plat and Master Development Plan for Wood Lane Villas

Prepared By: Alec Henderson, City Planner

Recommended Council Action

- Motion to Approve Ordinance No. 2025-05, Rezoning Property from R2 to PUD for the Wood Lane Villas Development.
- Motion to Approve Resolution 2025-36, Authorizing summary publication of Ordinance 2025-05.
- Motion to Approve Resolution 2025-37, Granting Approval of the Preliminary Plat and Master Development plan for the Wood Lane Villas Subdivision.

Overview / Background / Analysis

Benzinger Properties, Inc. has submitted Preliminary Plat and Planned Unit Development (PUD) applications for the Wood Lane Villas subdivision on the property at 23415 Wood La. The 5-acre site is located on Wood Lane, west of the Skye Meadows subdivision. The proposal includes 17 villa-style single-family lots with association-maintained homes. The development requires a PUD to deviate from R2 district lot size and setback standards.

Skye Meadows 4th Addition directly abuts the property to the east. The plan shows 17 single-family lots with villa style homes (detached townhomes). The lot sizes and proposed setbacks are similar to the Skye Meadows development, roughly 7,800 square foot (SF) lots with 7.5 ft side setbacks. The developer will be required to go through a Planned Unit Development process with the Preliminary Plat. The density roughly 3.4 units/acre.

The Planning Commission recommended approval of the Preliminary Plat and PUD at their May 5th, 2025 meeting with an added condition (see condition 9). The Commission also requested the city look into improving the appearance/screening within the city owned outlot directly to the west of the development (through beaming and/or

landscaping).

Primary Issues to Consider

1. Land Use and Zoning
2. Comprehensive Plan Consistency
3. Planned Unit Development Deviations
4. Development Plan and Infrastructure

Analysis of Primary Issues

-

1. Land Use and Zoning

The property is guided for **Low Density Residential** (2.0–5.0 units per acre) and zoned **Single-Family Residential (R2)**. The proposed density of approximately 3.4 units/acre is consistent with the Comprehensive Plan. Lot width standards are met (≥ 65 ft), but lot sizes (~7,800 SF) and side setbacks (7.5 ft) require PUD approval. All other setbacks are consistent with code.

The Plans submitted by Benzinger Homes currently satisfy the 2040 Plan Land Use, however a PUD is required to approve the requested lots.

2. Comprehensive Plan Consistency

The Comprehensive Plan also contains goals beyond just simply meeting land use density thresholds. The Wood Lane Villas development is consistent with the Rogers 2040 Comprehensive Plan and advances City goals in the following ways:

- **Housing Diversity & Livability:** Supports lifecycle housing goals by providing semi-custom villa homes. [Chapter 5 – Housing, p. 66; Chapter 11 – Implementation, p. 175]
- **Sustainable & Efficient Growth:** Logical extension of sewer, water, and roadways along Wood Lane. [Chapter 11 – Implementation, p. 180]
- **Transportation & Connectivity:** Extends Cobalt Street, Farmstead Way, and Wood Lane (and existing sidewalks) to improve connectivity. [Chapter 9 – Transportation, p. 136–137]

17 single-family lots are proposed for the development. The lots meeting the minimum lot width of 65 ft wide and the bulk of the setbacks. The plan does show deviations to lot size showing roughly 7,800 square feet minimum lot sizes (below the R2 10,000 square feet minimum) and interior side setbacks of 7.5 feet (below the 10 feet

minimum). A Planned Unit Development will need to be approved in order for the proposed lot standards to be approved.

Park search areas are to the south this location. The developer should integrate the site in to nearby trail and sidewalk corridors. Additional information will be shown in future submittals. The Parks director and possibly Parks Commission will review future submittals.

The concept shows the development getting access from Wood Lane and through stubs constructed in Skye Meadows. Utilities are available nearby for construction of the improvements. Stormwater management is still unknown. The site would have to provide some onsite stormwater management and will be seeking to use the vacant outlot in Skye Meadows to the South East for ponding. The outlot in Skye Meadows was initially shown as a stormwater pond for Skye Meadows, however, stormwater was shifted upon future construction plans in Skye Meadows. The City currently owns the Outlot.

3. Planned Unit Developments Deviations

PUDs are authorized under Section 125-29 of Rogers Zoning Code to allow deviations when it results in a better overall development outcome consistent with City goals. The developer is requesting a Planned Unit Development (PUD) to deviate from the R2 zoning requirements for their development area. PUDs are typically an exchange where the developer proposes different performance standards and the city reviews the particulars of the development and how it would be in the public interest (or what the benefits are) to approve deviations. The benefits can be development specific, are usually related to comprehensive plan goals, and can include offsite improvements. The theory behind PUDs is that the design/development outcomes proposed by the developer outweigh the benefits of keeping to the by right zoning district standards. PUDs effectively rezoning property to allow different standards. PUDs rezone the property, and are a legislative or policy decision for the council with high discretion. PUDs have previously been approved for other residential developments within the community including Skye Meadows, Grass Lake Preserve, and Laurel Creek.

Requested deviations:

- The developer is requesting lot sizes which range from 7,800-17,400 SF (vs. 10,000 SF minimum required under the R2 district).
- The developer proposes 7.5 ft interior side setbacks (vs. 10 ft minimum under the R2 District).

Public Interest:

The PUD enables development flexibility while achieving better design outcomes consistent with City goals. Benefits include:

- Logical Extension of public utilities and streets (including the upgrade of Wood Lane from gravel to paved).
- Increased housing variety through semi-custom villa products.
- Cohesive/consistent architectural design with high-quality exteriors. Products include three car garages, LP siding, stone accents, and lot landscaping.
- The utility extension does include the ability to loop water main (which improves water service) and improves fire department access.

The deviations proposed are minor and generally consistent with the adjacent Skye Meadows Development (which was also approved through a PUD process). The development to the east has similar lot widths, sizes, and setbacks throughout the development. The main difference is the Sky Meadows development had a range of product lines where a 7.5 ft setback may be required depending on which options were chosen by the buyer.

4. Development Plan and Infrastructure

The developer proposes a 17 villa-style single-family lots. Access is provided via Wood Lane, with internal connectivity through Cobalt Street and Farmstead Way. Public utilities (sewer, water, stormwater) are available. Ponding is proposed in an offsite outlot under City ownership to the south east with adequate easement widths through the development to access the pond. Parks dedication is anticipated to be satisfied with cash-in-lieu contributions. Trails and sidewalks will be coordinated during final design, but are proposed to extend from existing sidewalk from adjacent development areas.

The site plan is a simple infill development that is consistent with the surrounding Skye Meadows development. The Developer is working within a relatively small amount of land with corridors already provided by the adjacent development. There is little to no room to shift the existing sewer/water/road stubs to achieve more conformance with lot sizes. The depths of the lot are restricted by the necessary right of way, as well as a limit of the existing parcel being developed. Additionally, stormwater has to be managed through the lots which creates non-buildable space where common drainage travels. Any developer looking at this parcel will have the same corridors and restrictions to work under.

Staff Recommendation

After receiving feedback during the public hearing related to: increased development activity, increased traffic, and screening issues, the Commission recommended unanimous approval for the Planned Unit Development and Preliminary Plat with the added condition 9.

The Commission also requested the city look into improving the appearance/screening within the city owned outlot directly to the west of the development (through berming and/or landscaping).

The following are the recommended motions:

- Motion to Approve Ordinance No. 2025-05, Rezoning Property from R2 to PUD for the Wood Lane Villas Development.
- Motion to Approve Resolution 2025-36, Authorizing summary publication of Ordinance 2025-05.
- Motion to Approve Resolution 2025-37, Granting Approval of the Preliminary Plat and Master Development plan for the Wood Lane Villas Subdivision.

The following conditions can be found in the pre-plat resolution:

1. The Applicant shall revise the preliminary plat and engineering plans to the satisfaction of the City Engineer and City Planner.
2. The Applicant shall enter into a Subdivision Development Agreement governing each phase of development.
3. Park dedication shall be satisfied by a fee in lieu of land dedication.
4. The Applicant shall ensure the public benefits outlined in the PUD narrative are achieved, including the street extensions and utility connections.
5. Final HOA documents shall be submitted prior to final plat approval.
6. The Applicant shall obtain all necessary stormwater management approvals from Elm Creek Watershed Management Commission.
7. All public improvements shall comply with City standards unless specifically waived by Council approval.
8. The Applicant shall pay all applicable City fees related to the development.
9. The Applicant shall install a privacy fence along the wester boundary of the site (along the existing outlot from Skye Meadows).

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Ordinance 2025-05 Rezoning Wood Lane Villas to PUD
- B. Resolution 2025-36 Authorizing Summary Publication of Ordinance 2025-05
- C. Resolution No. 2025-37_Preliminary Plat_Wood Lane Villas
- D. Location Map
- E. 4000390_Preliminary Plat Plans 3.26.25
- F. Madison WO - Creekside West

- G. Majestic - SOG - Ashwood
- H. Wood Lane Villas - Narrative



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 13, 2025

Agenda Item: 7.3

Subject: Approval of Ordinance No. 2025-04, An Ordinance Mandating the Hauling of Source Separated Organics

Prepared By: Steve Stahmer, City Administrator, Brett Angell, Community Development Director

Recommended Council Action

Motion to adopt Ordinance No. 2025-04, An Ordinance Mandating the Hauling of Source Separated Organics.

Overview / Background / Analysis

The Hennepin County Board of Commissioners previously adopted County Ordinance 13, which requires all cities in the County to ensure that curbside organics recycling is made available to all residential properties in each municipality (cities under 10,000 population can comply via drop-off sites). Like all other cities, Rogers must comply with this Ordinance, or Hennepin County will implement a program and charge the City directly, to be paid by utility/recycling customers, likely at a significantly higher cost to residents. Rogers is now the final City that was over 10,000 population at the time of Ordinance adoption, which has not yet complied with Ordinance 13.

Billing by garbage haulers for those organics services is complicated by the fact that State Statute essentially requires each hauler to charge the same monthly rate to all of their company's customers within a given city, whether a specific customer actually uses the organics service or not. So, a customer who chooses not to request an organics recycling cart and does not use the service must, under State law, be charged the same monthly rate as a customer who does request a cart and actively recycles organics. These are State and County requirements, not those of the City.

The City of Rogers has worked diligently to seek various forms of relief related to this Ordinance from the County Board, by way of requesting the ability to implement centralized drop-off locations, which are an allowed alternative for cities under 10,000 population. If allowed, this would have been a significantly cheaper alternative for residents while complying with the Ordinance/Statute, as compared with curbside service. Ultimately, the City was informed that the County cannot provide such relief/amendment due to its required Minnesota Pollution Control Agency (MPCA) solid waste plan, and the City must therefore comply with curbside service provision as soon as possible.

When this issue began to be discussed, the City considered two broad alternatives to complying with the County ordinance:

- Licensing all residential garbage haulers and requiring that they offer curbside organics recycling to their customers in Rogers.
- Organizing collection through a single hauler in the same manner that single-sort recycling is done today, with the City needing to be in the middle of the billing process.

A third option, as noted in paragraph 1 above, would have been to allow the County to take over organics licensing, as stated in Ordinance 13, whereby the County asserts their right to charge the City back for that service program.

In researching and reviewing potential options and contracts, City Attorney Vose provided the opinion that the City should not be required to either license or organize collection under the County Ordinance, largely given that the City is not currently licensing haulers as the licensing authority per County Ordinance/State Statute.

Pursuant to discussions between Attorney Vose and the attorney for the County, a new option arose, which would allow the City to comply with Ordinance 13 by adopting a simple City Ordinance that requires all garbage/refuse haulers operating in the City of Rogers to offer organics collection and to comply with County and State reporting and billing requirements. That ordinance is attached for Council consideration and approval.

City Council and staff realize and understand that many residents who choose not to use their organics recycling service but are nevertheless charged the monthly fee, will find these requirements unfair, but this issue is not within the control of the City of Rogers, and compliance is not optional. The Council's goal has been to comply with the minimum requirements in the least onerous and invasive way possible.

Staff Recommendation

Staff recommends approval of Ordinance No. 2025-04.

Financial Impact:

Source Fund:

Budgeted?

Supporting Documentation

A. Ordinance No 2025-04 Mandating Hauling of Source Separated Organics