

**ROSEMOUNT CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
AUGUST 4, 2025**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Monday, August 4, 2025, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler, Theisen and Klimpel.

**APPROVAL OF AGENDA**

**Motion by Weisensel Second by Klimpel**

**Motion** to approve the agenda.

**Ayes: 5.**

**Nays: None. Motion Carried.**

**PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS**

a. Overdose & Fentanyl Poisoning Awareness Month

James Johnson Jr. serves as Opioid Response Advisory Committee in Dakota County. The Dakota County Opioid Response Advisory Committee supports the development of a comprehensive and effective countywide response to the opioid crisis. It provides recommendations to the county board on the use of Opioid Settlement Funds for external projects and initiatives.

Mr. Johnson's commends the City of Rosemount for bringing more awareness to Dakota County regarding the matters. City Council read the proclamation for overdose and fentanyl poisoning awareness month.

b. 2024 Management and Annual Comprehensive Financial Report

Administrative Services Director Malecha stated that each year the City's financial records are audited by an independent public accounting firm. The goal of an independent audit is to provide reasonable assurance that the City's financial statements are free of material misstatement. The audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used, and significant estimates made by management; and evaluating the overall financial statement presentation. Ms. Malecha introduced LB Carlson representative Aaron, who presented the results of the financial report.

**Motion by Weisensel Second by Theisen**

**Motion** to accept the 2024 financial reports.

**Ayes: 5.**

**Nays: None. Motion Carried.**

**RESPONSE TO PUBLIC COMMENT**

City Administrator Martin noted City Council received a public comment from Jackie Young and

this evening City Council addressed her comment by administering the proclamation of overdose and fentanyl poisoning awareness month.

In addition, City Council and staff discussed at the work session this evening the next steps regarding the public comments received from Mr. Adams. Staff will follow up with the Adam's family regarding the next steps.

## **PUBLIC COMMENT**

**Brian Dawson**

**4479 Evermoor Parkway**

Mr. Dawson discussed his concern regarding recent mowing done by City staff along the trail near his property. The neighborhood is concerned because the wildflowers are at their peak pollination and believes there was no disruption that took place for the wildflowers to be cut now. Mr. Dawson understands this needs to be done, but requests this is done during a different time of the year and not during high pollination time, i.e. September or later. In addition, he was concerned that the City did not clean up the brushing either after the mowing took place.

## **CONSENT AGENDA**

**Motion by Essler Second by Theisen**

**Motion** to approve consent agenda with item 6.e. removed

**Ayes: 5.**

**Nays: None. Motion Carried.**

- a. Bill Listings
- b. Minutes of the July 15, 2025 Regular Meeting Minutes
- c. Application for Tobacco License for Kwik Trip
- d. Charitable Gambling Premise Permit Rosemount Area Hockey Association
- e. School Speed Zones & Parking Restrictions - Bonaire Path and Ardree Avenue

Mayor Weisensel pulled this item for further discussion. Deputy Public Works Director Fredericks further discussed the studies findings and the recommendation before the City Council this evening, noting the local jurisdiction is able to reduce speed in local areas.

**Motion by Weisensel Second by Freske**

**Motion** to Adopt a Resolution Implementing School Speed Zones on Boniare Path and Ardree Avenue, and Parking Restrictions on Ardree Avenue

**Ayes: 5.**

**Nays: None. Motion Carried.**

- f. MnDOT Coop Agreement Emerald Hill Path
- g. Medical Leave of Absence

- h. Bloomfield Park – Basketball and Tennis Court
- i. Accept Bray Hill

## **PUBLIC HEARINGS**

- a. Application for Off-Sale 3.2% Malt Liquor License for Kwik Trip

City Clerk Fasbender provided an overview of the request for an Off-Sale 3.2% Malt Liquor Licenses application request has been made by Kwik Trip, Inc. Kwik Trip (Store #1757) requests to sell 3.2 alcohol at the premises located at 1030 Upper 144th St W, Rosemount. If approved, the liquor license will expire June 30, 2026, to align with the other licensed establishments.

Mayor Weisensel opened public hearing at 7:50 p.m.

No public comments were received.

**Motion by Weisensel Second by Klimpel**

**Motion** to close the public hearing

**Ayes: 5.**

**Nays: None. Motion carried.**

**Motion by Theisen Second by Essler**

**Motion** to Upon holding the public hearing, staff recommends approving an application for Off-Sale 3.2% Malt Liquor License for Kwik Trip, Inc. Store #1757 located at 1030 Upper 144th St W, Rosemount.

**Ayes: 5.**

**Nays: None. Motion Carried.**

- b. Request by Robert McNearney Custom Homes, Inc., to vacate a drainage and utility easement area located within the Autumn Terrace subdivision

City Administrator Kienberger provided an overview of the request from Robert McNearney Custom Homes, Inc., for an Easement Vacation Request for Autumn Terrace. The developer is looking to complete the remaining units at Autumn Terrace but is needing to vacate an existing drainage and utility easement area that is located between lots 8, 9 and 13 to accomplish that.

Mayor Weisensel opened the public hearing at 7:54 p.m.

No public comment was received.

**Motion by Weisensel Second by Essler**

**Motion** to close the public hearing

**Ayes: 5.**

**Nays: None. Motion carried.**

**Motion by Essler Second by Klimpel**

**Motion** to adopt a resolution approving the vacation of an existing drainage and utility easement area located between lots 8, 9 and 13, Block 1, Autumn Terrace.

**Ayes: 5.**

**Nays: None. Motion Carried.**

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### **a. Aspen Fields Land Use Plan Amendment, Rezoning, and Plat Approval Request**

Senior Planner Nemcek provided an overview of The Rosemount City Council is being asked to consider four requests submitted to the City by AspenField, LLC. The applicant is asking the City to amend its Comprehensive Land Use Plan, rezone the subject property into conformance with the proposed Land Use Plan amendment, and to approve preliminary and final plats to create four parcels and one outlot. The subject property is located 1/4 mile east of Akron Avenue at the intersection of Aspen Avenue and 145th Street East (CSAH 42). The subject property contains the site of the former Rosemount City Hall and a former residential property in the southwest corner of the site. Until recently, the City Hall site has been owned by DCTC and used for various training activities. The residential structure was removed within the past two years.

The current land designation is PI-Public/Institutional and the proposed Land Use Designation is CC-Community Commercial and HDR-High Density Residential and the proposed zoning to B-1 General Business and R-4 High Density Residential. The proposed Comp Plan amendment adds land for commercial development that residents have been requesting. The concept plan included with the application submittal envisions two commercial strip centers and a daycare center.

Mr. Nemcek noted while the City has seen several important commercial projects develop (Life Time, Kwik Trip, First StateBank/Sweet Kneads), commercial development remains slow in this part of the City. The key constraint to commercial development remains the lack of a complete, 360-degree trade area around the Akron 42 intersection. This is an important data point used by commercial developers building grocery stores, restaurants, and retail when identifying sites for new locations. To the east, a significant amount of land that could otherwise be developed with housing is owned by Flint Hills to be maintained as a buffer from its Pine Bend refinery. South of 42 contains DCTC and UMore Park land that will not be able to be developed for residential uses until at least 2040 when Dakota Aggregates lease ends, and also when environmental remediation of other areas takes place.

The Planning Commission recommends approval of these requests except for the final plat, which is solely the purview of the City Council. This is not the end of the line for this project.

Councilmember Essler questions if the only known commodity at this time was a daycare center and what housing it will be?

Councilmember Klimpel noted residents provided public comment at the Planning Commission. The concerns were traffic, noise, and safety of kids. Mr. Nemcek noted the streets have been designed for this type of development.

Councilmember Freske questioned the details of the parcel to the east and staff noted this parcel is high residential as well. Staff noted this parcel includes approximately 132 units of workforce housing.

**John Anderson**  
**14832 Estate Avenue**  
**Prior Lake - Aspen Field LLC**

Mr. Anderson is managing the overall site of the property and provided an overview of the project and timeline noting their staff are currently working on design and the plans should be to City staff soon for review. Mr. Anderson noted at this time a purchase agreement has been signed with a daycare.

Mr. Anderson further discussed the economic environment with apartments and the plans to negotiate for senior housing at this location.

Councilmember Freske expressed her positive interest for the commercial development, however she is only in favor of senior housing here and not workforce, market rate, etc. Staff noted if the developer is in compliance with the conformity, staff is not able to determine the end user.

City Council agreed they are in favor of senior housing and requested the developer to push for senior housing at this location.

**Motion by Essler Second by Theisen**

**Motion** to adopt a resolution approving an amendment to the City's Comprehensive Land Use Plan to change the designated land use on the site from PI-Public/Institutional to CC-Community Commercial and HDR-High Density Residential.

**Ayes: 4.**

**Nays: Freske. Motion carried.**

**Motion by Theisen Second by Essler**

**Motion** to adopt an ordinance rezoning the subject property from PI-Public/Institutional to B-1 General Business and R-4 High Density Residential, subject to the approval of an amendment to the City's Land Use Plan.

**Ayes: 4.**

**Nays: Freske. Motion carried.**

**Motion by Essler Second by Theisen**

**Motion** to adopt a resolution approving the Aspen Fields Preliminary and Final Plats, subject to conditions.

**Ayes: 4.**

**Nays: Freske. Motion carried.**

## **ANNOUNCEMENTS**

### **a. City Staff Updates**

City Administrator Martin discussed upcoming events.

### **b. Upcoming Community Calendar**

Mayor Weisensel reviewed the calendar of events and upcoming meetings. Councilmembers thanked the Leprechaun Days Committees' work for a successful event.

Mayor Weisensel thanked Beyond the Yellow Ribbon for their recent event.

**ADJOURNMENT**

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel and a second by Essler the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Erin Fasbender", written in a cursive style.

Erin Fasbender  
City Clerk