

Pursuant to the due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on October 16, 2023. Mayor Carlson called the meeting to order at 7:00 p.m., asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Oachs, Whitlock, Steiner, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and Administrative Services Manager-City Clerk Van Genderen. Absent: Council Member Peterson.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Oachs, to approve the agenda as presented. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Approval of Council Minutes from October 2, 2023, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the October 2, 2023, Council Meeting Minutes. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Approval of Council Work Session Minutes from October 2, 2023, Council Work Session.

Council Member Oachs moved, seconded by Council Member Whitlock, to approve the October 2, 2023, Council Work Session Minutes. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Public Comments

Tom Hagen, 927 Lake Street, appeared before the Council and stated he did not think the Council should approve the National Fitness Campaign Resolution.

Barb Church, 102 Wheeler Avenue, appeared before the Council and stated she did not think the Council should approve the National Fitness Campaign Resolution.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Whitlock, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 71-23 Accepting Donations/Contributions/Grants.
- C. Res. No. 68-23 Waiving Waiting Period for Exemption from Lawful Gambling License for Holy Rosary Church.
- D. Approved Event and Audio Permit for STRIDE 5K Challenge at Benson Park on October 28, 2023, from 6:00 a.m. to 12:00 p.m.
- E. Approved Cannabinoid License for The Nakato Bar & Grill Inc., d/b/a Nakato Bar and Grill, 253 Belgrade Avenue, North Mankato, MN.
- F. Approved Event and Audio Permit for Skatepark Fundraiser on October 29, 2023, from 4 p.m. to 8 p.m.

Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Business Items

Res. No. 69-23 Receiving Preliminary Engineering Report and Calling Hearing for Project No. 23-07 ABCDEF Sherman Street Improvement Project.

City Engineer Sarff reviewed the Preliminary Engineering Report. The project area is from Sherman Street from South Avenue to Monroe Avenue. The project is in the City's Capital Improvement Plan for 2024. City Engineer Sarff reviewed the existing conditions and the planned improvements. The Sanitary Sewer existing conditions include over 70-year-old sanitary sewer for most of the street, with a few areas having newer systems from the mid-1980s to the early 1990s. Improvements include the replacement of the 70-year-old sanitary sewer with new materials and replacing existing services from the sewer main to the right of way. Property owners will be responsible for any replacement from the right of way to their house if it is deficient.

The existing watermain conditions include some cast iron watermains over 70 years old. Several existing water mains in east-west streets crossing Sherman Street were installed in the late 1980s and early 1990s with ductile irons. The proposed plan is to replace the watermain pipe with plastic. New auto-reading water meters will also be installed as part of the project.

The existing Storm Sewer pipe ranges from 12" to 24" in diameter, with numerous maintenance holes and catch basins. Due to the lack of inlet and pipe capacity, some areas have isolated ponding. The proposed improvements include new inlets and maintenance holes at all intersections and mid-block locations. New storm sewer pipes with a 12" to 24" diameter and the system will be designed to accommodate 10-year design runoff.

Street and surface existing conditions include street widths from South Avenue to Belgrade Avenue at 44' wide, Belgrade Avenue to Garfield Avenue at 40' wide, and Garfield Avenue to Monroe Avenue at 35.7' wide. It is bituminous with a curb and gutter on both sides. The pavement and curbs are in fair to poor condition. South Avenue to Belgrade Avenue is one-way to the south with a dedicated bike lane. Proposed improvements include reconstruction of the existing street with new bituminous pavement and curb and gutter with South Avenue to Belgrade Avenue at 44' wide, Belgrade Avenue to Garfield Avenue at 40' wide, and Garfield Avenue to Monroe Avenue at 34' wide. The width change accommodates a wider sidewalk and maintains a reasonable boulevard width.

City Engineer Sarff reviewed the existing sidewalk and boulevard widths throughout the street. He noted the Garfield Avenue to Monroe Avenue sidewalk on both sides is not ADA compliant, and the sidewalk will be increased to 5' wide.

There are 29 existing trees within the right of way on Sherman Street. Many of the trees are very large, and in some cases, the base of the trunks fills the entire boulevard. Removing trees in boulevards that are less than 6.5 feet is recommended, along with removing all ash trees. He noted all residents would be offered the opportunity to replace their boulevard trees if their boulevard is wider than 6.5 feet; if their boulevards are too narrow, they will be offered a tree for their yard.

City Engineer Sarff reported the estimated total cost for the project is \$4,240,600, with \$1,070,600 from Municipal State Aid Advance and the remaining \$3,170,000 from City/Special Assessment Cost. He reviewed the assessment process and noted that the calculated assessments for properties were approximately \$12,700 to \$51,000. He indicated that in previous years, the Council capped the assessment for properties. The 2022 McKinley Avenue project was capped at \$7,500, but the Council may need to increase the cap due to increased construction costs, and when the City uses G.O. Bonds, 20% of the project must be assessed. The next steps in the project will be neighborhood meetings the week of October 30th and an improvement hearing on November 6th.

Mayor Carlson requested an update on what percentage of the streets in Lower North have been improved. City Engineer Sarff estimated it was close to 75%. Council Member Whitlock asked how the church's assessments would be calculated. City Administrator McCann reported their property would be split into typical residential lots, and their calculations would be more than an average homeowner. Council Member Whitlock asked about payment plans for senior citizens. City Administrator McCann reported the assessments were placed on a homeowner's property tax for 15

years and at a rate 2% higher than the bond. There is an age and income deferral option. Mayor Carlson asked if the burial of powerlines had been considered for reconstruction projects. City Engineer Sarff reported it has been discussed, but the burden is laid on the homeowners who must pay for the connection to their house.

Council Member Steiner moved, seconded by Council Member Whitlock, to Adopt Res. No. 69-23 Receiving Preliminary Engineering Report and Calling Hearing for Project No. 23-07 ABCDEF Sherman Street Improvement Project. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Res. No. 70-23 Approving Bid Project No. 23-09 B Range Street Watermain Improvement Project.

City Engineer Sarff reported bids were received and opened on Wednesday, October 11, 2023, at 11:00 a.m. for the Range Street Watermain Improvement project. The project would provide a 12” water main loop along the segment of Range Street from Webster Avenue to Cross Street. The 12” watermain loop is required to accommodate the Norwood Inn redevelopment project that is currently in progress. The bidding documents provided for two bidding options, including Bidding Option 1, an Open Cut Construction, and Bidding Option 2, a Trenchless Construction. Bidders were allowed to submit bids based on either or both of the bidding options. Three bids were received:

Bidder	Bidding Option 1	Bidding Option 2
Holtmeier Construction Inc.	\$196,647	No Bid
W.W. Blacktopping, Inc.	\$271,815	No Bid
GM Contracting, Inc.	\$308,660.15	\$336,805.74
Engineer’s Estimate	\$221,350.00	\$232,600.00

The low bidding Option 1 was submitted by Holtmeier Construction, Inc. from Mankato. A portion of the proposed watermain is within Highway 169 right of way, and a MnDOT permit application has been prepared and submitted. Council Member Oachs asked if the 169 reconstruction project continues, will the newly installed watermain be impacted? City Engineer Sarff reported it would not be affected as their plans would not require removal or reconstruction of that portion of the road.

Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 70-23 Approving Bid Project No. 23-09 B Range Street Watermain Improvement Project. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Preliminary and Final Plat of Romey Hinz Addition. A Replat of Lots 7, 8, and 9, North Mankato Original Plat. A request from Belgrade Business Center, LLC.

Community Development Director Fischer reported in 2019 that the applicant submitted a preliminary and final plat of Romey Hinz Addition, which the Planning Commission recommended. Upon review by the City Council, no formal action was taken as the Council requested that a pedestrian access easement be incorporated to allow public access on an existing sidewalk located on the West side of the Frandsen Bank building between the Belgrade sidewalk and the parking lot. Full development of the property never occurred. The bank was constructed, but the proposed restaurant did not occur. While there is not a proposed development of the vacant land next to Frandsen Bank, the property owner is requesting to replat the property to prepare it for future development. The final plat of Romey Hinz Addition has a two-lot subdivision with Frandsen Bank on Lot 2 and Lot 1, which would accommodate future development. As requested by the Council, there is a public pedestrian

access along the west side of Frandsen Bank. Council Member Oachs asked if the replat would affect the TIF. Community Development Director Fischer reported the Plat is not a part of the TIF. City Administrator McCann reported the TIF is at a standstill as the developer has not fulfilled his obligations, so the City is collecting all of the TIF Funds. The developer is about out of time as they are coming up on five years to fulfill their obligations.

Council Member Steiner moved, seconded by Council Member Whitlock, to Approve the Preliminary and Final Plat of Romey Hinz Addition. A Replat of Lots 7, 8, and 9, North Mankato Original Plat. A request from Belgrade Business Center, LLC. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Consider Resolution to Adopt and Allocate Funds for an Outdoor Fitness Court as Part of the 2024 National Fitness Campaign.

City Administrator McCann reported a survey was created and posted to the public with 120 responses. 72.5% believed the community would benefit from constructing an outdoor fitness space at Spring Lake Park. 65.5% of respondents said they would use the space. Overall, the response was favorable to installing an Outdoor Fitness Court. He stated the Ward Family Trust was contacted, but they have not responded. City Administrator McCann reported the CIP was updated, and if the city put a hold on a Spring Lake Park bridge, the budget could be adjusted to account for the fitness court. Discussion was held by the Council concerning citizen interest and obtaining additional input from the committee that will be reviewing the Parks plan. It was determined to table the item and keep the project in mind for future considerations. Discussion was held concerning the formation of the Parks Advisory Committee to review the Parks Plan and the future of any Parks Committee. Mayor Carlson advised that if a committee was formed, a group of people with diverse uses of the parks would be required to provide a voice for all community members.

Council Member Steiner moved, seconded by Council Member Oachs, to table the Resolution to Adopt and Allocate Funds for an Outdoor Fitness Court as Part of the 2024 National Fitness Campaign. Vote on the motion Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.

Open Forum

None.

City Administrator and Staff Comments

Public Works Director Arnold reported that the fall drop-off has been completed and is awaiting the final numbers. It appears that there were fewer people utilizing the service, but it was a good event.

Public Works Director Arnold reported that Watermain flushing will wrap up this week.

Public Works Director Arnold thanked Roger Coyour for his 33 years of service to the City of North Mankato. His work ethic and knowledge will be missed.

Administrative Services Manager-City Clerk Van Genderen reminded everyone that the Special Election for the ISD 77 Referendum would occur on November 7, 2023. Voting is from 7:00 am to 8:00 pm. Those interested in absentee or early voting must visit the Blue Earth County Historic Court House. All residents should have received a postcard in their mail indicating their polling location.

City Administrator McCann invited everyone to the Fire Dept—waffle Feed on Sunday, October 22nd, from 8 a.m. to noon.

City Administrator McCann invited everyone to the Jack-O-Lantern Walk at Bluff Park on Saturday, October 28th, from 6 pm to 9 pm.

City Administrator McCann informed everyone that the Taylor Library would host Trunk or Treat on Tuesday, October 31st, from 5 p.m. to 7 p.m.

City Administrator McCann invited everyone to the next trivia night at the warming house on November 3rd from 6:30 – 9:30 p.m.

City Administrator McCann announced the City is still accepting applicants for the 2024 Parks Plan Update Steering Committee and the Traffic and Safety Committee.

Mayor and Council Comments

Council Member Whitlock commented that he has received continued concerns over the speed on Lookout Drive and would like to request the Traffic and Safety Committee meet to discuss.

Council Member Whitlock stated a resident would like to put a sidewalk in, but due to the City Code, he cannot proceed as the sidewalk would be in the setbacks. He commented that he thought because the resident lives in Lower North and has been increasing the value of his home, the City should provide a way for him to build the sidewalk.

Mayor Carlson stated the state bonding committee visit at Caswell went very well.

Mayor Carlson thanked Roger Coyour for his work.

At 8:20 p.m., on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting was adjourned.

Mayor

City Clerk