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 April 15, 2024. 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, Peterson, Whitlock, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, Attorney Kennedy, and Administrative Services Manager-City Clerk Van Genderen. Absent: Council Member Steiner.

Approval of Agenda

Council Member Oachs moved, seconded by Council Member Peterson, to approve the agenda as presented. Vote on the motion Whitlock, Peterson, Oachs, and Carlson, aye. Motion carried.

Approval of Council Minutes from April 1, 2024, Council Meeting.

Council Member Peterson moved, seconded by Council Member Oachs, to approve the April 1, 2024, Council Meeting Minutes. Vote on the motion Whitlock, Peterson, Oachs, and Carlson, aye. Motion carried.

Public Comments

Tom Hagen, 927 Lake Street, appeared before the Council and stated he believed the City should remove City Code 90.112 Managed Natural Lawn Area. He also said Michael Koop would be visiting Nicollet County in May.

Consent Agenda

Council Member Oachs moved, seconded by Council Member Peterson, to approve the Consent Agenda.

A. Bills and Appropriations.
B. Res. No. 29-24 Approving Donations/Contributions/Grants.
C. Approved a Seasonal Patio Permit for Big Dog Sports Café, 1712 Commerce Drive, from May 1 to November 1, 2024.
D. Approved the Mobile Food Truck License Application for Koum N Go Food Truck from Jackson, Minnesota, for May 1, 2024, to May 1, 2025.
E. Approved Audio Permit for April 26, 2024, from 5:00 pm to 8:30 pm on Cross Street Between Tyler Avenue and Harrison Avenue.
F. Approved an Audio and Event Permit for July 10-July 14, 2024, at Wheeler Park for Fun Days.
G. Approved Parade Permit for July 13, 2024, from 11 am to 1 pm for the North Mankato Fun Days Parade.
H. Approved Audio Permits for 301 Belgrade Avenue, Spinner's Bar & Grill for May 3, 18, June 8, 22, August 10, 24, and September 21 and 28, 2024.
I. Approved the Audio Permit and Event Permit for the Mankato Brewery BBQ & Brew-Ha Cookoff on June 22, 2024, from 10 am to 7 pm at 1119 Center Street.

Vote on the motion Whitlock, Peterson, and Carlson, aye. Oachs abstain. Motion carried.

Business Items

Approving Resolutions Authorizing the All Seasons Arena Improvements.
Res. No. 30-24 Accepting Bid on Improvement Number 11075.
Res. No. 31-24 Accepting Bid on Improvement Number 11075.
Res. No. 32-24 Accepting Bid on Improvement Number 11075.
Res. No. 33-24 Accepting Bid on Improvement Number 11075.
Res. No. 34-24 Accepting Bid on Improvement Number 11075.
Res. No. 35-24 Authorizing the City Manager to Enter into a Purchase Agreement for Improvement Number 11075.
Res. No. 36-24 Authorizing the City Manager to Enter into Agreement with Knutson Construction Services Rochester, Inc., for Construction Manager as Advisor Services for the All Seasons Arena Renovation.
Res.No. 37-24 Authorizing the City Manager to Enter into Agreement with Braun Intertec, Inc., for Testing Services for the All Seasons Arena Renovation.

City Administrator McCann introduced Mankato City Manager Susan Arntz, and Mankato City staff who reviewed the bids and bid process. She noted that the bids were opened on Tuesday, March 19th, and there were a total of 11 bids for the five bid packages. The total bid project was estimated to be $12,205,412, and they were recommended to award bid alternates 1-9. The total net project cost apportioned to the City of North Mankato is $2,403,338, with an annual bond payment of $211,649. The City of Mankato requested the City of North Mankato award the bids as presented. It was noted that all eight resolutions could be voted on in one motion.

Council Member Oachs moved, seconded by Council Member Peterson to Approve the Resolutions Authorizing the All Seasons Arena Improvements. Vote on the motion Whitlock, Peterson, Oachs, and Carlson, aye. Motion carried.

Res. No. 38-24 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 24-01 A North Ridge Lift Station and Forcemain Rehabilitation Project.

City Engineer Sarff reported the plans and specifications have been prepared for the North Ridge Lift Station and Forcemain Rehabilitation Project. The proposed improvements include converting the lift station from a wet well/dry well lift station to a submersible lift station, installing new pumps, improving the control system, and abandoning the existing dry well. The forcemain improvements include constructing a new 8” plastic force main along North Ridge Drive and Commerce Drive to Commerce Lane, connecting to the existing Sanitary manhole, and abandoning the existing force main. The projected cost is $990,000.

Council Member Peterson moved, seconded by Council Member Whitlock to adopt Res. No. 38-24 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 24-01 A North Ridge Lift Station and Forcemain Rehabilitation Project. Vote on the motion Whitlock, Peterson, Oachs, and Carlson, aye. Motion carried.

Approve Certificate of Correction North Ridge West Phase Four.

Community Development Director Fischer reported that in 2005, a developer received approval for the platting of North Ridge West Phase Four, located at the end of Otter Court. On the plat is an Instrument of Dedication, which dedicates easements, streets, and outlets for stormwater ponds/ravines to the City. The plat inadvertently omitted the dedication of Otter Court to the City. While the city has maintained Otter Court, it is necessary to approve a Certificate of Correction to add language that dedicates the street to the city.

Council Member Whitlock moved, seconded by Council Member Oachs to Approve Certificate of Correction North Ridge West Phase Four. Vote on the motion Whitlock, Peterson, Oachs, and Carlson, aye. Motion carried.

Open Forum

Tom Hagen, 927 Lake Street, appeared before Council and requested additional boards and commissions.

City Administrator and Staff Comments

Public Works Director Arnold noted that Sherman Street reconstruction began on April 15, 2024.

Public Works Director Arnold reminded residents about the Spring Drop-Off.

City Administrator McCann noted the Well Head Protection Plan was included in the online packet, and if the Council has any questions or changes, now is the time to comment.

City Administrator McCann responded to resident Tom Hagen's concerns, noting that the Council has directed staff to look at amendments to City Code 90.112 by reducing the restrictions but still requires setbacks for the purpose of safety in the community.

City Administrator McCann reported that Michael Koop is scheduled to visit North Mankato on May 6th as part of the Historic Preservation discussion.

City Administrator McCann stated that the Council can direct staff concerning establishing boards or commissions.

Mayor and Council Comments

Council Member Oachs thanked donors for their sports and swim donations.

At 7:36 p.m., on a motion by Council Member Oachs, seconded by Council Member Whitlock, the Council Meeting was adjourned.

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Mayor

_____
City Clerk