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 May 20, 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, 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 and Council Member Peterson.

Approval of Agenda

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

Approval of Council Minutes from May 6, 2024, Council Meeting.

Council Member Oachs moved, seconded by Council Member Whitlock, to approve the May 6, 2024, Council Meeting Minutes. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Approval of Council Work Session Minutes from May 6, 2024, Council Work Session Meeting.

Council Member Whitlock moved, seconded by Council Member Oachs, to approve the May 6, 2024, Council Work Session Meeting Minutes. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Proclamations

NATIONAL PUBLIC WORKS WEEK PROCLAMATION

WHEREAS, *public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, quality of life, and well-being of the people of North Mankato and*

WHEREAS, *these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and*

WHEREAS, *it is in the public interest for the citizens, civic leaders, and children in North Mankato to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities and,*

WHEREAS, *the year 2024 marks the 64th annual National Public Works Week, sponsored by the American Public Works Association be it now,*

RESOLVED, I, SCOTT CARLSON, MAYOR OF THE CITY OF NORTH MANKATO, do hereby designate the week of May 19-25, 2024, *as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in recognizing and paying tribute to our public works employees and to recognize the substantial contributions they make to protecting our national health and safety and advancing the quality of life for all.*

IN WITNESS WHEREOF, *I have hereunto signed my name and caused the seal of the City of North Mankato to be affixed this 20th day of May 2024.*

PROCLAMATION

WHEREAS, *the Zonta Club of Mankato was chartered 50 years ago, in September 1974, as part of a leading global organization of individuals working together to build a better world for women and girls.*

WHEREAS, *Zonta envisions a world in which women's rights are recognized as human rights and every woman is able to achieve her full potential. In such a world, women have access to all resources and are represented in decision-making positions that are equal to men's. In such a world, no woman lives in fear of violence.*

WHEREAS, *the ZONTA Club of Mankato works collaboratively with other local nonprofit organizations with similar missions on service projects each year to empower women and girls.*

WHEREAS, *the ZONTA Club of Mankato raises funds each year, including through its annual Fashion Show, to support the work of other local organizations with similar missions, including in 2024 the Life Work Planning Center, the Committee Against Domestic Abuse, and the YWCA.*

WHEREAS, *the ZONTA Club of Mankato raises funds each year to provide scholarships for women and girls in local high school and college programs.*

WHEREAS, *the Zonta Club of Mankato is affiliated with Zonta International, a global organization of more than 29,000 individuals in 1,100 clubs in 62 countries.*

WHEREAS, *the Zonta Club of Mankato will be celebrating its 50th anniversary and welcoming new members on May 28, 2024.*

NOW, THEREFORE, *I, Scott Carlson, Mayor of North Mankato, do hereby proclaim Tuesday, May 28, 2024, as*

ZONTA CLUB OF MANKATO DAY IN NORTH MANKATO

IN WITNESS WHEREOF, *I have hereunto signed my name and caused the seal of the City of North Mankato to be affixed this 20th day of May 2024.*

Public Hearing, Ordinance No. 169 Amending City Code Section 90.112 and City Code Section 90.111 Managed Natural Landscape Area.

Attorney Kennedy reported that the amendments removed the percentage limitations on natural lawns but required setbacks at the edges of properties. Changes also include the increase of the maximum grass height from 6 inches to 8 inches.

Tom Hagen, 927 Lake Street, thanked the Council for the changes.

Barb Church, 102 Wheeler Avenue, thanked the Council for the changes.

With no one else appearing, Mayor Carlson closed the Public Hearing.

Public Hearing, Ordinance No. 170 Amending City Code Section 70.10 Motor Vehicle Noise.

Community Development Director Fischer reported the proposed changes were in response to continued complaints about traffic noise on Lookout Drive. He noted the changes were guided by the Chief of Police, who recommended amending the code to focus on Engine Braking, which would provide his department with something that is more enforceable than the previous language.

With no one appearing before the Council, Mayor Carlson closed the Public Hearing.

Public Comments

Shelly Schultz from Zonta Club appeared before the Council and thanked the Mayor for the proclamation.

Tom Hagen, 927 Lake Street, appeared before the Council and commented about deer in North Mankato and National Historic Preservation Month.

Chris Kroll, 811 South Second Street, Mankato, appeared before the Council and commented that Mr. Hagen asked him to speak about the benefits of a Historic Preservation Commission.

Martie Kaus, 525 Wheeler Avenue, appeared before Council and stated she was the president of Circle the Earth Recreational Organization, and stated she was applying for concession permits to allow food trucks in Wheeler Park.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 43-24 Approving Donations/Contributions/Grants.
C. Approved Concession Permits for Circle the Earth Recreation Organization for June 2, 3, 4, 5, 6, 10, 11, 13, 14, 18, 20, 21, 22, 25, 27, 28, and 30, 2024 at Wheeler Park.
D. Appointed Brittany Mitchell to the Planning Commission Board through December 31, 2025, to complete Randy King's Appointment.
E. Approved Parade, Audio, and Event Permit for the Mankato Beer Run 5K & .05K on September 21, 2024, from 2 pm to 5 pm at the Mankato Brewery.
F. Approved a Seasonal Patio Permit for the American Legion Post 518 from May 1 – October 31, 2024; the Extended Patio Permit will be Used for City Approved Events.
G. Res. No. 44-24 Waiving Waiting Period for Exemption from Lawful Gambling License for Knights of Columbus #5551.
H. Approved Audio Permits for the Circle Inn, 232 Belgrade Avenue, for June 1, 7, 8, 14, 15, 20, 21, 22, 28, and 29.

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

Business Items

Res. No. 45-24 Concurring in the Issuance of the $4,700,000 General Obligation Equipment Certificates of Indebtedness, Series 2024B by the City of Mankato, Minnesota, and Authorizing Execution of a $2,260,000 General Obligation Equipment Certificates Series 2024A and Levying a Tax for the Payment Thereof.

City Administrator McCann reported the issuance of the bond corresponds with the All Seasons Arena project and bids that the City of North Mankato approved. He noted that the estimated $2,400,000 indebtedness was reduced to $2,260,000 due to the City of Mankato receiving a lower interest rate than anticipated. The 15-year annual North Mankato cost is $210,000 a year beginning in 2025.

Mayor Carlson moved, seconded by Council Member Oachs, to Adopt Res. No. 45-24 Concurring in the Issuance of the $4,700,000 General Obligation Equipment Certificates of Indebtedness, Series 2024B by the City of Mankato, Minnesota, and Authorizing Execution of a $2,260,000 General Obligation Equipment Certificates Series 2024A and Levying a Tax for the Payment Thereof. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Res. No. 47-24 Authorizing All Seasons Arena Repairs and Authorizing the Operator to Execute a Budget Amendment.

City Administrator McCann reported the North Rink experienced a failure with the Ice Plant, and emergency measures were taken to repair the plant, costing $26,212.50. The operator pursued identification of the issue which resulted in additional repair costs of $1,422.00 and a recommendation to complete an additional $3,769.50 in repair costs. The total cost to repair the North Rink is $31,404.00. The operator is recommending coding the invoices to the building maintenance line item, which will exceed the budget amount but will be offset by reduced compensation costs within the first quarter, and a budget amendment is proposed to reflect those changes. City Administrator McCann requested the City Council approve the budget amendment.

Council Member Oachs moved, seconded by Council Member Whitlock, to Adopt Res. No. 47-24 Authorizing All Seasons Arena Repairs and Authorizing the Operator to Execute a Budget Amendment. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Ordinance No. 169 of the City of North Mankato, Minnesota, Amending North Mankato City Code Section 90.112 and Amending North Mankato City Code Section 90.111.

Council Member Oachs moved, seconded by Council Member Whitlock, to Adopt Ordinance No. 169 of the City of North Mankato, Minnesota, Amending North Mankato City Code Section 90.112 and Amending North Mankato City Code Section 90.111. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Ordinance No. 170, of the City of North Mankato, Minnesota, Amending City Code Section 70.10 Motor Vehicle Noise.

Council Member Whitlock moved, seconded by Council Member Oachs, to adopt Ordinance No. 170 of the City of North Mankato, Minnesota, Amending City Code Section 70.10 Motor Vehicle Noise. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Comprehensive Plan Land Use Amendment.

Community Development Director Fischer reported that Adam Huiras and Mike Drummer were requesting an amendment to the Comprehensive Plan Future Land Use Map. He reported that in 2009, Drummer Development received plat approval for the Parks Edge Addition. The plat consisted of 28 lots for single-family residential development. Outlots A, B, and C for stormwater ponding, and Outlots D & E are reserved for future single-family residential development. To accommodate a proposed different type of development on Outlots D & E, staff has received a request from the applicants to amend the Future Land Use Map in the Comprehensive Plan. The request is to change the future land use on the majority of the undeveloped property within Parks Edge Addition from Low-Density Small Lot Residential to Medium Density Residential to accommodate development. As proposed, continued single-family development would occur on the south end of the property. Development of single-family cottages or patio style homes would occur north of the Rolling Green extension. The north end of the property would be developed in a combination of townhomes, 4-unit townhomes, and 5-unit-townhomes. To accommodate the proposed development of the multi-family townhome housing, an amendment to the Future Land Use Map is necessary. The applicants are requesting an R-3A zoning classification would be requested for the area proposed for townhome development. The Planning Commission reviewed the proposed changes and recommended approval.

Mayor Carlson asked if there were similar developments around that he could consider. Adam Huiras stated they would be 1 and 2-story homes and duplexes similar to the homes on Pleasantview Court. Council Member Oachs asked if the homes could be made to look different rather than all

looking alike. She commented that the City is in need of affordable housing. Adam Huirs staed it is challenging to build affordable housing. He believed it may be possible to get the price point down to approximately $300,000 on some of the homes.

Council Member Oachs moved, seconded by Council Member Whitlock, to Adopt the Comprehensive Plan Land Use Amendment. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Set a Public Hearing for 7 pm on June 3, 2024, to Consider Amending Chapter 156.054 Performance Standards.

Community Development Director Fischer reported staff has been working with the Planning Commission to update Chapter 156.054 Performance Standards. The purpose is to update the building standards in the industrial areas to reflect the changes in building practices and standards.

Council Member Oachs moved, seconded by Council Member Whitlock, to Set a Public Hearing for 7 pm on June 3, 2024, to Consider Amending Chapter 156.054 Performance Standards. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Res. No. 46-24 Accepting Bid Project No. 24-10 A North Ridge Lift Station and Forcemain Improvement Project.

Public Works Director Arnold stated bids were opened on Tuesday, May 14th, at 11:00 am. The project would convert the existing wet well/dry well lift station to a submersible-type lift station and construct new forcemain along North Ridge Drive and Commerce Drive to Commerce Lane. Four bids were received:

Bidder	Bid
Holtmeier Construction, Inc.	$962,465.27
GM Contracing Inc.	$977,821.53
R & R Excavating, Inc.	$1,029,043.01
Minger Construction Co. Inc.	$1,035,505.01
Engineer's Estimate	$910,300.00

The low bidder is Holtmeier Construction, Inc. from Mankato, Minnesota. The low bid is approximately 2% above the Engineer's Estimate, but it is below the budgeted amount, and the staff recommends approval.

Council Member Whitlock moved, seconded by Council Member Oachs, to adopt Res. No. 46-24 Accepting Bid Project No. 24-10 A North Ridge Lift Station and Forcemain Improvement Project. Vote on the motion Whitlock, Oachs, and Carlson, aye. Motion carried.

Open Forum

City Administrator and Staff Comments

City Administrator McCann noted the Splash pad will open on Saturday, May 25th and will be open daily from 9 am to 9 pm.

City Administrator McCann invited everyone to the opening of the Farmer's Market on June 3rd at South Central College. The market runs from 3 pm to 6 pm every Monday.

City Administrator McCann thanked everyone who came out for the Mayor's ride, the 125th Ice Cream Social, Bookin' on Belgrade, and the Pollination Celebration plant swap meet.

Mayor and Council Comments

At 7:54 p.m., on a motion by Council Member Oachs, seconded by Council Member Whitlock, the Council Meeting was adjourned.

_____
Mayor

_____
City Clerk