

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on May 17, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 7:00 p.m., asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Whitlock, Oachs, and Steiner, City Attorney Kennedy, Finance Director McCann, and Public Works Director Host, present in the Council Chambers for roll call: Mayor Dehen, Council Member Norland, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference.

**Approval of Agenda**

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

**Approval of Council Minutes from May 3, 2021, Council Meeting.**

**Council Member Whitlock moved, seconded by Council Member Oachs, to approve the minutes of the Council meeting of May 3, 2021. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 p.m. Consider Vacation of Utility Easement.**

Community Development Director Fischer reported the vacation of utility easements would be in conjunction with the replat of the Trail's West Estate, which will occur later in the meeting. The utility easements will be vacated, and new utility easements will be added during the replat. Local utility companies were contacted, and no concerns were expressed.

No one appeared, and Mayor Dehen closed the Public Hearing.

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 38-21 Accepting Donations/Contributions/Grants.
- C. Approved North Mankato Public Art Agreement with Spinners Bar and Grill located at 301 Belgrade Avenue.
- D. Approved Audio Permit for July 10, 2021, from 5:00 p.m. to 10:00 p.m. at 301 Belgrade Avenue.
- E. Approved Audio Permit for September 18, 2021, from 5:00 p.m. to 10:00 p.m. at 18 Howard Court.
- F. Approved Taxi Permit for May 18, 2021, through December 31, 2021, for Pluto's Taxi, Inc.
- G. Approved Bookin' on Belgrade Parade Permit for May 22, 2021.
- H. Res. No. 39-21 Waiving Waiting Period for Exemption from Lawful Gambling License for Feeding Our Communities Partners.
- I. Res. No. 40-21 Calling a Public Hearing on the Proposal to Adopt a Street Reconstruction Plan and the Intent to Issue General Obligation Street Reconstruction Bonds and the Intent to Issue General Obligation Sales Tax Bonds.

**Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

### **Public Comments Concerning Business Items on the Agenda**

Barb Church, 102 Wheeler Avenue, spoke before Council and stated the purpose of the Caswell indoor sports has taken many forms and is now basketball and tennis courts. She questioned spending \$500,000 on the designs for a project that the State has not funded.

### **Business Items**

#### **Res. No. 41-21 Vacating Utility Easement.**

**Council Member Norland moved, seconded by Council Member Whitlock, to Adopt Res. No. 41-21 Vacating Utility Easement. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

#### **Res. No. 42-21 Authorizing the Award of a Professional Services Contract with ISG for the Caswell Park Fieldhouse Design.**

City Administrator Harrenstein reported this was the third piece the City is pursuing with State appropriation and Sales Tax funds. The first is the artificial turf at Caswell North. The second is the 2.3-million-dollar upgrades at Caswell. The final is the construction documents for the fieldhouse that is necessary to obtain funding from the State legislation. Completion of the construction plan document is needed for continued bonding requests at the State legislature.

Public Works Director Host reported the City sent out a request for proposals for professional services to seven firms, and five firms responded. A team from the City, R.W. Carlstrom (the general contractor for the development process), Scott Hogan from the School District, and Norm Gill from Pinnacle Indoor Sports, brought in four firms for interviews. After a thorough review, the team recommends ISG for the contract. A draft agreement has been developed. Public Works Director Host reviewed the proposed contract with an estimated construction cost of \$16,057,609. ISG would receive 3.5% of that value but not to exceed. Once the total construction amount is known, the contract will go to a lump sum.

Council Member Norland requested clarification on the school representation. Public Works Director Host noted Mr. Hogan has overseen several construction projects and has worked with some of the applicants. He has a good eye for the process. City Administrator Harrenstein commented the City does not have a letter of intent with the school. Still, there has been communication that the school district will have an opportunity to utilize the space. Council Member Norland noted the continued interest in pickleball.

Council Member Oachs requested clarification on the max amount possible for the contract. Public Works Director Host reported the contract is for 3.5% of the project cost or approximately \$570,000, assuming the price remains at about 16 million dollars. He noted it is up to the team to control the cost.

Council Member Oachs requested clarification on where the City funds would be coming from.

Finance Director McCann reported that the funding would be part of the issuance of sales tax bonds issued in late summer.

Council Member Oachs asked if public open houses would take the public to comment on the design and concept.

The City Administrator stated discussion of the facility has been ongoing, and the team will continue to share information as elements are refined and can provide regular updates that the public

may provide comments on if the Council desires updates. He noted the current design is for four multi-court sports and six tennis courts, and the building will be a metal insulated building that will be attractive but not ornate, and even with those limits, it will be a struggle to get it into budget. The project is rooted in North Mankato's desire to expand active months at Caswell Park and house space for the community which is a conversation that dates to at least 2008. City Administrator Harrenstein commented that quality of life amenities are essential for the region, as extended by the voters in 2016 and confirmed in regional deliberations with the Mankato Sports Commission.

Council Member Whitlock commented the City has been working toward this project for many years. It is important to look at Caswell as a regional center that needs to mature and move into the next gear by building the fieldhouse and going year-round.

Council Member Steiner stated he concurred with the need to build the fieldhouse.

Mayor Dehen commented the State authorized the bonding dollars to create the plans for the fieldhouse so the City will have a shovel-ready project for consideration.

**Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res No. 42-21 Authorizing the Award of a Professional Services Contract with ISG for the Caswell Park Fieldhouse Design. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Z-2-21, A Request to Zone Part of Section 2 as R-1, One-Family Development. Consider Ordinance No. 143 Zoning Part of Section 2 as R-1, One-Family Development.**

Community Development Director Fischer reported the applicant recently annexed 5 acres of land into the City limits for future residential development. Because the property was recently annexed, it is necessary to provide a zoning classification based on the intended future use. To accommodate future single-family residential development, the applicant is requesting an R-1, One-Family Dwelling zoning classification. The Future Land Use Map within the Comprehensive Plan guides Low-Density Residential, consistent with an R-1 zoning classification.

**Council Member Steiner moved, seconded by Council Member Oachs, to adopt Ordinance No. 143 Zoning Part of Section 2 as R-1, One-Family Development. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Approve Preliminary and Final Plat of Trail's West Estates No. 2.**

Community Development Director Fischer reported in 2009, the City acquired a 0.42-acre piece of property shown on Exhibit A for the location of a sewer lift station to serve area residential development. However, the property was never formally platted. In 2020 the Trail's West Estates was platted adjacent to the lift station property owned by the City. As a result, the shape of Lot 1, Block 2 is unique due to the presence of the lift station property. The owner of Lot 1 Block 2 requested that the City sell a portion of the lift station property to make his property more uniform-sized. City staff reviewed the request and found that the east 32 feet of the property could be sold as no equipment associated with the lift station in that area. The applicant is now requesting to replat the property. The Planning Commission reviewed the preliminary and final plat and recommended approval.

**Council Member Steiner moved, seconded by Council Member Norland, to Approve Preliminary and Final Plat of Trail's West Estates No. 2. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Approve Preliminary and Final Plat of the Waters North No. 2.**

The applicant platted The Waters North subdivision in 2020. The plat contained lots for single-family residential development and several outlots for future growth and stormwater ponding. The applicant proposes to replat Outlot D, including an adjacent five-acre parcel as The Waters North No. 2. This plat contains thirteen lots for future single-family residential development, including the extension of South Point Court.

The applicant has also proposed altering the location of the required utility easements whereby the size of utility easements may be adjusted upon approval of the Planning Commission and City Council during consideration of a final plat. The applicant proposes to increase the minimum front yard easement from 10 feet in width to 15 feet to eliminate most side yard easements. The applicant believes this provides flexibility in modifying lot lines without vacating side yard utility easements.

The applicant is also provided the opportunity to either dedicate all ravine property to the City or enter into a Conservation Easement. Like the Waters North, the applicant proposes the ravine property be included in a Conservation Easement.

As the property is zoned R-1, One-Family Dwelling, all proposed lots must conform to that zoning district's minimum lot size requirements. All lots within The Waters North No. 2 exceed the minimum lot size requirements.

The Planning Commission has recommended approval of the Preliminary and Final Plat of the Waters North No. 2.

**Council Member Whitlock moved, seconded by Council Member Norland, to Approve the Preliminary and Final Plat of the Water's North No. 2. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Res. No. 43-21 Approving MN/DOT Contract No. 1046429 Cooperative Landscaping Agreement and Authorize the City Administrator to Execute the Agreement.**

Community Development Director Fischer reported the City was fortunate enough to receive funding to fund a vegetative buffer between Hwy 14 and Pleasant View Drive. The agreement tonight is phase 2, the final phase. The City will purchase the landscape materials, and the State will reimburse the City. The City is responsible for the maintenance of the landscaping.

**Council Member Whitlock moved, seconded by Council Member Norland, to Adopt Res. No. 43-21 Approving MN/DOT Contract No. 1046429 Cooperative Landscaping Agreement and Authorize the City Administrator to Execute the Agreement. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Approve Solar Garden Subscription with Nokomis Energy, LLC.**

Finance Director McCann reported this agreement is the third and final solar garden subscription as the City will no longer have eligible utility credits. Currently, the City has agreements with Novel Energy and U.S. Solar, and between those two, the City currently saves approximately \$635.00 per month from Excel. The projected savings from Nokomis is \$340.00 a month in savings in subscriptions. The City also received a \$10,000 bonus for signing on.

**Council Member Norland moved, seconded by Council Member Steiner, to Approve the Solar Garden Subscription with Nokomis Energy, LLC. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

**Open Forum**

None.

**City Administrator and Staff Comments**

City Clerk Van Genderen invited residents to the Farmers' Market, which will begin on June 7<sup>th</sup> and is open from 3:00 p.m. to 6:00 p.m.

**Mayor and Council Comments**

Council Member Steiner reported many of North Mankato's staple events would be back in 2021, including Fun Days, Blues on Belgrade, and Bookin' on Belgrade, which will be held on May 22, 2021.

Council Member Oachs noted this weekend the City ArtWalk Sculptures are going up, and the City is excited to host the girls' State Softball Tournament in June.

Council Member Oachs requested clarification on when the City would be returning to in-person meetings. City Administrator Harrenstein noted a discussion held at the Intergovernmental Meeting with Mankato, and their Council is prepared to reopen meetings at their first meeting in July. North Mankato could consider the same timeframe. Mayor Dehen requested further discussion to make sure everyone was comfortable with the decision.

Council Member Whitlock stated he is also excited to get back to a more typical summer.

Council Member Norland stated she was excited to hear about Fun Days coming back.

Mayor Dehen thanked Civic and Commerce for reconsidering and bringing Fun Days back.

Mayor Dehen commented that the bottom half of the trail from Lake Street to Mary Circle was paved and wondered if the remaining portion would be paved. Public Works Director Host noted staff would see how the summer proceeded.

At 7:53 p.m., on a motion by Council Member Norland, seconded by Council Member Oachs, the Council Meeting was adjourned.

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Mayor

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City Clerk