

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 March 7, 2022. Mayor Dehen called the meeting to order at 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Members Norland, Oachs, Whitlock and Steiner, Interim City Administrator Fischer, Finance Director McCann, and City Clerk Van Genderen.

**Approval of Agenda**

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

**Approval of Council Minutes from February 22, 2022, Council Meeting.**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the Council meeting minutes of February 22, 2022. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Approval of Council Work Session Minutes from February 28, 2022, Meeting.**

**Council Member Steiner moved, seconded by Council Member Norland, to approve the Council Work Session Minutes from February 28, 2022. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Approval of Special Council Meeting Minutes from February 28, 2022, Meeting.**

**Council Member Oachs, moved, seconded by Council Member Norland, to approve the Special Council Meeting Minutes from February 28, 2022. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 pm. Consider Amending City Code Chapter 11: Precinct Boundaries.**

City Clerk Van Genderen reported that since the State redistricting plan has been adopted, all cities must establish or reestablish their precinct boundaries and designate their polling places as required under Minn. Stat. 204B.14 subd. 3 (e). The City must complete the process by March 29, 2022. The City of North Mankato has the City's precinct boundaries codified, so the City must adopt an Ordinance to change the precinct boundaries. The proposed boundary changes will assist with the organization of the election process. Precincts are basic geographic areas for organizing and administering elections. Each precinct has separate voting rosters and voting ballot styles. Precincts are not tied to population size. The City does not have to redistrict, but the City can redistrict to accommodate population growth and changes. Several of the Cities precincts are approaching 2,000 registered voters, so the staff proposes changes to manage the growth. The preferred precinct plan is included in the packet. With no one appearing, the Mayor closed the Public Hearing.

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 24-22 Approving Donations/Contributions/Grants.
- C. Approved Development Agreement for Burnetts Ravine Ridge No. 7.

Council Member Steiner questioned the \$34,500 paid to Taft Law and requested Attorney Kennedy return to the City Council Meetings. Mr. Steiner did not believe Attorney Weinberg should be acting as City Attorney. Finance Director McCann reported that he believes the majority of the payment to Taft was payment to the bond attorneys, not for Attorney Weinberg's services. Bond attorneys are very specialized, and there are only two or three in the region. Additional discussion was held concerning attorney presence at the meeting.

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

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

None.

**Business Items**

**Ordinance No. 148 An Ordinance of North Mankato, Minnesota Amending North Mankato City Code Chapter 11.01 Precinct Boundaries.**

Mayor Dehen commented that the staff presented two options, and the preferred option captures the growth and allows for additional growth in areas destined to grow.

**Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Ordinance No. 148 An Ordinance of North Mankato, Minnesota Amending North Mankato City Code Chapter 11.01 Precinct Boundaries. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Res. No. 25-22 Establishing Precincts and Polling Places.**

City Clerk Van Genderen noted that the City must also designate polling locations with the redistricting of the precinct boundaries. She pointed out that the City no longer utilizes the assisted living locations for Precinct 4 or Precinct 7. Instead, the City will use River Ridge Evangelical Church located at 354 Carol Court for precinct 4 and South Central Services Cooperative at 2075 Lookout Drive for precinct 7. City Clerk Van Genderen commented that the two residences in Blue Earth County are precinct 30 and a part of a mail district.

**Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 25-22 Establishing Precincts and Polling Places. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Receive Updates on the MAPO Highway 169 Corridor Study.**

Angie Bersaw, Bolton & Menk appeared before Council to present the Hwy 169 Corridor Study. She reported that the study had been completed, and MAPO is reporting the plan results to the Cities and Counties impacted by the study. The study area is from Lake Street to the Highway 60/169 interchange. The study was divided into three subareas. The Northern Subarea is from Lake Street to the Veteran's Bridge. Ms. Bersaw noted the study provided several recommendations. Recommendations at the Highway 14/169 intersection included the installation of a stoplight to facilitate movement. Recommendations also included closing Lind Street and moving the intersection to North River Lane with a roundabout or signals. The intersection at Webster Avenue would remain fully open with either a roundabout or signals. Ms. Bersaw noted that the timing of the improvements would be dependent on MnDOT funding. The Middle Subarea includes the Veteran's Bridge access onto Belgrade. She said there were several recommendations and included the possibility of a roundabout. There are improvements planned in 2025 for pedestrian mobility improvements on the

Veteran's Bridge. Ms. Bersaw reviewed the recommendation for Riverfront Dr. in Mankato as part of the Middle Subarea. She also reviewed the Southern Subarea reviewing proposals which are located in Mankato. She noted the next steps would be to pursue funding for the project, and partner agencies would need to conduct additional planning/design work as required.

Rhonda Allis, District 7 Planning Director from MnDOT, appeared before Council and reviewed the MnDOT funding process. Ms. Allis noted that the North Mankato City staff worked with MnDOT to review the ramp at Belgrade/Hwy 169. An I.C.E. study was conducted to examine the consideration of a roundabout at the intersection. She stated MnDOT would like to present the information to the City Council.

Council Member Oachs requested clarification on the City's contribution to the proposed changes. Ms. Allis reported there would be cost participation if the project extended beyond MnDOT property.

**Res. No. 26-22 Resolution of Support for the Mankato/North Mankato Area Planning Organization (MAPO) Highway 169 Corridor.**

Interim City Administrator Fischer reported that the resolution would support the MAPO Highway 169 Corridor Study. He noted all the other partners had passed similar resolutions of support. Mayor Dehen commented that the Resolution preserves the Webster Avenue/169 full access.

**Council Member Steiner moved, seconded by Council Member Norland adopted Res. No. 26-22 Resolution of Support for the Mankato/North Mankato Area Planning Organization (MAPO) Highway 169 Corridor. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Res. No. 27-22 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project.**

City Engineer Sarff reported the plans and specifications had been prepared for the Lor Ray Drive Improvement Project. The proposed improvements are essentially the same as those presented with the Preliminary Engineering Report and subsequent City Council discussions. He reported the project location is from Lor Ray Drive from approximately 250 feet north of White Oak Drive to Somerset Lane. He noted the improvements include Sanitary Sewer, Watermain, Storm Sewer, and Street and Surface improvements. The estimated construction amount is \$3,764,000. Additional expenses include a right of way/easement costs of \$76,000 and Street Light Poles and Fixtures purchased directly by the City of \$32,000 for a total estimated project cost of \$3,872,000. He reported estimated funding includes \$1,100,000 from the Coronavirus Relief Fund, \$575,000 from the Local Road Improvement Program Grant, \$400,000 from the Municipal State Aid Funds, and the Remaining \$1,797,000 from assessments and GO Bonds.

**Council Member Steiner moved, seconded by Council Member Oachs, to adopt Res. No. 27-22 Approving Plans and Specifications and Ordering Advertisement for Bids Project No. 21-05 ABCDEF Lor Ray Drive Improvement Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Res. No. 28-22 Declaring Costs to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project.**

City Engineer Sarff appeared before Council and stated he would discuss Res. No. 28-22 and 29-22. He reported bids were received and opened on Tuesday, March 1 at 11:00 am for the McKinley

Avenue Street & Utility Improvement Project. This project includes street and utility reconstruction of McKinley Avenue from Sherman Street to Range Street. Two bids were received:

Bidder	Bid
Holtmeier Construction, Inc.	\$1,379,976.87
Kuechle Underground, Inc.	\$1,895,195.50

The engineer's estimate was \$1,373,100. The low bidder for the project is Holtmeier Construction, Inc. from Mankato, Minnesota. Based on the past performance with Holtmeier Construction, Inc., staff recommends awarding the bid to Holtmeier Construction. Standard city practice for projects involving special assessments is to hold the assessment hearing before awarding the contract for the project. Finance Director McCann has prepared the proposed assessment roll. Staff is requesting Council adopt the resolution declaring costs to be assessed and setting the Public Hearing for April 4, 2022, at 7 pm.

**Council Member Steiner moved, seconded by Council Member Norland, to adopt Res. No. 28-22 Declaring Costs to be Assessed, and Ordering Preparation of Proposed Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Res. No. 29-22 For Hearing on Proposed Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project.**

**Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 29-22 For Hearing on Proposed Assessment Project No. 21-06 ABCDEF McKinley Avenue Street & Utility Improvement Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Res. No. 30-22 Accepting Bid Splashpad Installation Project.**

Finance Director McCann reported the Splashpad was scheduled in the 2022-2026 CIP. The City received a \$150,000 donation from the Ward Family Foundation and plans on utilizing \$150,000 in AARPA Funds for the remaining balance from the General Fund-Parks. The City purchased the equipment through the State bidding process for \$149,375,00, so the bids are only for construction. The total cost for the project is estimated at \$355,903.94.

Finance Director McCann reported two bids were received:

Bidder	Bid
Commercial Recreation Specialists (CRS)	\$186,628.94
Apex Companies	\$734,400.00

Council Member Norland requested clarification on the significant difference in quotes. Finance Director McCann reported CRS specializes in this type of construction, while APEX does not have experience.

**Council Member Steiner moved, seconded by Council Member Norland, to adopt Res. No. 30-22 Accepting Bid Splashpad Installation Project. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

**Highway 14 Pedestrian Bridge Study.**

City Planner Lassonde appeared before Council and reviewed the Highway 14 Pedestrian Bridge Study. He noted it is a feasibility study to determine the project's feasibility. City Planner

Lassonde reviewed the options, including an underground tunnel, which was dismissed, a clear span bridge, and a pier-supported bridge. He noted different approach types, including a traditional abutment and helical approach. The preferred location is between Lor Ray and Lookout Drive and would help connect Tower Boulevard and Fallenstein Playground. The bridge would provide additional safe routes for children going to and from Dakota Meadows. City Planner Lassonde reviewed three options ranging from \$3 million to \$3.9 million. The preferred option cost \$3.9 million, utilized helical approaches with a clear span or pier supported bridge and crossed over Highway 14 at Caswell Park. He noted the next step would be to research funding options. City Planner Lassonde requested the Council adopt the plan so that when they begin applying for grants, a feasibility study is ready, increasing the City's chances of obtaining the funding.

**Council Member Whitlock moved, seconded by Council Member Steiner, to Adopt the Highway 14 Pedestrian Bridge Study. Vote on the Oachs, Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.**

### **City Administrator and Staff Comments**

Interim City Administrator Fischer reported the Connecting Commerce Business Association held their annual "Love our Firefighters Raffle" event in February. They donated \$861.00 to the Fire Department.

The Swim lesson schedule is now up, and registration for classes begins on Monday, March 21 at 9:00 am.

The City is hiring for multiple summer positions right now. Visit the City website for more information or to apply.

City Clerk Van Genderen reported Absentee Voting is now available for the Nicollet County Commissioner District 3 Special Election. This special election is only for North Mankato residents in Precincts 1, 2, and 3 and will be held on Tuesday, April 12. Polls will open at 7:00 am and close at 8:00 pm. Absentee Voting will be open through April 11. To request an absentee ballot, visit the Nicollet County website.

### **Mayor and Council Comments**

Council Member Whitlock reported he visited the State Capitol last Wednesday and met with both Senator Frentz and Senator Draheim and indicated that they supported the bonding request.

Council Member Steiner requested clarification on the appointment of the City Attorney.

Council Member Oachs reported she would know more about the All Seasons Arena plans after their next meeting and bring anything she learns to the Council.

Mayor Dehen commented that curbside pickup had resumed this year. He thanked the staff for participating in Pedal Past Poverty.

At 8:30 pm, 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