

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 March 6, 2023. Mayor Carlson called the meeting to order at 7:05 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Peterson, Whitlock, Steiner, Oachs, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and City Clerk Van Genderen.

**Approval of Agenda**

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

**Approval of Council Minutes from February 21, 2023, Council Meeting.**

**Council Member Peterson moved, seconded by Council Member Oachs, to approve the Council Meeting Minutes of February 21, 2023. Vote on the motion Peterson, Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.**

**Approval of Council Work Session Minutes from February 21, 2023, Council Work Session.**

**Council Member Whitlock moved, seconded by Council Member Oachs, to approve the Council Work Session Minutes of February 21, 2023. Vote on the motion Peterson, Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.**

**Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 18-23 Declaring Surplus Vehicles and Equipment.
- C. Approved Audio Permit for Party on the Prairie on October 7, 2023, from noon to 6 pm at Benson Park.
- D. Approved Audio Permit for Bier on Belgrade on September 23, 2023, from 2 pm to 10 pm on the 200 Block of Belgrade Avenue.
- E. Approved an Audio Permit for Art Splash on June 17, 2023, from 11 am to 3 pm at 1920 Lee Boulevard.
- F. Approved Audio Permit for Blues on Belgrade on July 29<sup>th</sup> from noon to 11 pm on the 200 Block of Belgrade Avenue.
- G. Approved Audio Permit for Movies in the Park on August 11, 2023, from 8 pm to 11 pm at Benson Park.
- H. Approved Audio Permit for Movies in the Park on June 16, 2023, from 8 pm to 11 pm at Spring Lake Park.
- I. Approved Parade Permit for Bookin' on Belgrade on May 20, 2023, from 9 am to 10:30 am.
- J. Approved a Parade Permit for Bells on Belgrade on December 2, 2023, from 6 pm to 7 pm.
- K. Approved Audio Permit for Music in the Park on July 13, 20, 27, September 7, 14, 21, and 28, 2023, at Wheeler Park.

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

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

Katie Heintz, Culture, Recreation, and Quality of Life Director, appeared before Council and announced the 2023 Community Read Book. The book is the Mighty Fitz by Michael Schumacher. She stated that each Council Member received a copy, and events would be held for discussion of the book.

Barb Church, 102 Wheeler, stated she had sent Community Development Director Fischer several questions and wanted to make sure he would answer those questions.

**Business Items****Res. No. 19-23 Regarding the Support of a Job Creation Fund Application in Connection with Gordini USA, Inc.**

Community Development Director Fischer reported the resolution is similar to one that was passed on February 6, 2023. He reported the State requested additional information be included in the resolution.

**Council Member Steiner moved, seconded by Council Member Oachs, to adopt Res. No. 19-23 Regarding the Support of a Job Creation Fund Application in Connection with Gordini USA, Inc. Vote on the motion Peterson, Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.**

**Res. No. 20-23 Approving the Sale of Real Estate.**

Community Development Director Fischer reported that the City purchased 850 Nicollet Avenue in 2017 with the intention of possibly utilizing the property for the expansion of Water Plant #1 if it became necessary. Later discussions with engineers and the water department determined that if an expansion were needed, Water Plant #2 would be expanded or an additional plant built on top of the hill as water will always run downhill. The City purchased the house for \$114,900, and as the property stood vacant the house was not properly winterized, so there is some damage to the house, and the furnace and AC do not work. The City has entertained several offers, but those have fallen through. T & S Properties is interested in purchasing the property for \$125,000, and with the realtor commission that will need to be paid, the City will still net more than the City paid for it in 2017. City Administrator McCann reported that the City considered renting it, but there were no rental licenses available on the block. Mayor Carlson stated that the agreement requires the installation of a garage within 1-year of closing on the sale. Council Member Steiner requested information on the intent of the purchaser. Community Development Director Fischer reported that the purchaser has not made his intentions known. Jolinda Grabionowski, who worked as the realtor, appeared before Council and stated that T & S Properties is managed by Dan Theilges, who intends to improve the property and build the garage. The City will also cut down the trees at the back of the property, and the purchaser will remove the brush and trees.

**Council Member Steiner moved, seconded by Council Member Oachs, to Adopt Res. No. 20-23 Approving the Sale of Real Estate. Vote on the motion Peterson, Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.**

**Approve the All Seasons Arena Water Heater Replacement.**

City Administrator McCann reported that a water heater in the All Seasons Arena was leaking. The unit is failing and in need of replacement. The unit was installed in 1988. All Seasons Arena obtained quotes from Javens Mechanical Contracting Co. There were two quotes, and they recommended Option 2, which would replace the system with an on-demand unit that would require

modifications to the exhaust piping and water supply. Without electrical, the estimated cost is \$27,594.00; the electrical quote for option 2 is \$10,000. All Seasons believes there will be an operational cost saving in utility expenses with the on-demand system. The All Seasons Arena Board approved the quote at the March 3, 2023, Board Meeting and is requesting governing bodies' approval.

**Council Member Steiner moved, seconded by Council Member Peterson to Approve the All Seasons Arena Water Heater Replacement. Vote on the motion Peterson, Whitlock, Steiner, Oachs, and Carlson, aye, no nays. Motion carried.**

### **Receive the North Mankato National Community Survey (NCS) Results for 2022.**

City Planner Lassonde reported North Mankato last completed a survey in 2017, and the City was interested in updating the NCS with the new administration and the North Mankato Strategic Plan Update. The purpose of the survey is to capture residents' opinions on ten central facets of community livability. Those facets include safety, mobility, community design, inclusivity and engagement, health and wellness, economy, utilities, parks and recreation, natural environment, education, arts, and culture. The survey was active from October 24, 2022, to December 9, 2022, and consisted of 2,800 randomly selected households receiving mailing, with 554 residents responding for a 21% response rate. The North Mankato survey data was compared to survey data from over 600 communities whose residents evaluated similar topics. Key findings include the fact that North Mankato residents enjoy a high quality of life and a strong sense of safety. The community design of North Mankato, including the use of the natural environment, is a key feature and asset residents appreciate. Finally, North Mankato's economy is a strong community feature, but residents show concern about their own economic outlook.

City Planner Lassonde noted that when balancing performance and importance, one item with higher importance and lower quality was utilities, of which the city only controls the Water and Sewer system. In comparison to other cities, the residents of North Mankato stated that overall quality was higher, including quality of life, overall economic health, mobility, community design, safety, and parks and recreation. Items that were ranked similarly included public information services, customer service by North Mankato employees, utilities, natural environment, health and wellness, education, arts and culture, and inclusivity and engagement.

The information will inform the development of the Strategic Plan and Community Development efforts in the near future. The findings should be reviewed when planning, budgeting, and evaluating the future performance of the City. City Administrator McCann stated that room to grow includes economic health, inclusivity, and arts. The City can review and provide guidance to the City staff, and the departments will implement the changes at the departmental level to help move the City forward as directed by the City Council.

### **Open Forum**

Barb Church 102 Wheeler Avenue, appeared before Council and stated she believed she deserved an apology from a Council Member.

Tom Hagen, 927 Lake Street, appeared before Council and stated he believed he deserved an apology from a Council Member.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and stated she believed she deserved an apology from a Council Member. She also stated she saw 14 deer in her yard. She also requested additional education for the public to keep their dogs and cats inside and not allow them to wander.

**City Administrator and Staff Comments**

City Administrator McCann reported that the City is working on several studies that have been requested, and those will be forthcoming. He indicated that the police would also receive notice to watch for animals outside.

City Administrator McCann stated that the concerns about the City Council Members should be addressed by the City Council, and they could refer the issue to the personnel committee.

City Administrator McCann reported that the City swore in a new Patrol Officer, Jesse Gunderson, on March 3, 2023.

City Administrator McCann reported that seasonal positions are open and encouraged individuals to apply online.

City Administrator McCann invited residents to review the Culture and Recreation offerings as there were lifeguarding certification classes coming along with CPR and babysitter classes.

City Administrator McCann welcomed Plaza Jalisco and Winton & Company to the City.

City Administrator McCann reported staff, Council Member Whitlock, and himself would be attending the League of Minnesota Day at the Capital on March 9, 2023.

**Mayor and Council Comments**

Council Member Peterson encouraged residents to come out and attend the Council Meetings and to speak.

Council Member Steiner encouraged residents to come out and attend Council Meetings and to speak.

Mayor Carlson requested residents to be aware of pedestrians as the weather warmed up and more people were out and about.

At 7:52 pm, on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting was adjourned.

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Mayor

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City Clerk