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 November 18, 2024. Mayor Carlson called the meeting to order at 7:06 p.m., asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Oachs, Peterson, Whitlock, Steiner, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, Attorney Kennedy, and Administrative Services Manager-City Clerk Van Genderen.

Approval of Agenda

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

Approval of Council Minutes from November 4, 2024, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the November 4, 2024, Council Meeting Minutes. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Approval of Council Work Session Minutes from November 4, 2024, Council Work Session.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the November 4, 2024, Council Work Session Minutes. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Public Hearing, 7 pm An Ordinance Amending City Code Section 111.051 Regarding Off-Sales of Alcoholic Beverages.

Attorney Kennedy reported the change would allow small brewers to add a license that limits the sale to volume per person. The additional license would match the State Statute that allows that license.

Tim Tupy, 3120 River Meadows, Mankato, the owner of the Mankato Brewery, appeared before the Council and stated the State updated the State Statute in 2020, and he would like to see the City Code updated to allow the new license.

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

Public Comments

None.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 92-24 Approving Donations/Contributions/Grants.
C. Res. No. 93-24 Approving Consent Assessment Agreement.-2003 Cottage Trail.
D. Res. No. 95-24 Approving Consent Assessment Agreement.-2017 Cottage Trail.
E. Res. No. 96-24 Declaring Costs to be Assessed for Municipal Charges.

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

Business Items

Ordinance No. 181 Amending City Code Section 111.051 Regarding Off-Sale Sales of Alcoholic Beverages.

Council Member Steiner moved, seconded by Council Member Oachs to Adopt Ordinance No. 181 Amending City Code Section 111.051 Regarding Off-Sale Sales of Alcoholic Beverages. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Approve the Contract for Residential Management Between the Housing and Redevelopment Authority of North Mankato and SMR Management, Inc.

Joleen Pfau, President of SMR Management, Inc., appeared before the Council and reviewed the history of Koppen Gardens. Koppen Gardens was funded by HUD in 1967 and is managed by the North Mankato Housing and Redevelopment Board. There are 72 one-bedroom apartments and 1 two-bedroom apartment, which the onsite staff members use. Koppen Gardens is a seven-story building with onsite laundry, a community room, and an exercise room. Koppen Gardens receives its revenue through resident rent, which is 30% of a renter's adjusted gross income, an operating subsidy, and an annual Capital Fund. The building accepts all applicants, but the household income cannot exceed 80% of the HUD AMI. The first priority is given to the elderly, handicapped, or disabled. Since SMR Management took over, management of the facility has seen significant remodeling. Council Member Whitlock asked if the building has sprinklers. Ms. Pfau, reported it does not, as they were not required when the building was built.

Council Member Steiner moved, seconded by Council Member Oachs to approve the Contract for Residential Management Between the Housing and Redevelopment Authority of North Mankato and SMR Management, Inc. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Res. No. 97-24 Receiving Preliminary Engineering Report and Ordering Improvement and Preparation of Plans for the 2025 Ringhofer Drive Street and Utility Improvement Project, City Project No. 24-03 ABCDEF.

City Engineer Sarff reported the project is Ringhofer Drive from the dead end of the westerly extension of Ringhofer Drive to Carlson Drive. The Port Authority purchased the property, platted it, and rezoned it. The City recently secured a DEED BDPI grant for infrastructure improvements, and the project is included in the 2025 CIP.

The project includes Sanitary Sewer and Watermain Improvements, including the construction of an 8” sanitary sewer along Ringhofer Drive and connecting to the existing 18” sanitary sewer. The construction of a 12” watermain from the existing Ringhofer Drive dead end to Carlson Drive and the construction of 6" water service and 6" sanitary sewer service stubs to provide service to future developments. Storm Sewer improvements include storm sewer pipes ranging in size from 12” to 36” diameter, manholes and catch basins as appropriate locations and storm sewer stubs to provide outlets for future developments. New street improvements on Ringhofer Drive will match the existing Ringhofer Drive, which is a 44’ street width accommodating two travel lanes and a center turn lane, concrete curb and gutter on both sides and an 8’ wide sidewalk on the south/west side. The estimated project cost is $2,284,600 with the DEED grant covering $1,108,100 and the estimated city cost at $1,176,500. City Engineer Sarff reviewed the timeline, which includes advertising for bids in January or February 2025, beginning construction in April or early May, and completion in September 2025.

Council Member Steiner moved, seconded by Council Member Peterson to Adopt Res. No. 97-24 Receiving Preliminary Engineering Report and Ordering Improvement and

Preparation of Plans for the 2025 Ringhofer Drive Street and Utility Improvement Project, City Project No. 24-03 ABCDEF. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Res. No. 98-24 Indicating the City of North Mankato's Intent to Participate in Costs for Certain Improvements on Trunk Highway (T.H.) 169 in conjunction with State Project (S.P.) 5212-42.

City Administrator McCann introduced MnDOT Project Manager Mathew Thibert to review the project. Mr. Thibert reported that the North Phase is planned for construction in 2027, with the South Phase to follow in 2028. The North Phase includes the construction of a roundabout at Webster Avenue, the removal of the signal and closure of the access at Lind St., and the construction of a roundabout at N. River Lane that connects to a new Mankato City Street. It also includes the reconstruction of Hwy 169 from the Belgrade Avenue intersection north of Lind Street and then the mill and overlay of Hwy169 from north of Lind St. to the northern project limits. The project also includes the improvement of bicycle and pedestrian accommodations. Mr. Thibert reported the project team was looking to secure funding for pedestrian underpasses near both of the roundabouts. At this point, those funds are not secured, but the project team includes them in the planning while working to secure funding.

The South Phase included reconstruction of Hwy 169 from the Riverfront Dr. intersection to Belgrade Avenue intersection and includes the repair of three bridges. It would also include the mill and overlay of the Sherman St./Lookout Drive./Center Street ramps.

Preliminary construction estimates for the North Phase for North Mankato's portion is estimated to be $2 million. The total North Phase cost is estimated to be $34 million.

Council Member Steiner moved, seconded by Council Member Whitlock to Adopt Res. No. 98-24 Indicating the City of North Mankato's Intent to Participate in Costs for Certain Improvements on Trunk Highway (T.H.) 169 in conjunction with State Project (S.P.) 5212-42. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

CU-1-23 Amendment 1111 Holdings of Mankato.

Community Development Director Fischer reported the Planning Commission reviewed and approved amendments to a Conditional Use Permit for a Planned Unit Development for the redevelopment of the former Norwood Inn Hotel and property. He noted that the project originally planned to reconstruct the former hotel into housing units and the pool and conference areas into commercial buildings. The applicants are requesting consideration of the revised project, which includes the mixed-use commercial/residential building and two additional commercial buildings. Parking was discussed, with 1.5 parking spots required for apartments and one parking space for each 120 square feet of commercial floor area. Requirements of the CU-1-23 include adherence to all City Sign Codes, landscaping approval by the City, parking lot being resurfaced and striped, outdoor garbage enclosed, no outdoor storage of materials related to any commercial or residential use, and rental license for all rental units. 1.5 off-street parking per residential rental unit and the greenspace/courtyard area remain undeveloped. Council Member Oachs requested clarification on how many new buildings would be constructed. Community Development Director Fischer reported there would be three new buildings. Two buildings would be single-story commercial, and one would be mixed-use, with two upper floors of residential and the first floor used for commercial.

Council Member Steiner moved, seconded by Council Member Whitlock to Approve CU-1-23 Amendment 1111 Holdings of Mankato. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Res. No. 99-24 Approving Change Order All Seasons Arena Project Number 11075.

City Administrator McCann reported that the All Seasons Arena Board approved a change order from Met-Con for an increase of $3,928.36, which would reduce the contingency fund to $88,073.54. Council Member Oachs, who sits on the All Seasons Arena Board, reported the board has expressed concerns about the continued changes and has recommended that any additional changes that specific interest groups request be paid for by those interest/user groups.

Council Member Steiner moved to Adopt Res, seconded by Council Member Oachs. No. 99-24 Approving Change Order All Seasons Arena Project Number 11075. Vote on the motion Steiner, Oachs, Peterson, Whitlock, and Carlson, aye, no nays. Motion carried.

Res. No. 100-24 Requesting an Unbudgeted Item Purchase over $25,000.

Public Works Director Arnold reported that Fund 230 has remaining funds due to the mill and overlay costs being less than expected. He would like to move those items within the same fund and purchase items over $25,000. The items would be two new AMI snow pushers for use with newly leased loaders. The City would reduce owned loaders from three to two, and the lease would be for four months from December through March. The discussion was held concerning the leasing of the vehicles and continued costs, and whether rather than changing the fund designation, it would be better to wait until 2025.

Council Member Whitlock moved, seconded by Council Member Steiner to Adopt Res. No. 100-24 Requesting an Unbudgeted Item Purchase over $25,000. Vote on the motion Steiner, Peterson, Whitlock, and Carlson, aye, Oachs nay. Motion carried.

Open Forum

None.

City Administrator and Staff Comments

Public Works Director Arnold reported that the final estimates for the restoration of the Parks Building will be received later in the week and that repair work will begin.

Administrative Services Manager Van Genderen thanked everyone who voted, thanked election judges for their hard work, congratulated the winners of the Council races, and thanked all those who ran for their participation. It was noted that there was a 90% registered voter turnout, with a total of 8,344 voters voting in person or absentee.

City Administrator McCann reminded residents that City Hall will be closed for Thanksgiving, Thursday, November 28th, and Friday, November 29th. Garbage and recycling collection will be closed on Thanksgiving, and collection will be delayed by one day.

City Administrator McCann invited homeowners to participate in the Hometown Holiday Lights by registering their houses.

City Administrator McCann noted that the Swim Facility will have a Cyber Monday sale for 2025 memberships and passes on December 2nd.

City Administrator McCann invited everyone out to Bells on Belgrade and the Final 125th Anniversary Celebration event. Bells on Belgrade is on December 7th from 3:00 pm to 5:30 pm.

Mayor and Council Comments

Council Member Peterson congratulated the winners of the Council Mayor and Council Member races.

Council Member Oachs congratulated the winners of the Mayor and Council Member races.

Council Member Whitlock thanked everyone who voted for him.

Council Member Steiner thanked everyone who voted for him.

Mayor Carlson thanked everyone who voted for him.

At 8:33 p.m., on a motion by Council Member Whitlock, seconded by Council Member Steiner, the Council Meeting was adjourned.

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Mayor

_____
City Clerk