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 5, 2025. 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 Peterson, Whitlock, Steiner, Oachs, City Administrator McCann, Community Development Director Fischer, City Planner Lassonde, Public Works Director Arnold, Attorney Kennedy, and Administrative Services Manager-City Clerk Van Genderen. Absent: Finance Director Ryan.

Approval of Agenda

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

Approval of Council Minutes from the April 21, 2025, Council Meeting.

Council Member Steiner moved, seconded by Council Member Peterson, to approve the April 21, 2025, Council Meeting Minutes. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

Approval of Council Work Session Minutes from April 21, 2025, Council Work Session.

Council Member Oachs moved, seconded by Council Member Whitlock, to approve the April 21, 2025, Council Work Session Meeting Minutes. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

P R O C L A M A T I O N

WHEREAS, the monarch butterfly is an iconic North American species whose migration and metamorphosis from caterpillar to butterfly have captured the imagination of millions of Americans; and

WHEREAS, globally, pollinators are in decline due to pressures including habitat loss and climate change; and

WHEREAS, cities, towns, and counties have a critical role to play in helping preserve the monarch butterfly habitat; and

WHEREAS, North Mankato has made significant efforts to increase pollinator habitats through prairie restoration of Benson Park and Bluff Park and incorporating pollinator plants in community gardens, green spaces, and natural yards; and

WHEREAS, the Mayor of North Mankato has taken the National Wildlife Federation's Mayor's Monarch Pledge to demonstrate North Mankato's commitment to creating habitat and educating citizens about how they can make a difference at home.

NOW, THEREFORE, I, Scott Carlson, Mayor of the City of North Mankato, Minnesota, declare the City of North Mankato a

POLLINATOR-FRIENDLY COMMUNITY

In the City of North Mankato, I encourage all North Mankato residents to join me in this special effort.

Public Hearing, 7 pm Consider an Ordinance Suspending the Provisions of North Mankato City Code Sections 52.01 (D), (E) & (F).

City Engineer Sarff reported that the current ordinance requires the replacement of lead or galvanized water lines when they are discovered. The City is currently pursuing grant funding to do a comprehensive waterline replacement project. The suspension of the ordinance would allow staff time to review and apply for the grant.

Barb Church, 102 Wheeler Avenue, appeared before the Council and thanked the Council for suspending the current ordinance to allow staff time to locate funding sources.

Public Hearing, 7 pm Consider an Ordinance of the City of North Mankato Amending North Mankato City Code Chapter 52.

Public Works Director Arnold reported the ordinance requires the replacement of all water meters with the current automatic read water meters by January 1, 2027, and places penalties if the replacement is not completed. He noted that the City has a contract with Ferguson to assist with the transition to automatic meters. Once the meters are replaced, the City will need an AMI system, which will allow automatic leak detection. Council Member Steiner asked if the residents would be informed. City Administrator McCann reported that all residents would receive a letter with information concerning the deadline, the cost, and payment plan options.

Barb Church, 102 Wheeler Avenue, appeared before the Council and asked if residents could still hire their own plumbers. Public Works Director Arnold affirmed that residents can use the plumber of their choice.

Public Hearing, 7 pm, Consider Ordinance Adding Short Term Rentals to the Rental Density Numbers.

City Planner Lassonde reported that the proposed changes were initially presented at the April 7, 2025, Council Work Session. The amendment would add short-term rentals to the rental density. Citizens who commented specifically called out short-term rentals to be included in the cap due to the turnover of the rentals. Council Member Oachs asked if short-term rentals were included in the lodging fee. City Administrator McCann stated he would need to review statutes. Mayor Carlson requested information on whether the short-term rentals were tracked. City Planner Lassonde stated short-term rentals are required to have a rental license, and the Permits Technician does check sites to see if there are any present in North Mankato that are unknown.

Danielle Bollman, 515 Page Avenue, appeared before the Council and stated that the 30-day rental limit on short-term rentals prevents traveling medical professionals from using the rentals in North Mankato.

Martha Ottis, 733 Range Street, appeared before Council and asked if the short-term rentals were included in the 10% Cap, does that jeopardize other licenses, and make those harder to obtain? City Planner Lassonde stated that if a license were open, it would be first-come, first-served.

Tom Hagen, 927 Lake Street, stated he did not like the 10% cap and did not like the surveys that were used to collect the data.

Attorney Kennedy noted that the short-term rentals would be subject to the hotel tax.

Public Hearing, 7 pm, Consider Recreational Vehicle Parking.

City Planner Lassonde reported that the Traffic & Safety Committee met to consider amendments to City Code Chapter 71.05 – Other Parking Restrictions in response to citizen concerns and observed safety issues on residential streets. A common issue involves residents parking large campers and trailered vehicles along the street, which can obstruct visibility for drivers, particularly in

areas frequented by children. To address these concerns, the committee recommends revisions to Chapter 71.05 that would further restrict both the duration and types of vehicles allowed to park on city streets. The Ordinance defines recreational vehicles and places a 24-hour time limit on how long a recreational vehicle can be parked on the street. The Ordinance also requires that the recreational vehicle can only be parked directly in front of the owner's property. Normal vehicles can still be parked on the street for 48 hours.

Public Hearing, 7 pm: Consider Residential Driveway Ordinance.

City Planner Lassonde reported the Planning Commission reviewed City Code Chapter 156.035(K) – Residential Driveways and Chapter 71.10 – Prohibiting Parking Areas in Front Yards in Residential Zones to evaluate how the City can effectively regulate driveway sizes, particularly in anticipation of new recreational vehicle parking regulations that may prompt residents to expand their driveways. The Commission recommends amending these sections to enhance staff's ability to regulate driveway dimensions and to correct outdated or unclear language within the existing Code.

Public Comments

Barb Church, 102 Wheeler Avenue, appeared before the Council and commented on the Council Work Session discussion concerning the Indoor Recreational Facility. She stated it might be good to look at other options for the funding or ask the public again. She asked for clarification on whether the survey allowed everyone to participate or if it was just North Mankato residents. Ms. Church also asked how much of the current request has been collected and how much has been spent. City Planner Lassonde reported that the survey did have non-North Mankato residents reply, but those answers were managed separately. City Administrator McCann reported that the City currently has approximately $6 million in the bank, $750,000 has been spent on the indoor recreation facility plans, $3 million has been spent on Caswell improvements, and $150,000 was provided to 235 Belgrade Avenue improvements.

Tom Hagen, 927 Lake Street, appeared before the Council and stated May is historic preservation month, and the City should have an HPC. He also stated he did not like surveys because they are opinions and not data.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 50-25 Approving Donations/Contributions/Grants.
C. Approved a Seasonal Patio Permit for the American Legion, 256 Belgrade Avenue, from May 1 to November 1, 2025.
D. Approved a Concession Permit for Circle the Earth Recreational Organization for May 29, 2025, at Wheeler Park.
E. Approved Event Permit for Spinners Bar on July 12, 2025, from noon to 12:00 a.m.

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

Business Items

Ordinance No. 187 Suspending the Provisions of North Mankato City Code Sections 52.01 (D), (E) & (F).

Council Member Peterson moved, seconded by Council Member Oachs to Adopt Ordinance No. 187 Suspending the Provisions of North Mankato City Code Sections 52.01 (D) (E) & (F). Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

Ordinance No. 188 of the City of North Mankato Amending North Mankato City Code Chapter 52.

Council Member Oachs stated that she has a hard time supporting the transition without knowing who will be responsible for replacing the battery in 10 years. Public Works Director Arnold reported that once all the meters have been updated, it may be time for the Council to consider taking over ownership of the meters in the future. City Administrator McCann stated the discussion could be held during the budget discussion.

Council Member Steiner moved, seconded by Council Member Whitlock, to adopt Ordinance No. 188 of the City of North Mankato Amending North Mankato City Code Chapter 52. Vote on the motion: Whitlock, Steiner, Peterson, and Carlson aye, Oachs nay. Motion carried.

Consider Ordinance No. 189, an Ordinance of the City of North Mankato, Amending North Mankato City Code Chapter 151.18 Rental Density and City Code Chapter 157 Short-Term Rentals.

Mayor Carlson asked if the City had data concerning citizen concerns about the short-term rentals or if the City should wait. He thought extending the terms of short-term rentals might be something to consider. Council Member Oachs expressed concerns that there would not be an appeals process in a first-come, first-served situation. Council Member Peterson stated he did not agree with the 10% cap and would not vote for the ordinance.

Council Member Peterson moved, seconded by Council Member Steiner to Adopt Ordinance No. 189, an Ordinance of the City of North Mankato, Amending North Mankato City Code Chapter 151.18 Rental Density and City Code Chapter 157 Short-Term Rentals. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson nay, no ayes. Motion failed.

Ordinance No. 190, an Ordinance of the City of North Mankato, Amending North Mankato City Code Chapter 156.035, Residential Driveways, and City Code Chapter 71.10, Parking Areas in Front Yards in Residential Zones.

Council Member Steiner moved, seconded by Council Member Oachs to Adopt Ordinance No. 190, an Ordinance of the City of North Mankato, Amending North Mankato City Code Chapter 156.035, Residential Driveways, and City Code Chapter 71.10, Parking Areas in Front Yards in Residential Zones. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

Ordinance No. 191, Amending North Mankato City Code Chapter 71.05 By the Addition of Section 71.05A Definitions, 71.05B Restrictions, Applicability, and Exemptions, and 71.05 (2).

Council Member Oachs moved, seconded by Council Member Whitlock to Adopt Ordinance No. 191, Amending North Mankato City Code Chapter 71.05 By the Addition of Section 71.05A Definitions, 71.05B Restrictions, Applicability, and Exemptions, and 71.05 (2).

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

Res. No. 51-25 Accepting bid 2025 Candi Court/Candi Lane Storm Sewer Improvement Project, City Project No. 24-07 C.

City Engineer Sarff reported bids were received for the Candi Court/Candi Lane Storm Sewer Improvement Project. The project includes improvements to the storm sewer behind 212 Candi Court and behind 1710, 1714, and 1718 Candi Lane. There were nine bids received:

Bidder	Bid Amount
W.W. Blacktopping, Inc.	$110,932.70
Selly Excavating, Inc.	$111,768.50
Bromeling Excavating, Inc.	$117,629.10
Chambers Excavating & Trucking, LLC	$124,106.00
Steve James Excavating, Inc.	$132,436.60
Holtmeier Construction, Inc.	$132,980.23
OMG Midwest, Inc. dba Minnesota Paving & Materials	$150,075.10
GM Contracting, Inc.	$171,908.95
Urban Companies	$252,365.00

The low bidder was W.W. Blacktopping, Inc. at $110,932.70, which was approximately 11% below the Engineer's Estimate and approximately 1% below the next lowest bid. Based on past performance, it is recommended to award the bid to W.W. Blacktopping.

Council Member Oachs moved, seconded by Council Member Whitlock, to adopt Res. No. 51-25 Accepting bid 2025 Candi Court/Candi Lane Storm Sewer Improvement Project, City Project No. 24-07 C. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

Res. No. 52-25 Approving Change Order All Seasons Arena Project No. 11075.

City Administrator McCann reported there was one change order from Met-Con. Including the revised quotation, the change order resulted in a reduction of $18,362.50. Council Member Whitlock requested a breakdown of what has been paid by the City for the All Seasons Arena Project.

Council Member Steiner moved, seconded by Council Member Peterson to Adopt Res. No. 52-25 Approving Change Order All Seasons Arena Project No. 11075. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson aye, no nays. Motion carried.

Open Forum

None.

City Administrator and Staff Comments

Public Works Director Arnold reported work is continuing on Page Avenue, with the plans to complete Center Street to Lake Street before Fun Days and complete the last two blocks after Fun Days. He noted work is continuing on Center Street, which is primarily ADA ramp and spot repairs. The roads will not be closed, just access restricted. Mill and overlay continues on Sharon Drive, two alleys, and the Caswell Parking lot.

City Administrator McCann announced the FOCP Backpack Food Program and the Taylor Library launched a small food pantry at the library.

City Administrator McCann announced the Farmers' Market will be opening on June 9th from 3 pm to 6 pm at a new location at 1825 W. Howard Drive in the parking lot next to Caswell Park and behind Fire Station #2.

City Administrator McCann invited everyone to attend the May 6th Climate Action Plan virtual meeting at 6 pm.

City Administrator McCann stated a free car seat clinic will be held on Friday, May 9th, from 2 pm to 6 pm at the Police Annex. Bring your car seat so experts can verify correct installation.

City Administrator McCann invited residents to help beautify North Mankato by planting flowers on Tuesday, May 13th, beginning at 9 am at Wheeler Park.

City Administrator McCann invited everyone out to the Mayor's ride on Thursday, May 15th, from 6 pm to 7:30 pm The ride will begin and end at Wheeler Park.

City Administrator McCann invited everyone to Bookin on Belgrade on Saturday, May 17th, beginning at 9 am.

City Administrator McCann invited everyone out to the Pollinator Plant Swap Meet on Saturday, May 17th, at 9:30 am at the Taylor Library. The event is a part of the 2025 Pollination Celebration.

City Administrator McCann invited everyone to the Police Annex on May 20th from 3 pm to 6 pm for an Age-Friendly Open House.

Mayor and Council Comments

Council Member Whitlock thanked Council Member Steiner for meeting with a resident and dispelling a misleading letter to the editor in the Free Press about North Mankato and data centers.

Council Member Oachs thanked staff for the Spring Clean-up event.

Mayor Carlson noted there was a new episode of CORE Conversations, and additional podcasts were in the works.

Mayor Carlson informed everyone that the school would be conducting a bike bus on Thursday, May 8th to recognize Bike and Walk to School Day.

At 8:09 p.m., on a motion by Council Member Steiner, seconded by Council Member Whitlock, the Council Meeting was adjourned.

_____
Mayor

_____
City Clerk