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 August 4, 2025. Mayor Carlson called the meeting to order at 7:00 p.m., asking everyone to join in the Pledge of Allegiance. The following were present for roll call: Council Members Steiner, Oachs, Peterson, Whitlock, City Administrator McCann, City Planner Lassonde, Finance Director Ryan, Attorney Kennedy, and Administrative Services Manager-City Clerk Van Genderen. Absent: Community Development Director Fischer.

Approval of Agenda

Council Member Oachs 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.

Mayor Carlson Read a Proclamation into the Record.

WHEREAS: *Farmers' markets are part of the critical infrastructure connecting people in Minnesota with access to locally grown food and locally made products, and there are approximately 375 farmers' markets and over 10,000 market vendors in Minnesota; and*

WHEREAS: *Farmers' markets provide economic opportunities for our region's agricultural producers – from small to large farms and ranches and emerging to generational farmers – to generate revenue that supports the sustainability of all Minnesota agriculture and encourages the next generation of farmers and ranchers; and*

WHEREAS: *The Minnesota Grown directory lists over 1,000 farms and farmers' markets around the state, making it easier for people in Minnesota to connect directly with locally grown food throughout the year; and*

WHEREAS; *The Minnesota Department of Agriculture (MDA) is partnering with Minnesota Grown, Minnesota Farmers' Market Association, Minnesota Farmers Union, and Land Stewardship Project to recognize the week with events at nine farmers' markets across the state, and the North Mankato Farmers' Market was chosen as one of the highlighted markets; and*

WHEREAS: *Farmers' markets nurture new business models like food hubs and other distribution channels to meet the needs of their communities, foster spaces for community gathering and celebration, and contribute to the vitality and environmental sustainability of urban, suburban, and rural communities across Minnesota;*

NOW, THEREFORE, *I, SCOTT CARLSON, MAYOR of NORTH MANKATO, do hereby proclaim the week of August 3-9, 2025, as*

FARMERS' MARKET WEEK

in the City of North Mankato and encourage all residents to support their local farmers' markets and recognize the important role they play in promoting healthy communities, strengthening local economies, and preserving Minnesota's agricultural heritage.

Dated this 4th day of August 2025.

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

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

Approval of Council Work Session Minutes from the July 7, 2025, Council Work Session.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the July 7, 2025, Council Work Session Minutes. Vote on the motion: Peterson, Whitlock, Steiner, Oachs, and Carlson aye, no nays. Motion carried.

Public Comments

None.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 70-25 Approving Donations/Contributions/Grants.
C. Res. No. 71-25 Approving Consent Assessment.-1036 Marie Court
D. Approved Block Party Permit Shady Oak Drive on August 14, 2025, from 5 pm to 10 pm.
E. Approved Lease Agreement of a Portion of 600 Webster Avenue to West Central Sanitation.
F. Approved Recyclables Transfer Agreement between the City of North Mankato and West Central Sanitation, Inc. from 2025-2027.
G. Approved Temporary Easement for Parcel 5203-903-233 to the State of Minnesota for Veteran's Bridge Project.
H. Approved Waiver of Appraisal and Compensation for Right of Way in S. Lamms Addition to the State of Minnesota for the Veteran's Bridge Project.
I. Approved Audio Permits for August 8, 15, 22, and September 5th from 7 pm to 10 pm at the Circle Inn, 232 Belgrade Avenue.
J. Approved Audio Permits for September 12, 19, and 26 from 6 pm to 9 pm at the Circle Inn, 232 Belgrade Avenue.
K. Approved Audio Permits for September 3, 10, and 17th, from 6 pm to 8 pm at the Circle Inn, 232 Belgrade Avenue.
L. Approved Audio Permits for August 23rd and September 20th from 11 am to 10 pm at the Circle Inn, 232 Belgrade Avenue.
M. Approved Event and Audio Permit for Rock N' Recon at the American Legion, 256 Belgrade Avenue, on August 16, 2025, from 10 am to 9 pm.
N. Approved Audio Permit for Risen Savior Opening Service on August 17, 2025, from 8 am to 1 pm at Spring Lake Park.

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

Business Items

Approved CU-2-25 300 Belgrade Avenue.

City Planner Lassonde reported that in 2023, Minnesota legalized adult-use cannabis and created the Office of Cannabis Management, prompting the City to update its Zoning code to regulate cannabis related businesses. Cannabis retail is allowed as a Conditional Use Permit in the Central Business District (CBD), meaning a Conditional Use Permit (CUP) has been requested by Madeline Peck to operate a cannabis retail store at 300 Belgrade Avenue, which meets zoning and buffer requirements established by City ordinance which includes distances from schools, parks residential treatment facilities, day cares and other Cannabis Retail Establishments. Conditions recommended to be placed on the property included the business must be licensed by the State and registered with the City, the business must provide the City with all complaints made, there can be no use of the products on the property, no samples may be provided, no products sold from a dispensing machine, all cannabis and cannabinoid product must be sold in child resistant packaging, any products placed for sale must conform to Minnesota law, hours of operation must conform to the applicable City ordinance and all building signage conforms to the City Sign Ordinance. He reported that notices were sent to all property owners within 300 feet of the establishment, and one comment was received from a resident and was included in the packet.

Attorney Kennedy stated that Albert Lea had recently voted down a registration for a license that the State had already issued. The shop that was denied registration has opened, because the City has limited jurisdiction over marijuana shops.

Council Member Steiner moved, seconded by Council Member Peterson, to Approve CU-2-25 300 Belgrade Avenue. Vote on the motion: Peterson, Whitlock, Steiner, Oachs, and Carlson aye, no nays. Motion carried.

Approved North Mankato Public Works A133 CM

Public Works Director Arnold informed Council that the request is to approve the contract for the Construction Manager. The Construction Manager will act as a general contractor and take the financial risk. A guaranteed maximum price will be determined, and the contract will be capped. The three main parts of the construction manager contract include $5,000 for the preconstruction work, the construction cost will be 1.65% of the maximum price once established, and the general conditions per diem cost, which is an additional $748,000 on top of the other items listed. The contract is a standard contract. Attorney Kennedy noted that if the project stopped, the City would need to pay for the $5,000 and the per diem that had been used. City Administrator McCann noted the project has been considered for the last 5 – 10 years and this is the next step in the process.

Council Member Oachs indicated she was not prepared to move forward with the contract unless a cost analysis had been completed on the use of the current Public Works site. Public Works Director Arnold noted that the City needs to have the contract signed so the project can go forward; delaying the project would be costly and significantly slow it down. He noted the rehabilitation of the current site would be cost-prohibitive. Council Member Oachs indicated she would like further information and facts about the cost to rehab the current site. Council Member Peterson noted that he is ready to approve this step, as he has walked through the current site several times and the increased footprint would make building at the current site cost-prohibitive. Mayor Carlson agreed with Council Member Peterson, stating it is important to plan ahead for the future, but he would like to see numbers and cost estimates for the rehabilitation of the current site. Mayor Carlson requested clarification on if the renewable energy components would be considered for the new site if it were constructed. Public Works Director Arnold reported solar panels and geothermal options would be considered and brought

before the Council for approval. Mayor Carlson requested that staff keep the Council informed of changes and items related to the project. He asked if the interested developers would use the entire Public Works site. City Administrator McCann reported the interested developers were only in the primary Public Works site, excluding the recycling center and the shop building. He noted that MPCA Brownfield rehabilitation funds could be used for the redevelopment. Discussion was held about additional information being provided to the City Council. Attorney Kennedy noted that City staff could provide information, but the Council could not respond to the entire group to prevent the emails from becoming a serial meeting. Mayor Carlson noted that the City could approve the Construction Management agreement and still stop the project later. Council Member Whitlock indicated he thought the City Council should take the step.

Council Member Peterson moved, seconded by Council Member Whitlock, to Approve North Mankato Public Works AI33. Vote on the motion: Peterson, Whitlock, and Carlson Aye, Steiner and Oachs Nay. Motion carried.

Consider Setting a Public Hearing for September 2, 2025, at 6:30 pm to consider Termination, Revocation, or Other Penalties on a Rental License.

Attorney Kennedy noted that 1765 Northway Drive #201 has received three rental strikes within a 12-month period. As a result, it is necessary to hold a public hearing to consider rental license suspension, revocation, or other penalties. The hearing shall be conducted to meet the licensee's and occupant's due process rights. The meeting will be quasi-judicial, so a separate meeting time would be recommended.

Council Member Steiner moved, seconded by Council Member Oachs to Set a Public Hearing for September 2, 2025, at 6:30 pm to consider Termination, Revocation, or Other Penalties on a Rental License. Vote on the motion: Peterson, Whitlock, Steiner, Oachs, and Carlson aye, no nays. Motion carried.

Open Forum

Barb Church, 102 Wheeler Avenue, appeared before Council and stated she does not believe the Public Works Building should move forward.

Tom Hagen, 927 Lake Street, appeared before Council and stated he thought the staff were misinterpreting the MPCA's Brownfield materials, and a public works building would be an approved use on a brownfield site.

Danielle Bollman, 515 Page Avenue, indicated she did not believe the Council was considering the cost to taxpayers when discussing projects such as the proposed recreation facility. Mayor Carlson noted that the proposed recreation facility would go back to the voters before proceeding.

Preston Perreault, 824 Castle Pine Drive, Mankato, MN, appeared before the Council and indicated he was associated with the conditional use permit application. He stated Madeline Peck, the owner, was unable to attend as she was working at one of their other shops. Mr. Perreault said that they intend to be good community members. The next steps would be to go back to the state for official OCM approval.

Jay Daly, 304 Belgrade Avenue, stated he was concerned about the state of the building at 300 Belgrade Avenue, and did not think the owners of the building had appropriately maintained the property. He also noted that parking sometimes interfered with their rental property at 304 Belgrade Avenue.

Willa Daly, 304 Belgrade Avenue, appeared before Council and asked why parking was not further discussed from the previous questions asked at the meeting, expressed concerns about the property maintenance, and indicated concern about security in the area with the proposed business.

City Administrator McCann responded, noting that the City's City Code could not require additional parking for the building. Mayor Carlson noted it is unknown the amount of traffic the business will create. City Planner Lassonde noted that it did not matter what type of business was in the building; the City could not require additional parking. He noted this would be an issue that would need to be addressed throughout the entire Central Business District if changes were to be made.

Darrin Falk, 1027 Oak Terrace Drive, appeared before Council and indicated he and his neighbors were experiencing flooding and water pooling in their backyards and would like stormwater work completed. Public Works Director Arnold indicated the project was included in the budget for 2026 for approximately $9,000.00.

City Administrator and Staff Comments

City Administrator McCann thanked everyone who attended or assisted with the 2025 ISC Men's Fastpitch World Tournament.

City Administrator McCann invited everyone out for Night to Unite on August 5th, and National Night Out with the Library on August 5th from 6-7:30 pm at Storybook Park.

City Administrator McCann invited everyone to stop at the Lee Boulevard Corridor Study Open House on August 7th from 5-7 pm at the Police Annex.

City Administrator McCann invited everyone to Movies in the Park at Benson Park on Friday, August 8th.

City Administrator McCann reminded residents that the Farmers' Market is held at 1825 W. Howard Drive on Mondays from 3-6:00 pm.

City Administrator McCann invited everyone to a picnic with First Responders on Saturday, August 23rd, from 4-7:00 p.m. at Messiah Lutheran Church.

Mayor and Council Comments

Council Member Whitlock expressed his condolences to Attorney Kennedy for the loss of his father.

Mayor Carlson reminded everyone of the earlier start to the school year and the earlier end to the pool season due to ISD 77's construction projects.

At 7:39 p.m., on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting was adjourned.

_____
Mayor

_____
City Clerk