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 September 15, 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, 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.

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

WHEREAS, September 17, 2025, marks the two-hundred-thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE I, Scott Carlson, Mayor of North Mankato, by virtue of the power vested in me as Mayor of the City of North Mankato, do hereby proclaim September 17 through 23 as:

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Approval of Council Minutes from the September 2, 2025, Council Meeting.

Council Member Steiner moved, seconded by Council Member Oachs, to approve the September 2, 2025, 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 September 2, 2025, Council Work Session.

Council Member Peterson moved, seconded by Council Member Steiner, to approve the September 2, 2025, Council Work Session Minutes. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Approval of Special Council Meeting Minutes from September 2, 2025, Special Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the September 2, 2025, Special Council Meeting Minutes. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Public Comments

Barb Church, 102 Wheeler Avenue, appeared before Council and asked about the tax consequences for residents if the Public Works building is bonded. She also indicated the City could just not disturb the landfill and build on the current Public Works site. She asked if the Council Meetings could be live-streamed on TV again.

Tom Hagen, 927 Lake Street, appeared before Council and stated the City should just build on the current Public Works site on top of the former landfill. He stated the swim facility should be moved to the top of the hill.

Benton Bakke, 1243 Lake Street, appeared before Council and stated he did not agree with the 90-day waiting period between publicly addressing the Council concerning a topic.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 83-25 Approving Donations/Contributions/Grants.
C. Approved Audio Permit for 235 Belgrade Avenue, The Nakato Bar and Grill for The Women of Kato event on September 21, 2025, from 11 am to 6 pm.
D. Approved Event Permit for 256 Belgrade Avenue, American Legion, for a Trunk or Treat Event on October 31, 2025, from 5 pm to 7:30 pm.
E. Res. No. 84-25 Declaring Surplus Vehicles and Equipment.
F. Approved Parade Permit for Mankato West Athletics on September 23, 2025, from 3:45 pm to 7:00 pm at Benson Park.
G. Approved Parade Permit for Mankato East Athletics on October 8, 2025, from 3:15 pm to 7:00 pm at Benson Park.
H. Approved Parade Permit for Mankato East/West Athletics on October 23, 2025, from 4:00 pm to 7:00 pm at Benson Park.

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

Business Items

Res. No. 85-25 Calling Public Hearing on Proposed Establishment of Tax Increment Financing District 2-3 Within Development District No. 2: The Proposed Adoption of a Tax Increment Financing Plan Related Thereto: and the Proposed Business Subsidy.

City Administrator McCann reported the TIF application is for the redevelopment of 1601 Lor Ray Drive, the former Taco John's. The TIF outlines the project, which will cost approximately $2.6 million; the developer is asking for $485,000 in TIF pay-as-you-go over 20 years. He stated the project will be defined and updated while working with Taft Law. The Public Hearing would be held on December 1, 2025, and Tammy Omdal would be present to review the proposal.

Council Member Steiner moved, seconded by Council Member Peterson to adopt Res. No. 85-25 Calling Public Hearing on Proposed Establishment of Tax Increment Financing District 2-3 Within Development District No. 2: The Proposed Adoption of a Tax Increment Financing Plan Related Thereto: and the Proposed Business Subsidy. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Approve Findings of Fact, Conclusions of Law, and Order for Rental License for 1765 Northway Drive, Unit #201.

Attorney Kennedy reported that the packet includes the findings of fact for the Rental License for 1765 Northway Drive, Unit #201 that was reviewed at the Special Council Meeting on September 2, 2025. The results would be a $500.00 fine and a minimum 30-day suspension of the rental license, until the inspection has been completed.

Council Member Peterson moved, seconded by Council Member Steiner to Approve Findings of Fact, Conclusions of Law, and Order for Rental License for 1765 Northway Drive, Unit #201. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Consider Interest in Using Sales Tax Funds for a Project on the 200 Block Belgrade Avenue.

Community Development Director Fischer reported that staff have had communication with Max DeMars and Marty Walgenbach about development on the vacant property in the 200 block of Belgrade Avenue. In the past, the City has granted sales tax funds towards projects in the Central Business District, including the Brunton Architects building and the 235 Belgrade building. In these projects, sales tax funds were granted for the costs associated with the installation of helical piers. The developers have requested sales tax funds for the development of the vacant lot for helical piers. The estimate is $300,000 to $500,000. Neither TIF nor tax abatement are available for the development of the vacant property. City staff would like to know if the City Council is interested in possibly using sales tax funds. Council Member Peterson requested clarification on the timeline. Developer Max DeMars reported if approved they would plan to complete the work during the Belgrade Avenue project in 2026. City Council agreed that they would be interested in considering the use of Sales Tax Funds for the improvement.

Res. No. 86-25 Approving a Proposed Tax Levy.

Council Member Peterson moved, seconded by Council Member Steiner to set the Proposed Tax Levy Rate Increase at 1.591%. Vote on the motion: Steiner, Peterson, Whitlock, and Carlson aye, Oachs nay. Motion carried.

Open Forum

Tom Hagen, 927 Lake Street, stated that before development on the 200 block of Belgrade Avenue is approved, the Historic Context Study should be referenced.

Duane Rader, 715 Lyndale Street, appeared before Council and thanked City Council and City staff for their work and noted that staff have always tried to do what is in the best interest of the City. He requested that the City Council follow its established guidelines.

City Administrator and Staff Comments

Public Works Director Arnold noted the brush site will be closed for part of the week as they grind brush to accommodate more space.

Public Works Director Arnold informed residents that fall drop-off will be held on October 2-5, 2025.

City Administrator McCann thanked everyone who attended and helped with Symphony on the Prairie.

City Administrator McCann recognized Patrol Officer McMonagle, Administrative Support Coordinator Junker, and Administrative Support Specialist Hacker for their service to the City in recognition of National Police Woman Day.

City Administrator McCann invited everyone out to Party on the Prairie on Saturday, October 4th, from 2-6 pm at Benson Park.

Mayor and Council Comments

Council Member Whitlock thanked Duane Rader for his 30 years of service to the City.

Mayor Carlson noted that Dave Krueger resigned as Reserve Captain and Chris Carlson will now be the Reserve Captain.

At 7:41 p.m., on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting was adjourned.

_____
Mayor

_____
City Clerk