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 18, 2026. 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 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 Oachs moved, seconded by Council Member Steiner, 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 the May 4, 2026, Council Meeting.

Administrative Services Manager-City Clerk Van Genderen requested an amendment to the minutes. Update the minutes to reflect that Peterson moved the consent agenda, and Oachs abstained from voting on the consent agenda.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the May 4, 2026, Council Meeting Minutes to include amendments to the Consent Agenda motions. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Approval of Council Work Session Minutes from the May 4, 2026, Council Work Session

Council Member Peterson moved, seconded by Council Member Steiner, to approve the May 4, 2026, Council Work Session Meeting Minutes. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Public Hearing, 7 pm to Consider Petition for the Vacation of a Utility Easement.

Community Development Director Fischer reported that the petition would vacate utility easements. The owner of the former Taco John's, Benesch Properties, Inc., will be purchasing a portion of the Options for Women property and will need to replat the property. The easements will need to be vacated to reflect the new platting.

With no one appearing, the Mayor closed the hearing.

Public Comments-On Agenda Items

None

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 57-26 Donations/Contributions/Grants.
C. Approved Seasonal Patio for the American Legion Post 578 at 256 Belgrade Avenue.
D. Approved Parade Permit for Bells on Belgrade on December 5, 2026, from 6 p.m. to 6:30 p.m.
E. Approved Audio Permit for Spring Lake Park Shelter #1 for Greater Mankato Growth Young Professionals Social on August 12, 2026, from 4:30-8:00 p.m.

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

Business Items

Res. No. 58-26 Vacating Utility Easements.

Council Member Oachs moved, seconded by Council Member Steiner to Adopt Res. No. 58-26 Vacating Utility Easements. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Res. No. 59-26 Determining Sufficiency of Petition and Ordering Street Improvements Pursuant to Petition by 100% of the Owner of Affected Property.

City Engineer Sarff reviewed the preliminary engineering report. He noted the information would be for both the determining sufficiency of the petition and the next agenda item, receiving the preliminary engineering report. The project will be a new street within the newly platted Northport No. 27. It will extend 700' south of Timm Road. Nicollet County restricts access along Timm Road, and the new street would provide access to Northport No. 27 and Northport No. 22. The project was included in the 2026 CIP. There would be Watermain and Sanitary Sewer Improvements, including the 8" watermain, the construction of hydrants, and the construction of 6" water service stubs at several locations to provide utility service to future development areas east and west of Industry Court. An 8" sanitary sewer will be constructed along Industry Court and connect to the existing 12" sanitary sewer at Timm Road.

A regional stormwater pond was constructed on the south side of Northport No. 27 in 2017. The pond was constructed to provide rate control and water quality treatment for the fully developed conditions in Northport No. 22 and Northport No. 27. Improvements proposed for Industry Court would include extending the storm sewer from the regional pond to the south end of Industry Court. The pipe would range in size from 12" to 30" in diameter. Manholes and catch basins would be constructed, and storm sewer stubs would be provided to serve future developments.

Street improvements would include the construction of a 36' wide two-lane street with no parking on either side. Concrete curb and gutter would be on both sides. City would use the standard bituminous pavement for the construction of commercial/industrial streets.

The total estimate for the project is $934,000, with the entire project assessed to the Port Authority. The projected project timeline includes opening bids on June 24, 2026, awarding the contract on July 6, 2026, and construction completion on August 1, 2026, with substantial completion on November 15, 2026.

Council Member Peterson moved, seconded by Council Member Whitlock to Adopt Res. No. 59-26 Determining Sufficiency of Petition and Ordering Street Improvements Pursuant to Petition by 100% of the Owner of Affected Property. Vote on the motion: Steiner, Peterson, Whitlock, and Carlson aye, Oachs nay. Motion carried.

Res. No. 60-26 Receiving Preliminary Engineering Report and Ordering the Preparation of Plans and Specifications for 2026 Industry Court Street and Utility Project No. 26-01 ABCDEF.

Council Member Peterson moved, seconded by Council Member Whitlock to Adopt Res. No. 60-26 Receiving Preliminary Engineering Report and Ordering the Preparation of Plans and Specifications for 2026 Industry Court Street and Utility Project No. 26-01 ABCDEF. Vote on the motion: Steiner, Peterson, Whitlock, and Carlson aye, Oachs nay. Motion carried.

Approve New Life Addition Preliminary and Final Plat.

Community Development Director Fischer reported that the applicants are requesting approval to replat the existing Giefer Addition and Pfau Addition into a new subdivision to be called New Life Addition. Options for Women owns property in both additions, including the former Mayo Clinic building and associated parking. Benesch Properties owns the former Taco John's Property and plans to demolish the existing building and construct a new psychological services facility. As part of the redevelopment, Benesch Properties intends to purchase a portion of the Options for Women parking lot and connect the parking areas for shared access by staff and clients. The replat is necessary to accommodate the revised property boundaries and redevelopment plans.

Council Member Steiner moved, seconded by Council Member Oachs, to Approve New Life Addition Preliminary and Final Plat. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Approve Northport No. 27 Preliminary and Final Plat.

Community Development Director Fischer reported the request would approve the replat of Northport No. 24 as Northport No. 27 to accommodate development of the new Public Works Facility. The property is located at the intersection of Rockford Road and Timm Road and was originally platted in 2024 for future industrial development. The proposed replat would divide the existing property into two lots, with Lot 1 designated for the future Public Works building and Lot 2 reserved for future development and possible replatting with adjacent vacant land. Because access to Rockford Road and Timm Road is controlled by Nicollt County, with limited access permitted, the project also requires construction of Industry Court to provide appropriate site access. The Planning Commission reviewed and recommended approval of the preliminary and final plat.

Council Member Whitlock moved, seconded by Council Member Peterson, to approve Northport No. 27 Preliminary and Final Plat. Vote on the motion: Peterson, Whitlock, and Carlson aye, Steiner and Oachs nay. Motion carried.

Res. No. 61-26 Accepting Bid 2026 Spring Lake Swim Facility Improvement Project 25-06.

Public Works Director Arnold introduced Jody Dahms from Aquatic Design Solutions, LLC, to discuss the bid results. Mr. Dahms reported the bid included the new swim pond peninsulas, new swim pond liner, soil stabilization under the pool liner, renovations to the recirculation system to operate correctly, new artificial turf, new expansion to the west, and a new water play structure. There was only one bid submitted by Webb Construction Inc. of Mankato. The bid total was $4,213,950, which is below the engineer's estimate and the budget by $300,000. The City budgeted for $6 million, with $5 million coming through the Sales Tax Fund and the remainder from FEMA for the flood damage to the facility. City Council Member Peterson asked for clarification on the contractor. Mr. Dahms clarified that it was Webb Construction, Inc. out of Mankato. Mr. Dahms stated he is comfortable with the contractor and will be working closely with them during construction.

Council Member Steiner moved, seconded by Council Member Oachs to Adopt Res. No. 61-26 Accepting Bid 2026 Spring Lake Swim Facility Improvement Project 25-06. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Res. No. 62-26 Support for Community Land Trust Application and Recognizing that the Project will Meet and Identify Housing Need.

City Planner Lassonde appeared before City Council and reported that the City, at a recent Work Session, heard from Mary Grak from Southwest Minnesota Housing Partnership concerning using the City's designated funds and committing up to $130,000 for the partnership. Council Member Peterson asked if Nicollet County had also committed funding. City Planner Lassonde stated the County would be considering the proposal at their next meeting.

Council Member Steiner moved, seconded by Council Member Peterson to Adopt Res. No. 62-26 Support for Community Land Trust Application and Recognizing that the Project will Meet and Identify Housing Need. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Receive May 2026 Traffic & Safety Committee Meeting Minutes and Recommendations.

Approve the Haughton Avenue Demonstration Project.

City Planner Lassonde appeared before Council and reported that, following the completion of the Active Transportation Plan, a discussion had been held concerning a demonstration project. A demonstration project is being proposed for Haughton Avenue, which includes several traffic calming applications. The staff is looking for approval to implement treatments. If the traffic calming is successful, there might be a request to make the changes permanent.

Council member Peterson moved, seconded by Council Member Steiner, to approve the Haughton Avenue Demonstration Project. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Approve Hoover Elementary School Safe Routes to School Improvements.

City Planner Lassonde reported the Traffic & Safety Committee reviewed concerns from ISD 77 representatives and a parent regarding safer walking and biking routes to Hoover Elementary School, particularly crossings along Roe Crest Drive. The committee did not recommend a crossing at Lee Boulevard as it is not feasible at this time due to the lack of sidewalks and trails on the south side of the roadway, but it may be considered for a future project. At Clare Drive, the committee recommended installing a pedestrian ramp, sidewalk landing, and marked crosswalk across Roe Crest Drive, contingent on ISD 77 providing a crossing guard during peak school travel times. The committee also discussed safety concerns at the Marie Lane/Roe Crest Drive/Roe Crest Court intersection because of its oversized layout and long crossing distances. They recommended reconfiguring the area into a standard all-way-stop-controlled T-intersection with new crosswalks as part of the future Marie Lane Lift Station and Force Main project. Council Member Oachs asked if there would be an increased cost for the Marie Lane Lift Station and Force Main project if additional work were done at the intersection. Public Works Director Arnold noted that it would be a change order, but it should just involve adjusted quantities. If that requires more than a minor adjustment, the change order would be brought before the Council. Council Member Peterson noted he lives in the area, and there seems to be additional people driving their children to school rather than busing. He noted that there might be a need to have additional conversations with the school to determine how to help alleviate some of the congestion and encourage walking and biking. Mayor Carlson noted that there might be a variety of reasons for the increased driving of students, including child care and after-school activities, but he noted that it does make for a lot of backups.

Council Member Steiner moved, seconded by Council Member Peterson, to Approve Hoover Elementary School Safe Routes to School Improvements. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Accept the Minutes from the May 11, 2026, Traffic & Safety Committee Meeting.

City Planner Lassonde reported that the additional information included a discussion on 2027-2030 rerouting strategies during the Highway 169 closure and the preparation of a 2027 detour map and signage plan. The committee reviewed prior discussions on traffic control changes at Sherman Street/Belgrade Avenue and Webster Avenue/Range Street, recommending that any permanent decisions be deferred until construction impacts are complete and conditions can be fully evaluated.

Council Member Steiner moved, seconded by Council Member Peterson, to accept the Minutes from the May 11, 2026, Traffic & Safety Committee Meeting. Vote on the motion: Steiner, Oachs, Peterson, Whitlock, and Carlson aye, no nays. Motion carried.

Public Comments-Other City Matters

Tyler Groskreutz, 252 Cliff Drive, appeared before the Council to request consideration of changes to the intersection at Marie Lane and Lookout Drive. He noted that he lives on Cliff Drive and utilizes the intersection to walk his daughter to Hoover School. He provided three ideas for consideration, including a ten (10) second delay on red to green on east Lookout lane, moving the stop here by 10 feet, and a yellow flashing LED Bar under the walk sign. Public Works Director Arnold requested that the resident provide his contact information, as the request would be going before the Traffic & Safety Committee.

Benton Bakke appeared before the Council and asked about a response to his request for a Climate Action Commission Ordinance. He stated he did not believe fuel prices would decrease and that the increased prices would impact residents and the City. He pushed for additional conservation efforts and the conversion of the City's vehicles to electric.

City Administrator and Staff Comments

Finance Director Ryan reported that the new utility online payment system would be the only system available and encouraged residents to switch to the new site.

City Administrator McCann thanked everyone who participated in Bookin' on Belgrade and the pollinator swap meet.

City Administrator McCann noted the Taylor Library and City Hall would be closed for Memorial Day, and garbage collection would be delayed by one day.

City Administrator McCann encouraged residents to provide ideas for the light pole art.

Mayor and Council Comments

Council Member Peterson thanked everyone for their donations. He requested that residents bring forward their traffic concerns so they can be reviewed.

Mayor Carlson asked if there would be a way to encourage non-public spaces to consider pollinator-friendly options.

At 8:03 p.m., on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting adjourned.

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Mayor

_____
City Clerk