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 17, 2026. Mayor Carlson called the meeting to order at 7:05 p.m., asking everyone to join in the Pledge of Allegiance. The following were present for roll call: Council Members Oachs, Peterson, Steiner, 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 Oachs moved, seconded by Council Member Steiner, 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 August 3, 2026, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the August 3, 2026, Council Meeting Minutes as presented. Vote on the motion: Whitlock, Steiner, Oachs, Peterson, and Carlson, aye, no nays. Motion carried.

Approval of Council Work Session Minutes from the August 3, 2026, Council Work Session Meeting.

Council Member Steiner moved, seconded by Council Member Peterson, to approve the August 3, 2026, Council Work Session Meeting Minutes as presented. Vote on the motion: Steiner, Oachs, Peterson, and Carlson, aye; Whitlock, abstain; no nays. Motion carried.

Public Comments on Agenda Items

Benton Bakke appeared before the Council and stated he believed the City should utilize City Code to address the property on Lyndale Street to eliminate the nuisance.

Patrick Cusack, 1908 Haughton Avenue, appeared before Council and thanked them for listening and encouraged the utilization of tax funds to help each other not to fund a data center.

Consent Agenda

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

A. Bills and Appropriations.
B. Res. No. 84-26 Donations/Contributions/Grants.
C. Res. No. 85-26 Waiving Waiting Period for Exemption from Lawful Gambling License for Church of the Holy Rosary.

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

Business Items

Consider the Property Located at 524 Lyndale Street.

Attorney Kennedy reported that the City currently does not have a report from the City Inspector formally designating the property as a public nuisance, which limits the City's ability to take action. If the City declares the property a public nuisance, it would then need to determine what steps it wishes to take and the associated costs. He noted that the City could undertake repairs and assess the

costs against the property; however, recovering those costs would be an extended process. The City would also need to determine the extent of work it is willing to undertake.

Council Member Steiner expressed concern regarding the individual occupying the building. Attorney Kennedy stated that the individual has been criminally charged, but it is difficult to require the property owner to take action to prevent the individual from occupying the property. Mayor Carlson asked whether the City could use the social host laws to place responsibility on the property owner. Attorney Kennedy stated that the social host laws would not apply but that aiding and abetting provisions could potentially be used. He also indicated that he would ask the Police Department to visit the property again.

Discussion was held regarding the property owner, the owner's location, insurance proceeds, and the possibility of foreclosure. Council also discussed potential updates to City Code to provide additional avenues for addressing similar properties and the funding of such programs, including the potential future use of land trust funds. Council requested that the topic be placed on a future Work Session agenda.

Consider the Property Located at 1730 Howard Drive

Attorney Kennedy reported that the property in question was the former car wash in Upper North. He noted that because the property is commercially zoned, the City has additional enforcement options available, including seeking a court order authorizing the City to make improvements to the property. The City previously completed improvements pursuant to such an order; however, the property has since fallen back into disrepair.

Mayor Carlson asked whether there was a mechanism for the City to acquire the property for future redevelopment or other improvements. Discussion was held regarding the property's current status, including that it is no longer operating as a car wash and has been permanently closed. It was determined to move forward with abating the property.

Public Comments-Other City Matters

Dan Engelhorn, 529 McKinley Avenue, appeared before Council and stated that he works for a company that has developed an environmentally friendly microbial fertilizer designed to stimulate ash trees and help them survive infestation by the emerald ash borer.

Barb Church, 102 Wheeler Avenue, appeared before Council and stated that when she moved to North Mankato, she appreciated the many amenities provided by the City, including Junk Days and monthly brush pickup. She expressed concern that these services were being reduced and suggested that, rather than reducing existing amenities, the City should consider reducing the size of the proposed Public Works building. Ms. Church also requested information regarding who determines when a nondisclosure agreement (NDA) is necessary and who has authority to sign such agreements. She stated that she believed the City should, at a minimum, have a policy addressing the use and approval of NDAs.

Benton Bakke, stated that he believed the City should incorporate geothermal energy into the new Public Works Building to reduce reliance on fossil fuels. He also suggested that the City could reduce costs by mowing less frequently and limiting chemical applications. Mr. Bakke stated that if the City was not going to prohibit the use of nondisclosure agreements (NDAs), it should provide public notice when such agreements are used.

Tom Hagen, 927 Lake Street, stated that he supported the use of geothermal and solar energy; however, he noted that the program discussed at the Council Work Session would cover only approximately 30% of the projected cost. He stated that the remaining funds could be found by reducing the size of the proposed Public Works Building.

Danielle Bollman, 515 Page Avenue, appeared before Council and stated that if the City decides to eliminate or reduce Junk Days, it should consider residents who do not have the ability or means to transport items to a designated drop-off location. She also encouraged the City to address and remove dilapidated buildings within the City.

City Administrator and Staff Comments

Administrative Services Manager-City Clerk Van Genderen reported that the City of North Mankato had a registered voter turn out of 24% which is inline with the rest of Nicollet County at 26%. She thanked the election judges for their work.

City Administrator McCann reminded everyone that City Hall and the Taylor Library will be closed for Labor Day on Tuesday, September 8th.

City Administrator McCann invited everyone to Music in the Park on Thursdays in September, Symphony on the Prairie on September 12th, Blues on Belgrade on September 19th, Party on the Prairie on October 3rd and the North Mankato Farmers' Market every Monday through October 12th.

Mayor and Council Comments

Council Member Peterson thanked staff and Community Development Director Fischer for his work on selling Port Authority land.

Mayor Carlson reminded residents that school will be starting soon and to watch for students.

Mayor Carlson reported that he did not have the Administrator Review statement with him and he would provide that at the next meeting.

At 7:52 p.m., on a motion by Council Member Steiner, seconded by Council Member Oachs, the Council Meeting adjourned.

_____
Mayor

_____
City Clerk