

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on January 19, 2016. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Norland, Freyberg, Spears and Steiner, City Administrator Harrenstein, Attorney Kennedy, City Planner Fischer, Public Works Director Swanson and City Clerk Van Genderen. Absent: Finance Director Thorne.

Approval of Agenda

Council Member Spears requested consent agenda item #9D Snow Removal Waiver for Southern Minnesota Construction Company (SMC) be removed from the Consent Agenda for separate consideration. Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda with consent agenda item #9D removed for separate consideration. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.

Approval of Minutes

Council Member Norland moved, seconded by Council Member Freyberg to approve the minutes of the Council meeting of January 4, 2016. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm-Mankato Clinic's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use.

City Planner Fischer reported the Mankato Clinic, which operates a 7,356 square foot medical clinic at 1575 Lookout Drive, is proposing to construct a new facility on the site and demolish the existing building. The proposed building would have a floor area of 20,000 square feet with a potential second level totaling 40,000 square feet. The property located at 1575 Lookout Drive is zoned B-1, Neighborhood Business and businesses within this zone are limited to 5,000 square feet. The Mankato Clinic is requesting the property be rezoned as B-2 Community Business. In order to rezone the property the Comprehensive Plan Figure 3-2: Future Land Use must be amended. The applicant would like to amend the Comprehensive Plan Figure 3-2: Future Land Use by changing the guiding of the property from Neighborhood Commercial to General Commercial allowing the applicant the opportunity to rezone the property from B-1 to B-2.

Steve Hatkin, Mankato Clinic Chief Financial Officer, 27 Deerwood Court, appeared before Council and stated Mankato Clinic has been a partner with North Mankato since 1983 and are excited to continue to be able to provide services to the citizens of North Mankato.

Mary Lee Ehrke, 1523 Pleasant View Drive, appeared before Council and stated she was a member of the Gartenhaus Townhome Association located across from the Mankato Clinic. Ms. Ehrke stated the association would like to be included in the discussion about the design and construction of the Mankato Clinic.

With no one else appearing the Mayor closed this portion of the meeting.

Public Hearing, 7 pm- Richard Lundin's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use.

City Planner Fischer reported Richard Lundin, the owner of the Avalon Manufactured Home Park which is located in an R-3, Limited Multiple Dwelling zoning district, is requesting a portion of the property be rezoned M-2, Heavy Industrial. Storage units are located within the park and can only be rented to residents of the Avalon Manufactured Home Park. The storage units are only permitted by a conditional use permit, they would not otherwise be permitted within a residential zoning district. The applicant wishes to make the storage units available to the general public. Therefore, as part of a

rezoning application, the applicant is requesting to amend Comprehensive Plan Figure 3:2: Future Land Use within the Comprehensive Plan by changing the future zoning classification of two areas of land within Avalon Park from Medium Density Residential to Heavy Industrial. Specifically, the area where the storage units are located and the main office.

With no one appearing the Mayor closed this portion of the meeting.

Consent Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the Consent Agenda which included:

- A. Bills and Appropriations.
- B. Approved Minnesota Valley Action Council 5K Fun Run on September 10, 2016 from 6:00 p.m. to 7:30 p.m.
- C. Set Public Hearing for February 1, 2016 at 7 pm for Street and Alley Easements Vacation, Block 4, Hodapp's Addition.

Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.

Snow Removal Waiver for Southern Minnesota Construction Company (SMC).

City Planner Fischer stated SMC removes snow for many businesses in North Mankato and they bring their heavy equipment onto the streets of North Mankato. The State Patrol informed SMC that a waiver from the City of North Mankato must be obtained for them to operate their equipment in North Mankato. Mayor Dehen commented that SMC has used their equipment in North Mankato for over 40 years. Council Member Spears requested clarification on potential damage to North Mankato streets. Public Works Director Swanson stated that due to the frozen soil there was little concern that damage would occur to the roads. **Council Member Steiner moved, seconded by Council Member Norland to approve the Snow Removal Waiver for Southern Minnesota Construction Company. Vote on the motion: Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.**

Public Comments

Diane Benson, 2053 Roe Crest Drive, appeared before Council and expressed her concern that Council passed the Complete Streets Policy just prior to the first Roe Crest Drive neighborhood meeting where the options for reconstruction included bike lanes and sidewalks. She also expressed concern about parking and access during construction.

Barb Church, 102 Wheeler Avenue, appeared before Council and stated the Friends of North Mankato would be hosting a fundraiser on January 29, 2016 at the Mankato Brewery. Ms. Church stated the Belgrade Avenue Corridor Study should include participation by all citizens of North Mankato.

Karon Dubke, 2041 Roe Crest Drive, appeared before Council and stated most residents of Roe Crest Drive preferred reconstructing the street to its current design.

Richard Neubert, 2061 Roe Crest Drive, appeared before Council and stated as a resident of Roe Crest Drive he preferred the reconstruction of the street to its current design.

Robyn Lundsten, 2043 Roe Crest Drive, appeared before Council and stated if a sidewalk was included in the street reconstruction citizens would be required to shovel a lot of snow.

Randy Lundsten, 2043 Roe Crest Drive, appeared before Council and stated he was disappointed because he believed residents were being pushed toward a reconstruction of Roe Crest Drive that included a sidewalk. He stated he did not want a sidewalk and even if trees were not cut

down during the construction of a sidewalk heaving may occur to the sidewalk because of the proximity of the trees to the sidewalk.

Business Items

Res. No. 11-16 Approving Mankato Clinic's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use. Council member Freyberg moved, seconded by Council Member Steiner to adopt Res. No. 11-16 Approving Mankato Clinic's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use. Vote on the motion: Council Member Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.

Z-1-16 Request to Rezone 1575 Lookout Drive from B-1 Neighborhood Business to B-2, Community Business. Council Member Norland moved, seconded by Council Member Freyberg to Adopt Ordinance No. 72 Fourth Series, Rezoning Lots 31-41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Neighborhood Community Business. Vote on the motion: Council Member Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.

Res. No. 12-16 Approving Richard Lundin's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use.

Council Member Spears expressed his concern that public access to the storage units would be through the park past Avalon Park residents' homes and unless access could be provided without going through the park he would not vote to approve the request. **Council Member Freyberg moved, seconded by Council Member Norland to adopt Res. No. 12-16 Approving Richard Lundin's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use. Vote on the motion: Council Member Norland, Freyberg, Steiner and Dehen aye; Spears nay. Motion carried.**

Z-2-16 Request to Rezone parts of Camelot Subdivision No. 2 from R-3, Limited Multiple Dwelling to M-2, Heavy Industrial. Council Member Steiner moved, seconded by Council Member Norland to Adopt Ordinance No. 73 Fourth Series, Rezoning Parts of Camelot Subdivision No. 2 from R-3, Limited Multiple Dwelling to M-2, Heavy Industrial. Vote on the motion: Council Member Norland, Freyberg, Steiner and Dehen aye; Spears nay. Motion carried.

Res. No. 13-16 Approving Resolution Receiving Preliminary Engineering Report and Calling for Hearing on Project No. 15-02ABCDE 2016 Roe Crest Drive Improvement.

City Engineer Dan Sarff reported City staff held two neighborhood meetings with the residents of Roe Crest Drive. He stated the general consensus from Roe Crest Drive residents' was that the road needs reconstruction but there are concerns about the addition of a sidewalk. He stated the next step in the process was to set a Public Hearing for Tuesday, February 16, 2016 at 7 p.m. The Resolution before Council would accept the report but would not be agreeing to the City Engineer's recommendation of option 2 which includes a sidewalk. Council will make the final decision concerning the scope of the work after the Public Hearing on February 16, 2016. Mayor Dehen requested clarification on the feasibility of the petition signed by many Roe Crest Drive residents that if a sidewalk is included the width be reduced from 6 feet to 4 feet. City Engineer Sarff reported the sidewalk could possibly be reduced to 5 feet wide sidewalks but reducing to 4 feet would cause difficulties with enough space for multiple pedestrians including wheelchair users. City Engineer Sarff stated in option 2 only one tree would need to be removed but there may be issues with heaving due to tree roots. City Engineer Sarff assured residents that access to homes would be managed. Council Member Spears stated an option mentioned by residents was a path behind the houses. Administrator

Harrenstein stated the alternative of a sidewalk behind the houses would be presented. Administrator Harrenstein noted neighborhood meetings also drew attention to drainage issues. **Council Member Norland moved, seconded by Council Member Steiner to adopt Res. No. 13-16 Approving Resolution Receiving Preliminary Engineering Report and Calling for Hearing on Project No. 15-02 ABCDE 2016 Roe Crest Drive Improvement. Vote on the motion: Council Member Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.**

2015 End-of-Year Planning and Zoning Report.

City Planner Fischer reported the document was informational and summarized all the information that the Planning Commission and City Council considered during the year along with the Issued Building Permits-Year to Date Report.

Res. No. 14-16 Approving the Belgrade Avenue Corridor Study.

Council Member Spears stated the public involvement should include all citizens of North Mankato not limiting participation to those who live on Belgrade Avenue or own businesses on Belgrade Avenue. Administrator Harrenstein reported the transportation study would be one piece of a larger study of Belgrade Avenue which would include land use, design guidelines and the historical nature of the avenue. City Planner Fischer clarified that MAPO is funding the study but the burden to complete and oversee the study is on the City of North Mankato. Administrator Harrenstein stated MAPO is only funding the transportation portion of the Belgrade Avenue Corridor Study and the expense for the rest of the study was estimated at \$10,000. **Council Member Norland moved, seconded by Council Member Freyberg to adopt Res. No. 14-16 Approving the Belgrade Avenue Corridor Study. Vote on the motion: Council Member Norland, Freyberg, Spears, Steiner and Dehen aye; no nays. Motion carried.**

City Administrator and Staff Comments

Administrator Harrenstein stated he would meet with any Roe Crest residents who had additional questions after the meeting.

Mayor and Council Comments

Council Member Freyberg stated that by reviewing the 2015 issued building permits North Mankato had a good year.

Council Member Steiner expressed his condolences to the family of Dan Nienabar, a reporter for the Free Press, who passed away.

Mayor Dehen read a proclamation for Mankato Clinic Thrive into record.

PROCLAMATION

WHEREAS, Mankato Clinic is celebrating 100 years of caring for this region with a healthy living initiative called Thrive: eat/move/sleep. Thrive is designed to help encourage community members to eat, move, sleep and live as healthy as possible; and

WHEREAS, a healthy living initiative is one where this region's organizations, businesses and residents can work together to improve our collective health; and

WHEREAS, healthy living focusing in southern Minnesota, together we can inspire one another to make small choices that lead to big changes in our overall health and wellness; and

WHEREAS, it is fitting and proper that, to begin a year of health and wellness, that we recognize the tremendous impact this initiative can bring to southern Minnesota.

NOW THEREFORE I, Mark Dehen, Mayor of North Mankato, proclaim 2016 as:

THRIVE

In the City of North Mankato, and encourage all citizens to join together to live healthier by eating better, moving more and getting healthy sleep.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of North Mankato, Minnesota, to be affixed on this 19th day of January 2016.

Mayor Dehen announced that on February 27, 2016 the City of North Mankato would have a team pedaling in the Pedal Past Poverty event to raise money for Partners for Affordable Housing.

Public Comments

Gary Dubke, 2041 Roe Crest Drive, appeared before Council and encouraged the Council to consider putting the sidewalk behind the homes.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:56 p.m.

Mayor

City Clerk