



MINUTES

**Mankato City Council
Regular Meeting
July 25, 2022 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

Members Present: Mike Laven, Dennis Dieken, Karen Foreman, Jenn Melby-Kelley, Jessica Hatanpa, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Community Development Director Paul Vogel, Administrative Services Director Parker Skophammer, Senior Engineer Michael McCarty, Associate Director of Housing and Economic Development Nancy Bokelmann, and City Clerk Renae Kopischke.

Pledge of Allegiance to our Flag

2. **Approval of Agenda**

Ms. Foreman moved and Ms. Melby-Kelley seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Foreman moved and Ms. Hatanpa seconded a motion to approve the minutes of the Regular Meeting of July 11, 2022, as written. The motion carried unanimously.

4. **Appearances, Recognition, and Proclamations**

Tom Olinger, Abdo, provided an overview of the City of Mankato 2021 Financial Statement Audit.

5. **Public Open Forum (15 Minutes)**

No one spoke.

6. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

Mr. Dieken pulled item 6.C. Ms. Foreman moved and Ms. Melby-Kelley seconded a motion to approve the Consent Calendar as amended. With all members voting in favor, the motion carried.

- A. Motion authorizing the City Manager to release the Request for Proposals (RFP's) for completing the update to the Transit Development Plan for the Mankato/North Mankato Urbanized Area.
- B. Motion approving License to Encroach for 230 Jaycee Court.
- C. Motion approving amendment and report on Capital Improvement Project 10744; Minnesota Riverbank Stabilization.

Mr. Dieken asked about the stabilization that has already occurred with there being a gap in between the end of the levy project and the start of the proposed improvement.

Mr. McCarty noted that the higher value is to protect the Wastewater Treatment Plant and then Riverfront Park; however, funding would still be sought for the missing section in need of improvements. Brief discussion on improvements.

Ms. Foreman moved and Mr. Dieken seconded a motion to approve the amendment and report on Capital Improvement Project 10744; Minnesota Riverbank Stabilization. The motion carried unanimously.

- D. Resolution authorizing the Submission for the Edward Byrne Memorial Justice Assistance Grant (JAG), and motion approving the Joint Agreement between the City of Mankato and Blue Earth County to share the JAG Program Award.
- E. Resolution authorizing the City Manager to execute contracts with the Minnesota Department of Transportation for calendar year 2022, Section 5307, State Funded Capital Vehicle Grant Agreements for the purchase of vehicles and related equipment associated with the Mankato Transit System.

- F. Resolution approving the annexation of 1034 Thompson Ravine Road. The subject property is described as Lot 3, Gerdt's Subdivision; by request of Jordyn Morris and Brady Garbers.
- G. Resolution approving a Regional Legacy Connecting People to the Outdoors Small Grant application to the Greater Minnesota Regional Parks and Trails Commission and Minnesota Department of Natural Resources for the Greater Mankato River Valley Trail System Wayfinding Signage project.
- H. Resolution accepting Department of Employment and Economic Development Contamination Cleanup Grants and authorizing the City Manager to execute Contamination Cleanup Grant Agreement and Subrecipient Agreements for Lewis Lofts (221 Lamm Street) and Burton Building (101-107 North 2nd Street).
- I. Resolution authorizing the City Manager to enter into Amendment #1 to Agreement Number 1050911 with the Minnesota Department of Transportation (MnDOT) for additional federal aid funding for Capital Improvement Project 10896; Timberwolf Drive Pedestrian Improvements.
- J. Resolution directing Parking Control on Volk Avenue.
- K. Resolution considering bids on Capital Improvement 17502; Dewey Lane Improvements.
- L. Set August 8, 2022, as the date of public hearing for a rezoning for Wolfe Addition No. 2 from T, Transition, to R-2, One and Two Family Dwelling District and B-3, Highway Commercial; review of the Final Plat of Wolfe Addition No. 2; and a Planned Unit Development for Wolf Pointe Townhomes. The subject property is described as Outlots A & B, Wolfe Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, containing 47.08 acres; by request of Deep Valley Holdings, LLC.
- M. Set August 8, 2022, as the date of public hearing for a review of the Final Plat for Augusta Park Estates and for rezoning of the property from T, Transition, to O-R, Office Residential. The subject property is described as Outlot A and Outlot B, Circle Seven Subdivision (PID R010904200020 and R010904200019), by request of Steve Kuepers, Kuepers, Inc., with permission of the property owner.

- N. Set August 8, 2022, as the date of public hearing for the vacation of a 10-foot easement located between Lots 1 and 2 and 2 and 3, Block 1, St. Andrews Commercial Centre. The subject property is described as Lots 1, 2, and 3, Block 1, St. Andrews Commercial Centre (301 St. Andrew's Drive); by request of Joe Frederick Sr. of Big Joe, LLC.

7. **City Manager's Report**

- A. Ms. Arntz reported on the agreement between the city and Southwest Minnesota Housing Partnership (SWMHP) for implementation of the first phase of a community land trust. She stated that as discussed at the Work Session on June 6, the first phase consists of education/outreach and the purchase and rehabilitation of up to three homes. She indicated that existing homes would be purchased at a price of up to \$250,000 per home, be rehabilitated and then sold to a qualifying family at 60% or less of the median income. She explained that the net cost to the city per home is \$88,333 for the purchase price sourced from the fund balance of Economic Development, up to \$35,000 of rehabilitation funding that is sourced from existing programs, and \$5,000 of administrative fees from the Economic Development budget.

Ms. Arntz noted that the term of the agreement is until the end of 2022, and if SWMHP is successful in their Phase II application to Minnesota Housing, a subsequent agreement would be necessary to continue the program into 2023/2024.

Ms. Melby-Kelley inquired as to how the city was going to find properties to renovate.

Ali Joens, 15191 Monroe, Reading, Minnesota, representing the SWMHP, stated that the process would be home buyer driver; thus, they will work with the buyer.

Ms. Arntz added that as the program becomes more integrated and successful there will be several scenarios. She summarized some of the potential situations.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Resolution authorizing the City Manager to enter into an agreement with Southwest Minnesota Housing Partnership for implementation services for a Community Land Trust. The motion carried unanimously.

- B. Ms. Arntz stated that the City Council had work sessions in 2021 and 2022, regarding amendments to the City's Archery Deer Hunt Rules and Regulations. She summarized the changes, which included:
- Incorporation of reference to MN Statute 97B.001 and the MN Data Practices Law.

- Incorporation of the language that recognizes that if more than one of the distance regulations applies, the greater will be the one that is used.
- Providing the schedule for hunt and testing dates on the city's website, including references to the locations.
- Clarification of what happens when a hunter is cited for hunting related violations and under which circumstances privileges may be revoked.
- Updating contact information to role in organization vs. individuals.

Ms. Arntz noted that on July 11, 2022, the City Council reviewed the recommendations from staff and the City Attorney and requested additional clarification that the distance requirements in the policy only apply to buildings or boundaries within the City of Mankato. She added that if adopted, staff will arrange training for all the individuals that connect with the deer hunt, and will also update the city's website with new information.

Ms. Foreman suggested a meeting take place after this year's hunt to further discuss. Ms. Arntz noted that the conversations had started regarding other potential options.

Ms. Foreman moved and Mr. Dieken seconded a motion to approve the amendments to the City of Mankato Archery Deer Hunt Rules and Regulations. The motion carried unanimously.

8. **Reports of City Council Members**

Ms. Foreman mentioned that she is attending the Coalition of Greater Minnesota Cities Summer Conference in Red Wing.

9. **Miscellaneous Business**

View all city committee meetings by clicking on our [City Calendar](#)

Work Session, August 1, 2022, 6 p.m., Minnesota River Room

Regular Council Meeting, August 8, 2022, 6 p.m., Mankato Room (with EDA to follow if needed)

Regular Council Meeting, August 22, 2022, 6 p.m., Mankato Room (with Work Session to follow)

10. **Adjournment**

There being no further business before the Council, Ms. Foreman moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:56 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk