MINUTES

Mankato City Council
Regular Meeting
January 13, 2025 - 6 p.m.
IGC - Mankato Room

1. **Call Meeting to Order**

Roll Call

Members Present: Dennis Dieken, Michael McLaughlin, Jenn Melby-Kelley, Jessica Hatanpa, Kevin Mettler, Mike Laven, and Mayor Najwa Massad.

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Community Development Director Mark Konz, Interim Public Works Director Karl Keel, Interim City Engineer Alec Pietz, and City Clerk Renae Kopischke.

Reading of Land Acknowledgement

Pledge of Allegiance

2. **Approval of Agenda**

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the minutes of the Regular Meeting of December 9, 2024 as written. The motion carried unanimously.

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

No one spoke.

5. **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. McLaughlin pulled items 5.J. and 5.K. Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Consent Calendar as amended. With all members voting in favor, the motion carried.

A. Motion approving 2025 Legislative Priorities.

B. Resolutions establishing regular times and locations of Council Meetings, and designating the official newspaper of the City of Mankato.

C. Resolution designating Acting City Clerk per the Mankato City Charter, Section 3.03, Subd. 1.

D. Motion approving On-Sale Intoxicating, Sunday, and Non-Enclosed Premise (outdoor patio) Liquor Licenses for Jonny B's LLC, DBA Jonny B's, 1600 Warren St. #17A, Mankato (represents change of ownership).

E. Resolution authorizing the City Manager to enter into an Agreement with Blue Earth County (BEC) for Detox Transportation Services.

F. Resolution authorizing the City Manager to submit an Arts and Cultural Heritage Fund Veterans Memorial and Commemorations grant application to the Minnesota Department of Administration for Veterans Memorial Bridge.

G. Motion to apply to the Carbon Reduction Program for a Transit Pilot Project.

H. Resolution approving the 2025 Transit Asset Management Plan update.

I. Resolution considering bids on project 11084; Victory Drive Signal and Lighting Improvements.

J. Resolution directing Parking Control; no parking zones for transit bus stops.

K. Resolution directing Parking Control on Dane Street.

Brief discussion on the no parking zones for the transit bus stop locations.

Mr. McLaughlin commented how on the east side, off of Belle Avenue, was a concern, since it is hard to see to the right; thus, he asked that it be reviewed. It was noted that the petition was for the west side and that further engagement with the neighborhood could take place.

Mr. McLaughlin moved and Mr. Dieken seconded a motion to approve both 5.J. and 5.K. relating to directing Parking Control. The motion carried unanimously.

L. Resolutions approving the Transportation Alternatives Grant Application for the Trunk Highway 169 Underpass at River Lane.

6. **Public Hearings**

A. Mr. Arntz stated that staff would provide reports on the Capital Improvement Projects 11078 West 7th Street; 11114 Germania Park Phase 5, and 11120 Woodshire Drive. She reported that before the public hearing closed, there is an alternative recommendation for Capital Improvement Project 11114; Germania Park Phase 5, which is to continue the public hearing to March 10, 2025, as there were a couple items that were just brought to staff’s attention.

Mr. Pietz reported on Capital Improvement Project 11078 West 7th Street, which is a petition project located southwest of Mankato West High School and a couple blocks south of Highway 169 (two blocks from Sibley Street to Owatonna Street). He summarized the work involved as well as the costs and funding sources and the assessment process.

Mr. Pietz stated that Capital Improvement Project 11114 Germania Park Phase 5 was a continuation of the Germania Park neighborhood improvements. He reviewed the area covered by the project and some recent developments, including a potential developer that owns the west side of 8th Avenue and a portion of the east side as well. He noted that in November there was general support for the project moving forward as is, and then a letter was received today indicating some change in opinion that has led to the recommended continuation. He added that another item, after the issuing of the feasibility report, is the Baptist church along Lind Avenue (between 6th and 7th Streets) has expressed interest in vacating a portion of Lind Street as well as the front of the property and the alley. He stated that this is another item that would conflict with the timeline for the project; thus, the recommendation for continuation to March 10, 2025.

Ms. Arntz reiterated the recommendation and noted that it would allow staff time to review items prior to moving the project forward.

Mr. Pietz provided an overview of Capital Improvement Project 11120; Woodshire Drive. He reviewed the location of Woodshire Drive and the area covered by the project. He indicated that the area is in high need of utility and roadway improvements. He mentioned that the sanitary sewer is about 75 years old and currently flows to the north and down a hill through private property, which is something that would be avoided with the project. He commented on drainage improvements that would be included as well. He touched on sidewalks and how they are being reviewed for inclusion in the project. He summarized the costs and funding sources and the assessment process.

Mr. Dieken clarified that the narrowing of Woodshire that goes up hill from Madison by four feet. Mr. Pietz confirmed.

Mayor Massad opened the public hearing.

Chris Sandquist, 403 South Broad Street, spoke on behalf of the owner of commercial property (Twin Valley Council) relating to Capital Improvement Project 11120 Woodshire Drive. He stated that the building serves as headquarters for Scouting America, serving 15 counties in south central Minnesota. He felt that the property should not be included in the project and referred to portions for replacement. He noted that Woodshire is one of two access points to the property as they also have access from Madison. He referred to discussion at the open house relating to the infrastructure within the neighborhood and pointed out that the property doesn't get water or sewer from that section of roadway. He mentioned the sidewalks and how they are okay as there aren't any defects. He commented on the narrowing of the roadway which will reduce the amount of parking available and the need for occasional on-street parking. He touched on the benefits that need to be met by law and how the benefit is the increase to infrastructure on the hill. He asked that the matter be further reviewed.

Ms. Hatanpa inquired as to the connection being made on the hill being the only reason for the assessment.

It was noted that with only surface improvements, a full reconstruction wouldn't be needed; however, water does come from the street, sewer from Madison Avenue.

Brief discussion on the project, the improvements and the associated assessments.

Ms. Arntz commented on the significance of project 11120 Woodshire Drive, and recommended the hearing be continued to February 10, 2025, in order to allow time for review.

The public hearing was closed for Capital Improvement Project 11078; West 7th Street.

Ms. Hatanpa moved and Mr. McLaughlin seconded a motion to approve the Resolutions receiving the report and declaring costs to be assessed for Capital Improvement Project 11078; West 8th Street. The motion carried unanimously.

Mr. Laven moved and Mr. Mettler seconded a motion to continue the public hearing to March 10, 2025, for Capital Improvement Project 11114; Germania Park Phase 5. The motion carried unanimously.

Mr. Dieken moved and Mr. McLaughlin seconded a motion to continue the public hearing to February 10, 2025, for Capital Improvement Project 11120; Woodshire Drive. The motion carried unanimously.

7. **City Manager's Report**

A. Ms. Arntz reported that the City and Black & Veatch entered into a contract for $1,005,250 on May 1, 2024, for office-based construction services to assist in the administration of the City's Disinfection and Digester (D&D) project at the Mankato Water Resource and Recovery Facility (WRRF) during the first year of construction. She stated that the bulk of construction administrative responsibilities, including onsite project representation, were originally planned to be provided by City staff; however, due to several staff departures, there has not been the capacity to adequately cover the project; thus, the City engaged Bolton & Menk on an hourly basis to provide on-site construction services for the past several months.

Ms. Arntz explained that the WRRF D&D project is quite a large project with a total cost of nearing $90M. She noted that construction commenced in the summer of 2024 and will be completed in mid-2027. She added that to protect the City's investment in this critical piece of infrastructure, it is important that the construction be monitored closely and issues that arise be resolved quickly and in the best long-term interest of the City. She commented that the proposed amendment provides for the full construction services needed to deliver this project.

Ms. Arntz commented that it is proposed that a new amendment be brought to the City Council annually to cover the upcoming year's construction services – three amendments through 2027.

Ms. Arntz stated that as part of the administrative process of securing the Public Facilities Authority (PFA) loan, staff do have the ability to amend the loan amount to increase the project contingency amount to 5% of the project costs; thus, increasing the PFA loan by $1,674,452 with a total amended PFA amount of $45,339,296.50. She noted that the amended amount would still be below that of the initial proposed PFA funding amount of $47 million.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Resolution approving Amendment No. 1 to the Professional Services Agreement with Black & Veatch for the Water Resource Recovery Facility (WRRF) Digester and Disinfection improvements project. The motion carried unanimously.

8. **Reports of City Council Members**

A. Discuss City Council committee assignments and make motion approving appointments for 2025. Mr. Laven moved and Ms. Hatanpa seconded a motion approving the following amendments to assignments for 2025:

Mr. Mettler would serve on the Public Safety Advisory Committee and Mr. Laven as the alternate.
Mr. Metter would serve on the Community Services Advisory Committee.
Ms. Hatanpa would serve on the Highway 169 Coalition.
Mr. McLaughlin would serve on REDA and Ms. Hatanpa as the alternate.

9. **Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, January 27, 2025, 6 p.m., Mankato Room (with Work Session to follow)

Work Session, February 3, 2025, 6 p.m., Minnesota River Room

Regular Council Meeting, February 10, 2025, 6 p.m., Mankato Room (with EDA to follow if needed)

10. **Adjournment**

There being no further business before the Council, Ms. Hatanpa moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:05 p.m.

Minutes Approved.

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Mayor Massad

ATTEST:

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Renae Kopischke
City Clerk