



MINUTES

**Mankato City Council
Regular Meeting
August 26, 2024 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Roll Call

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

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Public Works Director Jeff Johnson, Community Development Director Mark Konz, Associate Director of Housing and Economic Development Nancy Bokelmann, and City Clerk Renae Kopischke.

Pledge of Allegiance

2. **Approval of Agenda**

Mayor Massad noted the addition of item 6.I. and Mr. Dieken requested the addition of an item regarding parking on Premier Drive be added to the City Manager's Report as 8.B. Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the agenda as amended. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Hatanpa moved and Mr. McLaughlin seconded a motion to approve the minutes of the Regular Meeting of August 12, 2024 as written. The motion carried unanimously.

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

Joey Schugel with the Minnesota Parks and Recreation Association presented an Award for Thomas Park.

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.D. 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 Proclamation designating September 2024, as Celebrate Recovery Month in the City of Mankato.
- B. Resolution approving application to conduct Off-Site Gambling on October 3, 2024, for Mankato Area Youth Baseball Association (MAYBA) at Loose Moose Saloon & Conference Center, 119 South Front Street, Mankato.
- C. Resolution approving application for Loyola Booster Club to conduct Lawful Gambling at Buffalo Wild Wings, 301 St. Andrews Drive, Mankato.
- D. Mr. Dieken asked for an explanation of the work being done as he had received several questions from the residents.

Mr. Arntz noted that work was scheduled this fall along Cree Court which involved the extension of a pipe which was approved previously by the Council. She commented on the current request that included several slope sections along Shiloh Court that suffered failures due to the amount of precipitation that was received in the spring.

Mr. Johnson provided an overview of what has happened to date and noted that the approval tonight would start the process and allow staff to conduct the work by coordinating the design of both the private and public improvements with anticipated preliminary work to take place in 2025.

Laurie Rossow, 119 Shiloh Court, mentioned the ravine failure and the people that have come to their aid. She asked if the ravine on Cree Court was already done. She expressed a concern about the timeline of work being conducted in 2025 and 2026 due to the current status of the erosion.

Mr. Johnson responded that the work on Cree Court was completed and noted the next steps which would involve discussion with the residents in the area.

Mr. Dieken moved and Mr. Laven seconded a motion to approve the Resolution determining adequacy of petition for Capital Improvement Project 11128, Shiloh Court Ravine Improvements. The motion carried unanimously.

- E. Resolution authorizing the City Manager to enter into a modified Low-and-Moderate Income Community Solar Program Subscription Agreement with Cooperative Energy Futures Community Solar, LLC.
- F. Resolution authorizing the City Manager to enter into grant agreements with the FAA and MnDOT for Capital Improvement Project 11118; 2024 Airside Improvements at the Mankato Regional Airport (MKT).
- G. Set September 9, 2024, as the date of public hearing for the Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.
- H. Set October 15, 2024, as the date of public hearing for establishment of Development District No. 50 and Tax Increment District No. 50-1 (101 East Main Street, 121 East Main Street and 118 South 2nd Street).
- I. Set September 9, 2024, as the date of public hearing for a variance from Section 10.13, Subd.6.C of the Mankato City Code to reduce the rear yard setback from 25 feet to 15.2 feet. The variance is being requested in order to construct a 26' X 29.5' attached garage addition at 102 Uriah Court.

7. **Public Hearings**

- A. Ms. Bokelmann stated that in 2017, the Minnesota Legislature defined a Local Housing Trust Funds (LHTF) in law providing clarity to assist local jurisdictions with housing investments. She summarized that LHTFs are established by a local government dedicating public revenue to housing, and are a consistent, flexible resource for housing within local jurisdictions. She noted that trust funds help communities leverage public and private resources and jump start projects that draw investment and jobs.

Ms. Bokelmann explained the state match funding and mentioned that MN Housing anticipates releasing an RFP for the matching funds this fall for communities with established LHTFs. She also reviewed the Statewide Affordable Housing Aid (SAHA) program.

Ms. Bokelmann indicated that the City of Mankato identified the need to establish a LHTF during the development of the Affordable Housing Action Plan. She stated that the ordinance to establish the LHTF was drafted in consultation with the Minnesota Housing Partnership and sets the purpose and intent of the LHTF to encourage the creation of affordable housing for renters and homeowners, promote the preservation of affordable housing resources, prevent and end homelessness, and provide rental assistance.

Ms. Bokelman also pointed out that a Resolution to create a LHTF Advisory Committee was included that outlines the creation of a LHTF Advisory Committee in partnership with Blue Earth County.

Ms. Melby-Kelley moved and Mr. Mettler seconded a motion to approve the Ordinance establishing a Housing Trust Fund. The motion carried unanimously.

Mr. Dieken moved and Ms. Melby-Kelley seconded a motion to approve the Resolution creating the Housing Trust Fund Committee. The motion carried unanimously.

8. **City Manager's Report**

- A. Ms. Arntz reported that on August 23, 2024, bids were opened on Capital Improvement Project Number 11088 with five bids being received, and the low bid submitted by Holtmeier Construction, Inc. of \$680,349.14. The Engineer's Estimate for the project was \$707,655.08. She noted the overall project cost was reduced from the initial budget in the Capital Improvement Plan due to changes made during the final design to the force main and lift station structures.

Ms. Arntz stated that staff recommended awarding the construction contract for Capital Improvement Project Number 11088 to Holtmeier Construction, Inc. She indicated that the contract has a final completion date of May 15, 2025, to allow for final restoration along the project. She added that the lift station has an in-service date of January 31, 2025, and construction is anticipated to start in late September.

Ms. Arntz concluded that staff would notify residents along the project of the upcoming construction to explain the work schedule, access to homes and businesses during construction, mail delivery, garbage collection, and other miscellaneous items of interest.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Resolution accepting bid on Capital Improvement Project 11088; Viking Ravine Lift Station. The motion carried unanimously.

- B. Mr. Dieken requested that the previous action taken by the Council on August 26 regarding parking on Premier Drive be amended. He asked that "no parking" be installed immediately on the west side of Premier Drive.

Mr. Dieken moved and Mr. Laven seconded a motion to rescind R-2024-0812-164, and approve a Resolution that would install "no parking" immediately on the west side of Premier Drive with the "no parking" on the east side taking effect upon substantial completion of the construction. The motion carried unanimously.

9. **Reports of City Council Members**

None.

10. **Miscellaneous Business**

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Regular Council Meeting, September 9, 2024, 6 p.m., Mankato Room (with EDA to follow if needed)

Council Community Investment Plan Bus Tour, September 12, 2024, 5 p.m., departs from Intergovernmental Center

Community Investment Plan Open House, September 19, 2024, 6 p.m. - 8 p.m., Mankato Room

11. **Adjournment**

There being no further business before the Council, Mr. McLaughlin moved and Ms. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:46 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk