



MINUTES

Mankato City Council
Regular Meeting
November 25, 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, Community Development Director Mark Konz, City Attorney Pam Whitmore, and City Clerk Renae Kopischke.

Pledge of Allegiance

2. Approval of Agenda

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

3. Approval of Minutes

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

4. Appearances, Recognition, and Proclamations

Recognition of 2024 Photo Contest Winners

5. Public Open Forum (15 Minutes)

Sophie Hoiseth, Community Engagement Coordinator, YWCA, 127 South 2nd Street #200, provided an update on the Young Women's Institute of Minnesota Greater Mankato Cabinet (YWI MN), facilitated by the YWCA.

She stated that they have 15 active members that are interested in advocacy and creating their own policy agenda focused on the issues that they care about within the community. She thanked Council member Jenn Melby-Kelley for recently attending a meeting and answering several of their questions. She noted how passionate the group was about things that are impacting young women, and wondered about the best way to partner and/or address the city on the issues.

Patrick Camden, 921 Charles Avenue, stated he is a civil engineering technology student at South Central College and as part of one of his classes he was to attend the Council meeting. He mentioned traffic concerns in West Mankato, referring to an uncontrolled intersection at Charles Avenue and Woodland Avenue. He felt that if a stop sign was added at Blue Earth Street heading West and at Charles Avenue going East, it would mitigate some safety issues that he had noticed.

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.

Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

- A. Motion approving application for an On-Sale Intoxicating and Sunday Liquor License to LV Petroleum LLC, DBA TenTwenty, 3010 Adams Street, Mankato.
- B. Motion approving All Seasons Arena change order.
- C. Motion approving change order for Capital Improvement Project 10997; Facilities Snow Removal.
- D. Resolution authorizing the City Manager to accept the Walmart Store grant to support the annual Shop with a Hero event hosted by Public Safety in December.
- E. Resolution authorizing the City Manager to execute the Greater Mankato Convention and Visitors Bureau Operating Agreement.

- F. Resolution considering bids for Project 11065; Water Meter Replacement Installation.
- G. Resolutions establishing 2025 rates for Special Services District Parking and Maintenance and declaring adequacy of petition to join the Parking Special Service District.
- H. Set December 9, 2024, as the date of public hearing for the rezoning of the subject property from T-Transition to B-1, Community Business District, O-R, Office Residential District, R-4, Multiple Family Dwelling District, and R-2, One- and Two-Family Dwelling District and for an amended Preliminary Plat and Final Plat review of Mesenbrink Subdivision (Blue Earth County PID R430915400003 and R430915400009); by request of Mesenbrink Construction & Engineering, Inc.

7. **Public Hearings**

- A. Ms. Arntz noted that in addition to the ordinances, there are resolutions approving summary publications that are being presented for approval as well. She reported that the state is primarily responsible for regulation, while the city's authority to regulate cannabis is limited. She explained that the city has authority to register retail businesses; set zoning regulations within state limitations; and regulate the use of cannabis in public spaces. She stated that ordinances were discussed by the Council at their Work Session on October 28. She noted that the Planning Commission approved the zoning ordinance on November 20, 2024.

Ms. Whitmore commented on the number of applications received state-wide as well as how many were deemed eligible. She referred to a lawsuit and how things will likely evolve as the process moves forward. She mentioned the 11 different types of business licenses that will be licensed by the Office of Cannabis Management. She reviewed the city's role in adult use of cannabis including where businesses can be located, the hours of operation, registration requirements, and what can be sold. She noted that the limit would be four licenses, which is reflected in the ordinance, but could be modified in the future if the Council wished to do so.

Ms. Whitmore explained that because cities are required to complete an annual inspection of cannabis retailers and lower potency hemp edible retailers, staff is recommending that the city register all the individuals we are required to inspect. She touched on the following items related to cannabis retail businesses within the ordinance: they must register with the city and be compliant with zoning laws; businesses may operate within the hours between 10 a.m. and 9 p.m.; no registration is required for medical cannabis businesses; and no lower-potency hemp edible retailers may operate a moveable place of business.

Ms. Whitmore stated that in the legislation legalizing cannabis, the city is required to determine which zoning districts cannabis related businesses are allowed to operate. The cannabis related activities include retail transportation and delivery service for cannabis items; the cultivation/growing of cannabis; manufacturing, processing, testing, and wholesale; and on-site consumption of edible cannabis products and lower-potency hemp edibles. She referred to the zoning ordinance and how, as proposed, it includes buffers of 1,000 feet from a school or 500 feet from a daycare, residential treatment facility, or public park that is used by minors.

Ms. Whitmore commented on the ordinance that regulates cannabis events and stated that the city is required by law to allow events, but can regulate the time, place, and manner of the events. She stated that staff is recommending a prohibition of cannabis events per the buffer restrictions, and that no consumption of cannabis may take place during the event.

Mr. McLaughlin referred to events that have alcohol and how they are allowed to consume it on-site during the event and wondered how that would work with cannabis.

Ms. Whitmore stated that if it was a licensed cannabis event there would not be any on-site consumption allowed for the event; however, if it was an event at a private establishment that had a retailer retailers' license under the ordinance, there would be some allowed. She mentioned state law and the restrictions that prohibit sampling.

Ms. Arntz added that state law has very specific rules regarding public consumption where cannabis is not allowed to be consumed in public, and how the regulations are different as they relate to alcohol.

Brief discussion on the registration process.

Mr. Laven commented on how he has heard from constituents that the ordinances are restrictive. Ms. Whitmore noted how Mankato was in the middle of the road compared to other Minnesota cities she has worked with. Ms. Arntz noted that the ordinances are structured in a way that allows for lessening of restrictions as things move forward, versus being less restrictive in the beginning and making it harder to tighten things up if changes were to be made.

Mayor Massad opened the public hearing.

Matt Little, 225 Bradley Street, stated that he felt four was very limited and would allow one retailer to obtain all four licenses.

Ms. Whitmore referred to statute 342.32 relating to multiple licenses and how only one location would be allowed.

Further discussion on the restrictions.

Mr. McLaughlin asked how an item could be brought back for discussion if there was a request in the future to bring the item back before the Council. Ms. Arntz replied that a Council member could request the item be brought back for further discussion and if there was a majority of the Council in favor, amendments could be made and brought back before the Council.

Mayor Massad closed the public hearing.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Ordinance establishing registration requirements for the sale of Lower-Level Intoxicating Hemp Products and the sale of Adult Use Cannabis Products. The motion carried unanimously.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Ordinance establishing Special Event Requirements for Temporary Cannabis Events. The motion carried unanimously.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Ordinance amending Chapter 10 Land Use (Zoning) relating to cannabis. The motion carried unanimously.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Resolutions approving summary publication of the Ordinance establishing registration requirements for the sale of Lower-Level Intoxicating Hemp Products and the sale of Adult Use Cannabis Products; and the Ordinance establishing Special Event Requirements for Temporary Cannabis Events. The motion carried unanimously.

Ms. Arntz suggested that a request for summary publication of the zoning ordinance be included and wondered if the Council wanted to include it in the approvals.

Mr. Dieken moved and Mr. Mettler seconded a motion to approve a Resolution for summary publication of the Ordinance amending Chapter 10 Land Use (Zoning) relating to cannabis. The motion carried unanimously.

8. **City Manager's Report**

- A. Mr. Skophammer provided the Third Quarter Financial Update.

9. **Reports of City Council Members**

Mr. Laven indicated that he attended the National League of Cities (NLC's) Conference and prepared a summary to be sent to the Council. He commented on combating homelessness and what Mankato has done and noted that it was NLC's 100-year anniversary. He also mentioned that he attended the Coalition of Greater Minnesota Cities Fall Conference.

10. **Miscellaneous Business**

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

Public Budget Hearing, December 2, 2024, 6 p.m., Mankato Room

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

11. **Adjournment**

There being no further business before the Council, Mr. Laven moved and Ms. Hatanpa seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:04 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk