MINUTES

Mankato City Council
Regular Meeting
December 9, 2024 - 6 p.m.
IGC - Mankato Room

1. **Call Meeting to Order**

Roll Call

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

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Community Development Director Mark Konz, and Public Safety Director Jeremy Clifton.

Pledge of Allegiance

2. **Approval of Agenda**

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

3. **Approval of Minutes**

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the minutes of the Regular Meeting of November 25, 2024, and the Public Budget Hearing of December 2, 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.

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

A. Motion approving Opioid Remediation Grant to YWCA Mankato for Youth Mental Health First Aid Training to teach how to help an adolescent who is in crisis, or experiencing a mental health or addiction challenge.

B. Resolution adopting fees for Cannabis Business registration.

C. Resolution approving Amendment No. 1 to the Blue Earth County and City of Mankato Voting Operations, Technology & Election Resources (VOTER) Agreement.

D. Resolution authorizing the City Manager to execute an agreement with Blue Earth County for the shared cost of election expenses relating to technology and equipment.

E. Resolution authorizing additional purchasing of Water Meters utilizing American Rescue Plan Act (ARPA) funds.

F. Resolution authorizing the City Manager to execute a five-year agreement with West Central Sanitation for refuse and recycling collection.

G. Resolution authorizing the City Manager to enter into a one-year agreement with OMG Midwest for yard waste composting.

H. Resolution approving a Conditional Use Permit to allow for cut, fill and development activities on a slope equal to or in excess of seventeen-point six (17.6) percent for ravine stabilization. The subject property is described as Lot 5, Block 1, Ironwood Oaks subdivision (80 Telemark Drive); by request of Andrew Manske.

I. Resolution approving the Affordable Housing Trust Fund Memorandum of Understanding with Blue Earth County.

J. Resolution approving the 2025 Public Transit Service Agreement with North Mankato.

K. Resolution authorizing the City Manager to enter into a 2025-2026 School Resource Officer (SRO) Agreement between the Mankato Department of Public Safety and Mankato Area Public Schools (ISD #77).

L. Resolution authorizing the City Manager to enter into a Joint Powers Agreement (JPA) with the South Central Minnesota Computer Consortium (Shared Records Management System).

M. Resolution authorizing the City Manager to enter into an Agreement with Axon Enterprise Inc. for Body-Worn and Fleet 3 Squad Cameras, Tasers, and Interview Room Technology.

N. Motion awarding quotes for flood damage repairs on Thompson and Wilson creeks.

O. Update on Capital Improvement Project 10706: Lake Street Pump Station and motion approving change order number 1.

P. Resolution indicating the City of Mankato's "Intent to Cost Participate" in costs for certain improvements on Trunk Highway 169 in conjunction with State Project (SP) 5212-42.

Q. Resolutions authorizing the City Manager to apply to the Area Transportation Partnership for:
   - Surface Transportation Program Small Urban funding for the city share of the 2027-2028 TH 169 Improvements; and
   - Transportation Alternatives funding for the city share of the 2027-2028 TH 169 Improvements.

R. Resolution authorizing the City Manager to apply for the SFY 2025 MnDOT Aeronautics Equipment Grant for the replacement of the airport pickup at the Mankato Regional Airport (MKT).

S. Set January 13, 2025, as the date of hearing on Capital Improvement Projects:
   - 11078 West 7th Street
   - 11114 Germania Park Phase 5
   - 11120 Woodshire Drive

6. **Public Hearings**

A. Mr. Konz commented on the previous reviews and approvals that were brought before the Council relating to Mesenbrink Subdivision, which consists of a mixed-use development project consisting of retail space, apartment units and single-family residential units. He reported that the subdivision is now nearing final stages, and the current requests are for approval of the Final Plat and 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.

Mr. Konz stated that at the time of the preliminary plat, only two blocks were proposed and the amended reflects three blocks. He explained that Block 1 is in the south-west corner of the plat along County State Aid Highway 12 and Hoffman Road and will be accessed via private road (Block 1 has three lots, Lot 1 is 2.59 acres, Lot 2 is 3.04 acres, and Lot 3 is 19.03 acres). He noted that Block 2 is in the south-east corner of the plat and will have private road access off the extension of Hoffman Rd (Block 2 contains one lot that is 21.75 acres). He added that Block 3 is at the northeast corner of the plat and will have private road access off the extension of Hoffman Road (Block 3 has one lot that is 33.77 acres). He mentioned that the final plat also shows a large wetland on the northern section of the plat. He indicated that the wetlands that are shown within the blocks are wetlands that have not yet been replaced; however, a wetland sequencing and replacement plan was approved on August 12, 2024, by the Council.

Mr. Konz provided an overview of the rezoning of the subject areas as at the time of official annexation, the properties were assigned a temporary zoning category of T-Transition, and the applicant is now seeking the official zoning of the property in accordance with the underlying Land Use Plan. He summarized that Block 1, Lots 1 and 2 are proposed to be B-1, Community Business District; Block 1, Lot 3 is proposed to be OR, Office Residential, and Blocks 2 and 3 are both proposed to be zoned R-2, One- and Two- Family Zoning district. He added that a planned unit development will be required prior to construction.

Mr. Laven asked staff to provide clarification of the R-2 and what types of housing would be allowed. Mr. Konz replied that, based on code, it would consist of single-family homes, or single-family attached (i.e., duplex).

Mr. McLaughlin wondered if the R-2 zoning would only apply to Block 3 and not Block 1 or 2. Mr. Konz responded that it would apply to Lots 1, Block 3, and Lot 1, Block 2. He commented on the tiers associated with the shoreland and the locations of the units.

Brief discussion on the parkland dedication.

Mayor Massad opened the public hearing. There being no one wishing to speak, Mayor Massad closed the public hearing.

Mr. McLaughlin moved and Mr. Mettler seconded a motion to approve the Ordinance approving the rezoning 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 the Resolution approving the Final Plat of Mesenbrink Subdivision. The motion carried unanimously.

7. **City Manager's Report**

A. Ms. Arntz mentioned activities to date and commented on the posting of animal impound positions and the hours included, which caused the misinterpretation of the hours that the facility would be open. She mentioned that the associated costs and the use of public safety aid will be brought back to the Council in January. She touched on the termination of the contract with the Blue Earth Nicollet County Humane Society (BENCHS) effective December 31, 2024, and how there have been conversations with other agencies relating to services as well as site visits to other municipally owned facilities on best practices.

Mr. Clifton mentioned the intention is to create a service to do the right thing for the animal by making every effort to reunite dogs with their owners. He indicated that the city would reopen an animal impound facility at 903 Mound Avenue, that will ensure compliance with Minnesota state statutes for impounding stray dogs and provide essential animal care services within city limits. He commented on the improvements that have been made and mentioned staffing as well as supplies that would be needed. He mentioned coverage and the need for combined part-time and full-time staff to assist with operations. He touched on the agreement in place for veterinary services.

It was noted that currently the city does not have any animals impounded.

Mr. Clifton stated that updated policies, processes, procedures, and forms related to the operation of the animal impound would be finalized and implemented ahead of the January 1, 2025, starting date. He explained animal impound fees that pet owners will be required to pay upon retrieval of their dog (fees will be $50 per day for the first impoundment, and $75 per day for each subsequent impoundment). He indicated that the new costs for staffing the animal impound will be funded from Public Safety Aid, and that the costs are anticipated to not exceed $15,000 for the first year of a part-time employee.

Ms. Arntz commented that for 2025, there is an estimated new budget of $25,000, including using Public Safety Aid and operating expenses from the Public Safety budget, and as the 2026 budget is developed, the existing operation will be evaluated, along with examining the 2025 year-to-date financial expenses to ultimately incorporate an ongoing operational plan into the proposed 2026 General Fund Budget.

8. **Reports of City Council Members**

None.

9. **Miscellaneous Business**

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Work Session, January 6, 2025, 6 p.m., Minnesota River Room (CANCELED)

Regular Council Meeting, January 13, 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 6:28 p.m.

Minutes Approved.

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Mayor Massad

ATTEST:

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Renae Kopischke
City Clerk