MINUTES

Mankato City Council
Regular Meeting
March 10, 2025 - 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, and Mayor Najwa Massad.

Members Excused: Kevin Mettler.

Staff Present: City Manager Susan Arntz, 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**

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 Ms. Melby-Kelley seconded a motion to approve the minutes of the Regular Meeting of February 24, 2025 as written. The motion carried unanimously.

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

Report on "State of the City" by City Manager Susan Arntz.

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.

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 allocations for 2025 Special Event Support Grants and Community Grants.

B. Motion approving application for Consumption and Display (Bottleclub) Permit for Mankato Lodge #12 A.F. & A.M., 309 South 2nd Street, Mankato.

C. Motion approving a new off-sale 3.2 Percent Malt Liquor License to LV Petroleum, LLC, DBA TA Express at 3010 Adams Street, Suite 2, Mankato.

D. Motion approving Change Order No. 1 to the 2024 Tree Trimming and Removal Contract.

E. Motion to adjust transit fares, add processing fees, and adjust transfer tickets for transit services.

F. Resolution adopting negotiated changes to the 2025-2026 LELS (Sergeants) Labor Agreement.

G. Resolution approving acquisition of certain property owned by the Housing and Redevelopment Authority of Mankato.

H. Resolution approving a Conditional Use Permit to allow for a restaurant in the CBD-F, Central Business District Fringe, zoning district. The subject property is located at 634 South Front Street; by request of Bennett Coughlan.

I. Resolution approving a Certificate of Design Compliance for an approximately 750 square-foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is located at 1521 Tullamore Street; by request of Brunton Architects.

J. Resolution approving a Conditional Use Permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is located at 551 Belle Avenue; by request of Papa John's.

K. Motion approving renewal of the Mankato Confined Space Consortium contracts for 2025.

L. Resolution authorizing application to the Minnesota Pollution Control Agency (MPCA) for PFAS Source Identification and Reduction Grant Program for funding assistance for 2025 PFAS testing.

M. Resolution authorizing a MnDOT Grant Agreement to replace Unit #81 Airport Service/Plow Truck.

N. Resolution authorizing requests for proposals for Transit Automated Passenger Counter.

O. Resolution authorizing the City Manager to apply for the Minnesota Department of Health for Lead Service Line Inventory Technical Assistance.

P. Resolution authorizing the City Manager in enter into a Joint Powers Agreement with the Minnesota Department of Administration and Blue Earth County for the design of the Bassett Drive extension.

7. **<u>Public Hearings</u>**

A. Ms. Arntz stated that a public hearing was held on January 13, 2025, and prior to the hearing, the city received a letter from the developer on 8th Avenue objecting to the proposed improvements, including the extension of 8th Avenue north of Cleveland Street. She added that also received prior to the hearing was an inquiry from Grace Baptist Church regarding their pending application to vacate Lind Street between 6th Avenue and 7th Avenue. She indicated that considering the significance of these two issues, the hearing was continued until March 10, 2025. She briefly summarized the status of the two issues:

<u>8th Avenue Developer Objection</u> – Since the January 13 hearing, the developer has clarified that they wish to see the improvement on 8th Avenue south of Cleveland Street be included in the project and constructed in 2025. Staff agree that it is appropriate to remove 8th Avenue north of Cleveland Street from the proposed project and have adjusted the feasibility report accordingly. Staff continue to work with the developer to finalize the location of the utility service to serve future development and to resolve other associated design and legal issues. Staff consider the issue to be resolved regarding the March 10, 2025, hearing.

Vacation of Lind Street – Just before the original public hearing for the street project held on January 13th, City staff became aware of a pending application from Grace Baptist Church to vacate Lind Street between 6th Avenue and 7th Avenue and a portion of the public alley south of Lind Street. Grace Baptist Church made an application for this vacation and a hearing was held at the Planning Commission on February 26, 2025, where the item was tabled to allow time for Grace Baptist Church to provide additional information supporting their request and to see what the Council's decision would be regarding Lind Street on March 10, 2025. The Church's representative (who also represents the developer on 8th Avenue) has indicated that the Church will request the Council to remove Lind Street between 6th Avenue and 7th Avenue from the proposed street project. Staff do not consider the issue to be completely resolved at this time.

Ms. Arntz reported that the improvements proposed as part of the Germania Park Phase 5 project are certainly needed. She commented that generally, the city attempts to resolve as many issues as possible when moving forward with improvements of this magnitude as they are expensive and impact the neighborhood significantly. She noted that with the 2025 construction season quickly approaching, staff are concerned that further delays this year may impact the cost and schedule of the project. She reviewed the options for Council consideration and indicated that staff recommend the Council consider the improvement per the attached feasibility report and the resultant costs and funding sources.

Brief discussion on the alley/street vacation request and how it is unusual and would need to stand on its own.

Ms. Hatanpa inquired as to why they would like to vacate the street. Ms. Arntz replied that an analysis needs to be done and mentioned that as part of the Planning Commission public hearing, staff would not recommend that the street be vacated.

Brett Skillbred, 200 Essex Road, representing Pentagon Acquisition and Grace Baptist Church, stated that both parties are in support of the project given that time is of the essence. He mentioned the timing of the application by Grace Baptist Church and how he has been working with them in the process.

Ms. Hatanpa asked why the Church wanted to close that section of the street. Mr. Skillbred commented on the neighborhood and how the property lines are with the street being incorporated into the church. He mentioned how it has been used for parking and drop off as well as safety issues.

Mr. Laven moved and Mr. McLaughlin seconded a motion to approve the Resolution receiving the feasibility report, ordering improvement, preparation of plans, specifications, and ordering advertisement for bids; and the Resolution declaring cost be assessed, and ordering preparation of proposed assessment on Improvement Project 11114; Germania Park Phase 5 . The motion carried unanimously.

8. **City Manager's Report**

A. Ms. Arntz indicated that the Council reviewed the proposed project during their Work Session on February 24, 2025. She stated that it is a follow-up to the recently completed reconstruction of Riverfront Drive completed in 2024, as no additional streetscaping or aesthetic improvements were included in the project. She noted that as construction neared completion, concerns were raised by Old Town businesses regarding the highway-style lighting being installed and the lack of streetscape amenities provided by the roadway project. She explained that the city initiated a feasibility study and worked closely with members of the Old Town Association to address concerns and develop improvements that could be implemented as soon as possible within the boundaries and constraints of the just completed project.

Mr. Arntz added that as part of the city's routine streetlight replacement program, a project has been budgeted for in 2025 to replace roadway-style lighting on North Riverfront Drive. She stated that the total number of lights to be replaced is similar to the number of lights proposed to be exchanged in the Old Town area of Riverfront Drive. She commented that the proposed project would combine the two projects on Riverfront Drive and re-use the roadway lighting removed from the Riverfront Drive project to the North Riverfront portion of the project. She summarized the project costs and funding sources, and noted that the funding strategy will allow for a $3,000 surplus compared to the 2025 budget.

Brief discussion on associated costs. It was noted that the streetlight costs have increased since it was originally budgeted.

Mr. Laven moved and Ms. Melby-Kelley seconded a Resolution approving the Riverfront Drive Lighting and Streetscape Project (City Project # 11140). The motion carried unanimously.

9. **Reports of City Council Members**

None.

10. **Miscellaneous Business**

View all city committee meetings by clicking on our City Calendar

Regular Council Meeting, March 24, 2025, 6 p.m., Mankato Room (with Work Session to follow)

Work Session, April 7, 2025, 6 p.m., Minnesota River Room

Regular Council Meeting, April 14, 2025, 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. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:36 p.m.

Minutes Approved.

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Mayor Massad

ATTEST:

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Renae Kopischke

City Clerk