



MINUTES

Mankato City Council
Regular Meeting
November 24, 2025 - 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, Interim City Engineer Cory Bienfang, Community Development Director Mark Konz, 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 Mr. Mettler seconded a motion to approve the minutes of the Regular Meeting of November 10, 2025, 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. Laven moved and Mr. McLaughlin seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

- A. Motion to reduce Transit Fares for the 2026 Project Community Connect.
- B. Resolution executing the Grant Agreement for State Funding of the Air Traffic Control Tower Design — Phase 2.
- C. Motion approving Change Order 3 for Improvement Project 11188; Bassett Drive Extension (BCA) Project.
- D. Resolution authorizing the City Manager to submit a grant application for a Local Road Improvement Project (LRIP) for Capital Improvement Project 11121; Long Street and Emerson Lane.
- E. Motion approving renewal of the Mankato Confined Space Consortium agreements for 2026.
- F. Set December 8, 2025, as the date of public hearing to review an ordinance amending various sections of Chapter 10 related to variances.
- G. Set December 8, 2025, as the date of public hearing regarding amendments to the Mankato City Charter.

6. **Public Hearings**

- A. Mr. Bienfang stated that this is a public improvement hearing on Capital Improvement Project 11192; Belleview Avenue, Jayro Court and Riverview Street. He reported that on September 11, 2025, staff hosted an informational meeting where staff presented the proposed plan, estimated costs, and proposed preliminary assessments for the project. He mentioned that residents abutting the project were mailed a notice of the informational meeting, and approximately 10 people attended. He noted that items discussed included the sidewalk along Belleview Avenue as well as the width of the roadway, the isolated flooding along Jayro Court during rainfall events, and the arborvitaes in the right-of-way along the east side of Jayro Court.

Mr. Bienfang indicated that the plan for the arborvitaes was to remove them and replace them with similar but smaller plantings which would alleviate any future potential issues with overhead utilities and encroachment into the right-of-way. He explained that replacing them at the same time would provide for some consistency versus having to replace them as needed in the future.

Mr. Bienfang summarized the estimated costs and funding sources.

Mr. Laven asked about the private utilities and the overhead line and if the utility companies have been notified. Mr. Bienfang replied that sometimes there are some elected improvements that could be proposed; however, they are not at that stage and will start conversations during the next steps.

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

Mr. Laven inquired whether keeping the trees and shrinking the roadway would be an option. Mr. Bienfang responded that there would need to be a 22-foot-wide roadway which is not recommended from a public safety standpoint and would need to result in a shift to the west which would also impact the arborvitaes.

Ms. Arntz pointed out the current trees and how they are currently interfering with the overhead power lines.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Resolution receiving a feasibility report, ordering improvement, preparation of plans, specifications, and ordering an advertisement for bids on improvement number 11192; Belleview Avenue, Jayro Court, and Riverview Street improvements . The motion carried unanimously.

Mr. Bienfang stated that this is a public improvement hearing on Capital Improvement Project 11193; 2026 Resurfacing, which includes the Dolph Reservoir Access Road (formerly Project 11194). He stated that on October 7, 2025, staff hosted an informational meeting for project 11193, where staff presented the proposed plan, estimated costs, and proposed preliminary assessments for the projects. He noted that residents abutting the projects were mailed a notice of the informational meeting.

Mr. Bienfang summarized the estimated costs and funding sources.

Mr. Laven inquired about whether Main Street would be resurfaced in phases. Mr. Bienfang indicated that it would likely be in phases to minimize disruptions.

Mr. McLaughlin wondered about the east end of the project and crossing near Marion Lane and commented on the need for pedestrian buffers where kids are crossing. He suggested that a “no left-hand turn” be placed to eliminate some of the bottlenecking in certain areas.

Mayor Massad opened the public hearing.

Murry Griffin, Mankato, asked about the little blue sections on the map and wondered if those were the sections of sidewalk would be replaced. Mr. Bienfang replied yes. Ms. Griffin stated that she lived at the top of Main Street near the park and inquired about access and where she would be parking during the project.

Mr. Bienfang noted that there would be a meeting in the spring of 2026 that would give more of the specifics for the final plan. Trenton Ide, Mankato, asked for clarification of the proposed traffic cameras.

Mr. Bienfang stated that they would be replaced and are used to identify queuing as they are vehicle detection cameras and used for traffic signals.

Gail Finley, Mankato, inquired as to how the cost was determined. She expressed concerns about heavy traffic that is not found on neighborhood roads.

Mr. Bienfang commented that it was an estimated cost based on the information available. He referred to the mechanisms used for the funding and mentioned the diverse sources used in an effort so that the neighborhood was not bearing all the costs.

Ms. Finley noted that the crosswalk at Hannah and Hinckley is very dangerous when people come up Main Street hill and if there was a way to increase safety, it would be appreciated.

Bob Finley, 812 East Main Street, mentioned the adoption of the Hilltop study and how the plan affects Main Street. He hoped that some of the items could be included with the design.

Mayor Massad closed the public hearing.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Resolution receiving a feasibility report, ordering improvement, preparation of plans, specifications, and ordering an advertisement for bids on improvement number 11193; 2026 Resurfacing, including Dolph Reservoir Access Road (formerly Project 11194). The motion carried unanimously.

7. **Council Business**

- A. Ms. Arntz stated that staff have received complaints about and have observed the conditions of 703 West 3rd Street, which, according to Blue Earth County property records, is owned by Richard Jeff Rosillo.

Ms. Arntz indicated that staff sent a standard nuisance complaint letter to the address on April 25, 2025, requesting compliance by June 1, 2025. She noted that on June 1, 2025, staff inspected the property from the right-of-way and noted junk vehicles in the yard, trash, tires, debris, old furniture, junk, and construction materials on the property. She commented that the First Notice of Violation and Order to Abate letter was hand-delivered to the property owner on August 7, 2025, and the property was again inspected and found non-compliant.

Ms. Arntz explained that a Second Notice of Violation and Order to Abate letter was sent on August 20, 2024, with follow-up inspections on September 3, 2025, and on September 5, 2025. She referred to photos that were taken of the property which were attached as Exhibit E to the resolution. She reported that on October 28, 2025, the City Attorney sent a letter, via certified mail with receipt requested, notifying the owner of the city's intent to bring an abatement action if the nuisance conditions were not remedied by November 3, 2025. She commented that on November 7, 2025, updated photos were taken showing that the nuisance conditions remain on the property.

Ms. Arntz summarized that the Mankato City Code and state law provide authorization for legal action to enforce city zoning and to ensure compliance with, or to prevent or abate any violation of the zoning code, including directing the City Attorney to initiate any and all actions to enforce city zoning. She requested that the Council find that the condition of the property violates state law and the City Code, is hazardous, unsafe and a danger to the health, safety, and general welfare of the citizens of the city, and represents a public nuisance in violation of state and local law, and therefore, said conditions must be abated accordingly.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Resolution ordering the abatement of hazardous conditions, code violations, and public nuisances at 703 West 3rd Street. The motion carried unanimously.

8. **Reports and Miscellaneous Business**

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Public Budget Hearing, December 1, 2025, 6 p.m., Mankato Room

Regular Council Meeting, December 8, 2025, 6 p.m., Mankato Room (with EDA to follow if needed)

9. **Adjournment**

There being no further business, Mr. Dieken moved and Mr. McLaughlin seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:00 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Renae Kopischke
City Clerk