

Historic Preservation Commission

Regular Meeting

June 12, 2025, 4:30pm

City of Mankato

Present: Jessica Potter, Tim Pulis, Mike Lagerquist, John Zehnder, Mary Murray, Justin Vossen

Staff: Brittany Mitchell, Mark Konz, Travis Johnson, Chris Talamantez

Call to Order

The meeting was called to order at 4:30 pm.

Approval of Agenda

Mike Lagerquist moved to approve the agenda; Justin Vossen seconded with all in favor.

Approval of Minutes

May 8th, 2025, Minutes:

John Zehnder moved to approve the May minutes; Tim Pulis seconded with all others in favor.

Old Business

Preservation Month 2025

Today's action items:

- *HPC members were provided with information on the City of Mankato's promotion of the Historic Places tour brochure.*

Upcoming Action Items:

- *None*

Minutes:

Mr. Konz indicated that the City of Mankato public information staff has worked to promote the historic places tour brochure. Nothing further needs to be done by the HPC members but city staff would ensure that the updated brochure was available on the city website.

MAPO Bus Tour 2025

Today's action items:

- *Chris Talamantez provided information to HPC members in relation to the upcoming MAPO conference.*

Upcoming Action Items:

- *The sub-committee will provide an update to the bus route to the HPC at the July 10th meeting. Members of the sub-committee should expect to meet with Mr. Konz before the July meeting.*
- *Mr. Pulis and Mr. Lagerquist will participate in the MAPO bus tour scheduled for the afternoon of July 31st.*

Minutes

Mr. Talamantez was present at the meeting to go over the MAPO Bus tour for 2025. He indicated that Mankato will host the MPO (Metropolitan Planning Organization) conference this year. There are 8 MPOs throughout the State. One thing they would like to do during this conference is to have a bus tour and was curious if any members of the HPC would be willing to attend to highlight the history of Mankato.

Mr. Konz indicated that based on the bus tours that were done during the SHPO conference, it adds a nice element to the tour having someone that can speak to not only new developments but provide insight into the past.

Mr. Talamantez indicated that in total they are expecting 23-25 people to attend, and they would be using one bus.

Ms. Potter wanted to clarify if they were looking for filler between project sites and whether they would be using the exact same route that was used during the SHPO conference.

Mr. Konz indicated that it would be a larger route so more items to potentially discuss.

Mr. Talamantez indicated they do not have an exact route yet, but they do have a few items that they would like to highlight including Riverfront Dr., roundabouts and some different corridor realignments. He did indicate if there was something just outside of the route that had significance, he would like to see it incorporated into the tour. At this time, the tour is planned for the afternoon of Thursday July 31st.

Ms. Potter questioned whether it would be more productive to have a sub-committee made up of a few members on the HPC or keep it within the entire HPC committee and focus on it at the July meeting.

Mr. Konz indicated that we should provide Mr. Talamantez with all the information that the HPC has so that it can be reviewed. Once plans are ironed out it can then be brought to the sub-committee to provide further input and then it can be presented to the entire HPC for the July meeting. He also indicated that city staff do have access to information pertaining to previous bus tours.

Mr. Lagerquist and Mr. Pulis indicated that they would be on the sub-committee and participate in the bus tour on July 31st. Mr. Konz indicated that he would send out a meeting invite to both Mr. Lagerquist and Mr. Pulis.

HPC Work Plan 2025

Today's Action Items

- *HPC members were presented with 3 different documents intended to help with identifying items for the work plan.*

Upcoming Action Items

- *HPC members should review the documents that were presented. Members should pick out a particular context to review and provide additional information. Members should also provide feedback on any of the 3 documents.*
- *Members can request any of the documents directly from Ms. Murray*
- *A link to the context study will be sent out to HPC members for future reference. A copy can be printed for members if requested.*

Minutes

Ms. Murray presented 3 different documents to the HPC members. These documents were created to better organize the work plan and make it easier to find information. These forms included a blank work plan sheet that HPC members can use to organize potential projects. The second document relates to the context study that is intended to organize action items from the context study into an organized grid making it easier to identify potential projects. The third document is a historical inventory form showing properties throughout the city with additional information such as address, what year it was constructed and if/when a survey was done.

Mr. Konz added that the tours that are done in May have typically been tied back into the historic context study. This creates a documentation trail that can be later referenced year after year.

Ms. Murry added that her hope is that the HPC will take the documents and be able to identify and add items that they may have worked on in the past.

HPC members expressed appreciation for the work that Ms. Murray has put into these documents. As an example, Mr. Pulis asked about the churches as an area of focus listed on the context study action document. He questioned if the HPC would want to know if a particular church had their own historical documents.

Ms. Murray indicated that her intention with that document would be once you identify an item, you then would reference the Mankato historic context study. Members could see in more detail what was referenced in relation to that topic within that context study. She indicated that when it comes to churches, the city has had churches that have closed with no historical data that was ever collected. This could allow the HPC to be more proactive when it comes to collecting data.

Mr. Konz added that if a developer were to buy a property that for example was a church, he thought it would be helpful for the HPC to be able to provide historical information about the church that may allow them to have a display within the property.

Ms. Potter added that the context study is available on the City of Mankato's website and can be accessed at any time by members of the HPC. She added that the recommendations that are listed on the blank work plan document are pulled directly from the context study. Furthermore, when looking at the context study action items document, the context and action numbers that are listed pertain to items that are listed within the context study. HPC members can then pick out a particular context number, reference the context study and work towards providing additional information. Members can then use the blank work plan documents to document and prioritize items based on the information that is found. Members can also provide feedback about any of the forms pertaining to any edits that they may like to see.

New Business

Staff Change

Today's Action Items

- Brittany Mitchell will be the new staff liaison for the HPC

Upcoming Action Items

- Brittany Mitchell should be contacted by any HPC members moving forward.

Minutes

Sydney DePrenger has accepted a new position outside of the City of Mankato.

Brittany Mitchell will be the new staff liaison for the HPC. She can be contacted at:

bmitchell@mankatomn.gov or 507-387-8417.

Miscellaneous

Ms. Murray questioned how members should get updates on certain things that are happening in the City of Mankato. She referenced the lighting on Riverfront Dr. and the Kern bridge being postponed.

Mr. Konz indicated this can be tricky based on the changes with staffing within the City of Mankato. In addition, certain projects can require review by different councils that can make it a challenge to know where things stand. He indicated that city staff would work to do a better job of notifying the HPC of different projects.

Adjournment

Tim Pulis motioned to adjourn, and John Zehnder seconded with all in favor.

The meeting was adjourned at 5:34 pm.